

## OBJECTION FORM C: AGRICULTURAL HOLDINGS OR FARMS

Objection No.

**The Valuation Office will mail an acknowledgement of receipt letter within three weeks of 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: [valuations@mandelametro.gov.za](mailto:valuations@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 2017 TO 30 JUNE 2021

\*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  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 DINING ROOM |  | STUDY                                    |  | PLAYROOM |  |
| TELEVISION ROOM |  | LAUNDRY                 |  | SEPARATE TOILET                          |  |          |  |
| OTHER           |  |                         |  | SIZE OF MAIN DWELLING ( M <sup>2</sup> ) |  |          |  |

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

|              |             |         |           |                            |
|--------------|-------------|---------|-----------|----------------------------|
| BUILDING NO. | DESCRIPTION | SIZE M2 | CONDITION | IS THE BUILDING FUNCTIONAL |
|--------------|-------------|---------|-----------|----------------------------|

**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)**

|             |    |                                       |
|-------------|----|---------------------------------------|
| <b>TICK</b> |    | IF YES – DESCRIBE THE USE(S) _____    |
| YES         | NO |                                       |
|             |    | IF NECESSARY PROVIDE ANNEXURE B _____ |

**3.4 LAND USE ANALYSIS**

| CONDITION OF FENCES |         |      |
|---------------------|---------|------|
| GOOD                | AVERAGE | POOR |
|                     |         |      |
| AREA GAME FENCED    | Ha      |      |

|                                 |    |
|---------------------------------|----|
| 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 |  |

Complete: Portion/Holding No ..... Farms/Holding .....

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

**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? | YES |  | NO |  |
|---------------------------|-----|--|----|--|

IF YES:- PROVIDE DETAILS \_\_\_\_\_

|  |     |  |    |  |
|--|-----|--|----|--|
| HAVE YOU APPLIED FOR REZONING OR CONSENT USE? CONSENT USE e.g. guest houses, business etc. | YES |  | NO |  |
|--|-----|--|----|--|

IF YES:- PROVIDE DETAILS \_\_\_\_\_

|   |     |  |    |  |
|---|-----|--|----|--|
| HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED? | YES |  | NO |  |
|---|-----|--|----|--|

IF YES:- FULL DETAILS \_\_\_\_\_

|  |     |  |    |  |
|--|-----|--|----|--|
| HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED? | YES |  | NO |  |
|--|-----|--|----|--|

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 |
|----------------|------|------------------|------------|---------------------|---------------|------------|-----|
|----------------|------|------------------|------------|---------------------|---------------|------------|-----|

**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/PORTION NO. | AGRICULTURAL HOLDING/FARM | DATE OF SALE | SELLING PRICE |
|---------------------|---------------------------|--------------|---------------|
|                     |                           |              |               |
|                     |                           |              |               |
|                     |                           |              |               |
|                     |                           |              |               |

**SECTION 5: 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)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Complete: Portion/Holding No ..... Farms/Holding .....

**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 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

|  |
|--|
|  |
|  |

DATE

|      |       |     |
|------|-------|-----|
| YEAR | MONTH | DAY |
|      |       |     |

**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**