

APPEAL FORM C : AGRICULTURAL HOLDINGS OR FARMS



GENERAL VALUATION 2019

The Municipal Manager : ENOCH MGIJIMA MUNICIPALITY

LOGGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2019 TO 2024

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

HOLDING/PORZION 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			

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

Complete: Portion/Holding No Farms/Holding

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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	AFFECTED AREA	M ²
<input type="text"/>	<input type="text"/>	<input type="text"/>
IN FAVOUR OF	<input type="text"/>	
FOR WHAT PURPOSE	<input type="text"/>	

WAS COMPENSATION PAID	YES	NO	AMOUNT	R
IF YES: DATE OF PAYMENT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<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	NO. OF BATHROOMS	KITCHEN	LOUNGE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DINING ROOM	LOUNGE WITH DINING ROOM	STUDY	PLAYROOM
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
TELEVISION ROOM	LAUNDRY	SEPARATE TOILET	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
OTHER	SIZE OF MAIN DWELLING (M ²)		
<input type="text"/>	<input type="text"/>		

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"/>	<input type="text"/>	

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

NUMBER OF BOREHOLES	<input type="text"/>
OUTPUT LITRES/HOUR	<input type="text"/>
DAMS	<input type="text"/>
CAPACITY	<input type="text"/>

IS THE PROPERTY EXPOSED TO A RIVER?	
YES	NO
<input type="checkbox"/>	<input type="checkbox"/>

Complete: Portion/Holding No Farms/Holding

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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:- 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/PORITION NO.	AGRICULTURAL HOLDING/FARM	DATE OF SALE	SELLING PRICE

SECTION 5: OBJECTION DETAILS

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

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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 PARTICULARS WERE NOT PROVIDED WHEN REQUIRED IN TERMS OF SUBSECTION 42(1) OF THE ACT AND THE APPELLANT RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN AN APPEAL TO AN APPEAL BOARD, THE APPEAL BOARD ORDER AS TO COSTS IN TERMS OF SECTION 70 OF THE ACT IF THE APPEAL BOARD IS OF THE VIEW THAT THE APPELLANT HAS PROVIDED ANY SUCH DOCUMENT, INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE MUNICIPAL VALUER OR THE APPEAL BOARD.

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

YEAR	MONTH	DAY

SIGNATURE

Complete: Portion/Holding No Farms/Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE