



**EMADLANGENI MUNICIPALITY  
PROPERTY VALUATION OBJECTION FORM  
FORM C: AGRICULTURAL HOLDINGS OR FARMS**

Objection No

THE MUNICIPAL MANAGER

.....  
 LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY \_\_\_\_\_ TO 30 JUNE \_\_\_\_\_

\*Delete whichever is not applicable

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
 (COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

PORTION NO	<input type="text"/>	AGRICULTURAL HOLDING / FARM NAME	<input type="text"/>
FARM NO	<input type="text"/>	REGISTRATION DIVISION	<input type="text"/>

**SECTION 1: OBJECTOR INFORMATION**  
**1.1 OBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY	<input type="text"/>			
IDENTITY NO.	<input type="text"/>	COMPANY OR CC REGISTRATION NO	<input type="text"/>	
PHYSICAL ADDRESS OF OWNER	<input type="text"/>			CODE
POSTAL ADDRESS OF OWNER	<input type="text"/>			CODE
TELEPHONE NO	HOME	<input type="text"/>	WORK	<input type="text"/>
	CELL	<input type="text"/>	FAX	<input type="text"/>
E-MAIL ADDRESS	<input type="text"/>			

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

NAME OF OBJECTOR	<input type="text"/>			
IDENTITY NO.	<input type="text"/>	COMPANY OR CC REGISTRATION NO	<input type="text"/>	
POSTAL ADDRESS OF OBJECTOR	<input type="text"/>			CODE
TELEPHONE NO	HOME	<input type="text"/>	WORK	<input type="text"/>
	CELL	<input type="text"/>	FAX	<input type="text"/>
E-MAIL ADDRESS	<input type="text"/>			
STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality	<input type="text"/>			

**1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE	<input type="text"/>			
IDENTITY NO.	<input type="text"/>	COMPANY OR CC REGISTRATION NO	<input type="text"/>	
POSTAL ADDRESS OF REPRESENTATIVE	<input type="text"/>			CODE

Note – All data fields on the form must be completed in full and omitted data may invalidate your objection. For fields that do not apply to your circumstance then to reflect as Not Applicable (N/A). The onus is on the objector to confirm that your objection has been received by the Municipality within the prescribed objection period for validation, and late objections received after the close of the objection period, not will not be accepted.

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TELEPHONE NO	HOME		WORK	
	CELL		FAX	
E-MAIL ADDRESS				

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

**SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)**

PHYSICAL ADDRESS  CODE

EXTENT OF PROPERTY  M<sup>2</sup>

MUNICIPAL ACCOUNT NO  (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND

(If available)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE)

SERVITUDE NO		AFFECTED AREA	M <sup>2</sup>
IN FAVOUR OF			
FOR WHAT PURPOSE			

WAS COMPENSATION PAID	YES	NO
IF YES: DATE OF PAYMENT		AMOUNT R

**SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLE COMPLETE SECTION 4)  
(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)**

NO. OF BEDROOMS		NO. OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOM		LOUNGE WITH DINNING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET			
OTHER				SIZE OF MAIN DWELLING ( M <sup>2</sup> )			

**3.2 OTHE BUILDINGS – ATTACH AS ANNEXURE A**

BUILDING NO.	DESCRIPTION	SIZE M2	CONDITION	IS THE BUILDING FUNCTIONAL
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**3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURE?  
(E.G. Business, mining, eco-tourism, trading in or hunting game)**

TICK		IF YES – DESCRIBE THE USE(S) _____ IF NECESSARY PROVIDE ANNEXURE B
YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	

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3.4 LAND USE ANALYSIS**

NON AGRICULTURAL (REFER TO 3.3)	ha
GRAZING	ha
UNDER IRRIGATION	ha
DRY LAND	ha
PERMANENT CROPS	ha
OTHER	ha
OTHER	ha
OTHER	ha
TOTAL	ha

CONDITION OF FENCES		
GOOD	AVERAGE	POOR
AREA GAME FENCED	Ha	

NUMBER OF BOREHOLES	
OUTPUT LITRES/HOUR	
DAMS	
CAPACITY	

IS THE PROPERTY EXPOSED TO A RIVER?			
YES		NO	

**3.5 OTHER**

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM?	YES		NO	
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IF YES:-	DATE OF CLAIM	
	GAZETTE NO.	

DO YOU HAVE WATER RIGHTS ?	YES		NO	
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IF YES:- PROVIDE DETAILS \_\_\_\_\_

HAVE YOU APPLIED FOR REZONING OR CONSENT USE? CONSENT USE e.g. guest houses, business etc.	YES		NO	
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IF YES:- PROVIDE DETAILS \_\_\_\_\_

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED	YES		NO	
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IF YES:- FULL DETAILS \_\_\_\_\_

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?	YES		NO	
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IF YES:- NEW FARM DESCRIPTION \_\_\_\_\_

**TENANT AND RENT INFORMATION – ANNEXURE C**

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE
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**SECTION 4: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS

WHAT IS THE ASKING PRICE?	R	WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R	OFFER RECEIVED	R
NAME OF AGENT		TEL NO	

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SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO

ERF/UNIT NO	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE

**SECTION 6: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/ UNIT NO.		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SECTION 7: DECLARATION**

ATTENTION IS HEREBY 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 HAVE PROVIDED ANY SUCH DOCUMENT, INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

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

YEAR	MONTH	DAY

\_\_\_\_\_  
SIGNATURE

**OFFICIAL USE**

SECTION 8: DECISION OF THE MUNICIPAL VALUER

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DESCRIPTION OF THE PROPERTY UNIT NO.	
CATEGORY	
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

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NAME OF THE MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

**SECTION 9: NOTIFICATION OF OUTCOME**

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

DATE

YEAR	MONTH	DAY

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