

FORM C: AGRICULTURAL HOLDINGS OR FARMS

THE MUNICIPAL MANAGER

Objection no.

CAPE AGULHAS MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2028

DESCRIPTION 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

FARM NO. REG. DIV

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

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

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR

IDENTITY NO. COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS OF OBJECTOR CODE

TELEPHONE NO.: HOME WORK
CELL FAX NO.

E-MAIL ADDRESS

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

1.1 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.**
Complete: Erf/ unit no..... Area / Scheme Name
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)

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Code

EXTEND OF PROPERTY
MUNICIPAL ACCOUNT
NUMBER

m ²	(if available)
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NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(if applicable)

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

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SERVITUDE NO.		AFFECTED AREA	m ²
IN FAVOUR OF FOR WHAT PURPOSE			

WAS COMPENSATION PAID. IF YES:-	YES	NO	
DATE OF PAYMENT			

AMOUNT

SECTION 3: DESCRIPTION OF BUILDINGS

3.1 MAIN DWELLING ON FARM / HOLDING
(INDICATE NUMBER OR 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 toilet			
Other				Size of Main Dwelling			m ²

3.2 OTHER BUILDINGS: ATTACH AS ANNEXURE A

Building no.	Description	Size m ²	Condition	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
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If YES: DESCRIBE THE USE(S)

IF NECESSARY PROVIDE ANNEXURE B

3.4 LAND USE ANALYSIS:

Non-Agricultural (Refer to 3.3)	Ha		Condition of Fench	
Grazing	Ha		Good	Poor
Under Irrigation	Ha			
Dry Land	Ha		Area Game Fenced	Ha
Permanent Crops	Ha		Number of Boreholes	
Other	Ha		Output Litres / Hours	
Other	Ha			
Other	Ha		Dams	
Total	Ha		Capacity	

IS THE PROPERTY EXPOSED TO A RIVER?

YES		NO	
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Complete: Portion / Holding no..... farm / Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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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:- DETAILS

Have you applied for a rezoning or consent use? Consent use:- E.g. as guest house, business etc.	YES		NO	
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If, yes:- Details

Has your agricultural holdings property been exised?	YES		NO	
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If YES:- NEW FARM DESCRIPTION

Has the township been applied for or proclaimed?	YES		NO	
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If yes:- Full Details

TENANT AND RENT INFORMATION – ANNEXURE C

NAME OF TENANT	SIZE	RENTAL (cluding VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM LEASE	OF	START DATE	USE
	m ²							

SECTION 4: MARKET INFORMATIONIF YOUR PROPERTY IS CURRENTLY ON THE MARKET
WHAT IS THE ASKING PRICE?

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

R	
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OFFER RECEIVED	R	
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OFFER RECEIVED	R	
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NAME OF AGENT	
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TEL NO.	
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SALES TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO
(IF INSUFFICIENT SPACE PROVIDE ANNEXURE D)

ERF / PTN / UNIT NUMBER	SUBURB / FARM / SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 5: OBJECTION DETAILS

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

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

Complete: Erf / unit no..... Area / Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

SECTION 6: 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 so have provided any such documents, 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
Date			

SIGNATURE

OFFICIAL USE

SECTION 7: DECISION OF MUNICIPAL VALUER

Description of the Property	
Zoning	
Physical Address	
Extent	
Market Value	
Name of Owner	

REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER *Delete whichever is not applicable			Year	Month	Day
		DATE			

SECTION 8: NOTIFICATION OF OUTCOME

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

Complete: Portion / Holding No. Farm / Holding.....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE