

FORM C: AGRICULTURAL HOLDINGS OR FARMS

THE MUNICIPAL MANAGER

Objection no.

BREED VALLEY MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2026

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	<input type="text"/>		
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	<input type="text"/>	FAX NO.	<input type="text"/>
E-MAIL ADDRESS	<input type="text"/>		

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

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

1.4 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE	<input type="text"/>		
POSTAL ADDRESS	<input type="text"/>	CODE	<input type="text"/>
TELEPHONE NO.:	HOME <input type="text"/>	WORK <input type="text"/>	
	CELL <input type="text"/>	FAX NO. <input type="text"/>	
E-MAIL ADDRESS	<input type="text"/>		

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)

Code

EXTEND OF PROPERTY
MUNICIPAL ACCOUNT
NUMBER

 m²

(if available)

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)

SERVITUDE NO.

AFFECTED AREA

m²

IN FAVOUR OF
FOR WHAT
PURPOSE

WAS COMPENSATION PAID.
IF YES:-

YES

NO

AMOUNT

R

DATE OF PAYMENT

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

3.3 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)

Grazing
Under Irrigation

Dry Land

Permanent Crops

Other

Other

Other

Total

Ha	Condition of Fench
	Good
	Poor
	Area Game Fenced
	Number of Boreholes
	Output Litres / Hours
	Dams
	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 (including VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE
	m ²						

SECTION 4: MARKET INFORMATION

IF 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	
---	--

OFFER RECEIVED

R	
---	--

OFFER RECEIVED

R	
---	--

NAME OF AGENT

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TEL NO.

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SALES TRANSACTIONS USED BY THE OBJECTOR IN DETERMING 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

DESCRIPTION OF PROPERTY / UNIT NUMBER	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
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

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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

OBJECTOR NOTIFIED

OWNER NOTIFIED

SECTION 52(1)(a)
WHERE APPLICABLE

SIGNATURE	DATE

Complete: Portion / Holding No. Farm / Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE