

2021 GENERAL VALUATION

OBJECTION FORM C: AGRICULTURAL HOLDINGS OR FARMS

Objection No.

*The Valuation Office will mail an acknowledgement of receipt letter within three weeks receipt of an objection. Should you not receive such a notification kindly contact the **CUSTOMER CARE CENTRE ON 041 506 5555***

RETURN THE COMPLETED FORM TO:

**THE CITY MANAGER
NELSON MANDELA BAY MUNICIPALITY**

Postal Address:
P.O. BOX 834
Port Elizabeth
6000

E-MAIL: objections@mandelametro.gov.za

LOGGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO A SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2025

*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)**

HOLDING/PORTRION NO		AGRICULTURAL HOLDING / FARM NAME	
FARM NO		REGISTRATION DIVISION	

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY				
IDENTITY NO.		COMPANY OR CC REGISTRATION NO		
PHYSICAL ADDRESS OF OWNER			CODE	
POSTAL ADDRESS OF OWNER			CODE	
TELEPHONE NO	HOME	()	WORK	()
	CELL		FAX	()
E-MAIL ADDRESS				

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

NAME OF OBJECTOR				
IDENTITY NO.		COMPANY OR CC REGISTRATION NO		
POSTAL ADDRESS OF OBJECTOR			CODE	
TELEPHONE NO	HOME	()	WORK	()
	CELL		FAX	()
E-MAIL ADDRESS				
STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality				

Complete: Portion/Holding No Farms/Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE				
IDENTITY NO.		COMPANY OR CC REGISTRATION NO		
POSTAL ADDRESS OF REPRESENTATIVE				CODE
TELEPHONE NO	HOME ()	WORK	()	
	CELL	FAX	()	
E-MAIL ADDRESS				

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

SECTION 2: PROPERTY DETAILS

PHYSICAL ADDRESS CODE

EXTENT OF PROPERTY M²

MUNICIPAL ACCOUNT NO (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/>

(If available)

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

SERVITUDE NO	<input type="text"/>	AFFECTED AREA	<input type="text"/>	M ²
IN FAVOUR OF	<input type="text"/>			
FOR WHAT PURPOSE	<input type="text"/>			

WAS COMPENSATION PAID	YES	NO
IF YES: DATE OF PAYMENT	<input type="text"/>	AMOUNT R <input type="text"/>

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

NO. OF BEDROOMS	<input type="text"/>	NO. OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	LOUNGE	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNGE WITH DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
TELEVISION ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET	<input type="text"/>		
OTHER	<input type="text"/>			SIZE OF MAIN DWELLING (M ²)			

3.2 OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO.	DESCRIPTION	SIZE M2	CONDITION	IS THE BUILDING FUNCTIONAL
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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) _____
YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	

IF NECESSARY PROVIDE ANNEXURE B _____

3.4 LAND USE ANALYSIS

CONDITION OF FENCES		
GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>
AREA GAME FENCED	Ha <input type="text"/>	

Complete: Portion/Holding No Farms/Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

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	()

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO (IF INCUFFICIENT SPACE PROVED ANNEXURE D)

HOLDING/PORION NO.	AGRICULTURAL HOLDING/FARM	DATE OF SALE	SELLING PRICE

SECTION 5: OBJECTION DETAILS

Complete: Portion/Holding No Farms/Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

	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 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 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 MUNICIPAL VALUER

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

REASONS FOR THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/ASSISTANT MUNICIPAL VALUER*
Delete whichever if not applicable

SIGNATURE

YEAR	MONTH	DAY

DATE

Complete: Portion/Holding No Farms/Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

SECTION 9: NOTIFICATION OF OUTCOME

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

Complete: Portion/Holding No Farms/Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE