

FORM C: AGRICULTURAL HOLDINGS OR FARMS**UMDONI MUNICIPALITY**

Enquiries: Rates Section (Tel: 039 976 1202)

e-mail: objections@umdoni.gov.za

Office of the Chief Financial Officer

THE MUNICIPAL MANAGER

OBJECTION NO. _____

UMDONI MUNICIPALITY LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2028DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)HOLDING/PORTION NO. _____ AGRICULTURAL
HOLDING/FARM _____**SECTION 1: OBJECTOR INFORMATION** FARM NO. _____ REG DIV. _____

1.1. OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY:

IDENTITY NO. _____ COMPANY OR C.C. _____
PHYSICAL ADDRESS REGISTRATION NO. _____
OF OWNER _____ CODE _____
POSTAL ADDRESS
OF OWNER _____ CODE _____

TELEPHONE NO. HOME: (_____) _____ WORK: (_____) _____

CELL NO. _____ FAX NO.: (_____) _____

E-MAIL ADDRESS: _____

1.2. OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR _____ COMPANY OR C.C. _____
IDENTITY NO. _____ REGISTRATION NO. _____
POSTAL ADDRESS OF
OBJECTOR: _____ CODE _____

TELEPHONE NO. HOME: (_____) _____ WORK: (_____) _____

CELL NO. _____ FAX NO.: (_____) _____

E-MAIL ADDRESS: _____

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality etc.)

1.3. AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE _____

POSTAL ADDRESS: _____ CODE _____

TELEPHONE NO. HOME: (_____) _____ WORK: (_____) _____

CELL: _____ FAX NO.: (_____) _____

E-MAIL ADDRESS: _____

- IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED.

NB: THE OBJECTION IS TOWARD THE VALUATION OF THE PROPERTY, NOT RATES

Complete/Portion/Holding No. _____ Farm/Holding _____

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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SECTION 2: PROPERTY DETAILS

(FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS:
(IF AVAILABLE) _____

CODE: _____

EXTENT OF
PROPERTY _____ m²

MUNICIPAL ACCOUNT NO. _____ (If available)

NAME OF BOND HOLDER REGISTERED AMOUNT OF BOND

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS
AGAINST THE PROPERTY (If applicable)

SERVITUDE NO. _____ AFFECTED AREA _____ m²

IN FAVOUR OF _____

FOR WHAT PURPOSE: _____

WAS COMPENSATION PAID YES _____ NO _____
IF YES:

DATE OF PAYMENT _____ AMOUNT _____ R _____

SECTION 3: DESCRIPTION OF BUILDINGS AND LAND USE

3.1. MAIN DWELLING ON FARM/HOLDING
(INDICATE NUMBER OF STATE YES/NO IN APPROPRIATE BOX)

NO. OF BEDROOMS _____ NO. OF BATHROOMS _____ KITCHEN _____ LOUNGE _____
DINING ROOM _____ LOUNGE WITH DINING ROOM _____ STUDY _____ PLAYROOM _____
TELEVISION ROOM _____ LAUNDRY _____ SEPARATE
OTHER _____ SIZE _____ TOILET _____
OF MAIN DWELLING m²

3.2. OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO. DESCRIPTION SIZE m² IS THE BUILDING FUNCTIONAL

3.3. IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL?
(e.g. Business, mining, eco-tourism, trading in or hunting of game)
Tick (✓)

YES NO
IF YES – DESCRIBE THE USE(S) _____
IF NECESSARY PROVIDE ANNEXURE B

Complete/Portion/Holding No. _____ Farm/Holding _____

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3.4. LAND USE ANALYSIS:

NON AGRICULTURAL (REFER TO 3.3.)	ha	CONDITION OF FENCES GOOD AVERAGE POOR
GRAZING	ha	
UNDER IRRIGATION	ha	AREA GAME FENCED _____ ha
DRY LAND	ha	NUMBER OF BOREHOLES _____
PERMANENT CROPS	ha	OUTPUT _____ LITRES/HOUR
OTHER	ha	
OTHER	ha	DAMS _____
OTHER	ha	CAPACITY _____ IS THE PROPERTY EXPOSED TO A RIVER? YES _____ NO _____
TOTAL	ha	

3.5. OTHER

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM? YES _____ NO _____

IF YES DATE OF CLAIM _____
 GAZETTE NO. _____

DO YOU HAVE WATER RIGHTS?
IF YES: DETAILS YES _____ NO _____

HAVE YOU APPLIED FOR A REZONING OR CONSENT USE?
CONSENT US e.g. as guest house, business etc.
IF YES: DETAILS YES _____ NO _____

HAS YOUR AGRICULTURAL HOLDINGS YES _____ NO _____
PROPERTY BEEN EXCISED
IF YES: NEW FARM DESCRIPTION

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?
IF YES: FULL DETAILS YES _____ NO _____

TENANT AND RENT INFORMATION – ANNEXURE C
NAME OF TENANT SIZE RENTAL (EXCL VAT) ESCALATION OTHER CONTRIBUTIONS TERM OF LEASE

START DATE USE

SECTION 4: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET
WHAT IS THE ASKING PRICE?

R _____

OFFER RECEIVED:

R _____

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN
THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

R _____

OFFER RECEIVED

R _____

Complete/Portion/Holding No. _____

Farm/Holding _____

FORM C: AGRICULTURAL HOLDINGS OR FARMS

NAME OF AGENT: _____ TEL. NO. _____
SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO
(IF INSUFFICIENT SPACE PROVIDE ANNEXURE D)

HOLDING/PORTION NO.	AGRICULTURAL HOLDING/FARM	DATE OF SALE	SELLING PRICE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECTION 5: OBJECTION DETAILS

DESCRIPTION OF THE PROPERTY	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		

NAME OF OWNER _____
ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE E CAN BE PROVIDED)

SECTION 6: DECLARATION

ATTENTION IS DRAWN TO SECTION 42(2) OF THE ACT WHICH STATES THAT WHERE ANY DOCUMENT, INFORMATION OR PARTICULARS WERE NOT PROVIDED WHEN REQUIRED IN TERMS OF SUBSECTION 42(1) OF THE ACT AND THE OWNER CONCERNED RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN AN APPEAL TO AN APPEAL BOARD, THE APPEAL BOARD MAY MAKE AN ORDER AS TO COSTS IN TERMS OF SECTION 70 OF THE ACT IF THE APPEAL BOARD IS OF THE VIEW THAT THE FAILURE TO SO HAVE PROVIDED ANY SUCH DOCUMENTS INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTION OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

I/WE HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS ARE TRUE AND CORRECT.

OFFICIAL USE

SECTION 7: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF PROPERTY	_____
CATEGORY	_____
PHYSICAL ADDRESS	_____
MARKET VALUE	_____
NAME OF OWNER	_____

REASONS OF THE MUNICIPAL VALUER

Complete/Portion/Holding No. _____ Farm/Holding _____

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NAME OF MUNICIPAL VALUER/
ASSISTANT MUNICIPAL VALUER*
*Delete whichever is not applicable _____ DATE _____

YEAR _____ MONTH _____ DAY _____

SIGNATURE _____

SECTION 8: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED	_____	_____
OBJECTOR NOTIFIED	_____	_____
OWNER NOTIFIED	_____	_____
SECTION 52(1)(a) WHERE APPLICABLE	_____	_____

Complete/Portion/Holding No. _____ Farm/Holding _____

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