

THE MUNICIPAL MANAGER

Objection no.

BLUE CRANE ROUTE MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2024 TO 30 JUNE 2029

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	<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

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.)

1.4 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE:

POSTAL ADDRESS CODE

TELEPHONE NO.: HOME WORK
CELL FAX NO.

E-MAIL ADDRESS

FORM C: AGRICULTURAL HOLDINGS OR FARMS

SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS
(IF AVAILABLE)

Code

EXTEND OF PROPERTY
MUNICIPAL ACCOUNT
NUMBER

 m²
 (if available)

(if available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(if applicable)
<input type="text"/>	<input type="text"/>	

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

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

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

SECTION 3: DESCRIPTION OF BUILDINGS

3.1 MAIN DWELLING ON FARM / HOLDING

(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	<input type="text"/>		m ²

3.3 OTHER BUILDINGS: ATTACH AS ANNEXURE A

Building no.	Description	Size m ²	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 AGRICULTURAL?
(e.g. Business, Mining, Eco-tourism, Trading In, or Hunting of Game)

Tick

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="text"/>	Condition of Fench	
Ha	<input type="text"/>	Good	Poor
Ha	<input type="text"/>		
Ha	<input type="text"/>	Area Game Fenced	Ha
Ha	<input type="text"/>	Number of Boreholes	
Ha	<input type="text"/>	Output Litres / Hours	
Ha	<input type="text"/>		
Ha	<input type="text"/>	Dams	
Ha	<input type="text"/>	Capacity	

IS THE PROPERTY EXPOSED TO A RIVER?

YES	<input type="text"/>	NO	<input type="text"/>
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Complete: Portion / Holding no. farm / Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

FORM C: AGRICULTURAL HOLDINGS OR FARMS

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 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

	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

FORM C: AGRICULTURAL HOLDINGS OR FARMS

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