

Form C: Agricultural Holdings and Farms



The Municipal Manager: Prince Albert Municipality

LOGGING OF AN OBJECTION AGAINST ANY MATTER REFLECTED IN OR OMITTED FROM THE 2023 GENERAL VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL

Notes for completing this form:

1. Complete a separate form for each property being objected to / A separate form must be completed for each sectional title unit objected to
2. The information requirements on this form are prescribed by law. **Failure to complete the objection form in its entirety may result in the objection being disqualified.**
3. The completed form must be returned to: **Post:** Private Bag X53, Prince Albert, 6930
4. Please note that no time extensions will be allowed for the submission of motivations to this dispute beyond the legislated dispute period.

SECTION 1

1.1 PROPERTY INFORMATION:

		SPECIFY THE VALUATION ROLL BEING OBJECTED AGAINST	
VALUATION REFERENCE NUMBER		GENERAL VALUATION ROLL	
ERF NUMBER / UNIT NUMBER		SV REFERENCE NUMBER	
SUBURB / SCHEME NAME			
PHYSICAL ADDRESS			

1.2 OBJECTION CATEGORY (INDICATE REASON FOR OBJECTION)

INCORRECT VALUATION/ OMITTED PROPERTY	ADMINISTRATIVE QUERIES		
Is the valuation of the property incorrect? If yes, motivate below.	Y	N	INCORRECT OWNER NAME
			INCORRECT RATING CATEGORY
			INCORRECT RATEABLE EXTENT
Was the property omitted from the valuation roll?	Y	N	INCORRECT PHYSICAL ADDRESS
			INCORRECT POSTAL ADDRESS
	RATES QUERY (pensioners rebate etc.)		

1.3 OBJECTOR INFORMATION:

OBJECTOR STATUS (SELECT ONE OF THE FOLLOWING)

OBJECTOR IS THE OWNER		OBJECTOR IS NOT THE OWNER		MUNICIPALITY IS THE OBJECTOR		AUTHORISED REPRESENTATIVE OF THE OBJECTOR (attach proof of authorisation)	
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1.3.1 OBJECTOR / REPRESENTATIVE CONTACT DETAILS:

NAME OF OBJECTOR / REPRESENTATIVE								
IDENTITY NUMBER		COMPANY OR CC REGISTRATION NO.						
POSTAL ADDRESS						CODE		
TELEPHONE HOME		TELEPHONE WORK						
CELLPHONE		FAX						
EMAIL ADDRESS		I HEREBY AGREE AND CONSENT TO RECEIVE ALL NOTICES VIA EMAIL					Y	N

SECTION 2

2.1 OBJECTION DETAILS:

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

ADVERSE FEATURES AND/OR OTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED). PLEASE PROVIDE MOTIVATION FOR INCORRECT VALUATION HERE.

ANNEXURE PROVIDED: (mark with X)	YES		NO		NO OF PAGES PROVIDED AS ANNEXURE: (mark 0 (zero) if none)	
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SECTION 3

3.1 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 AND 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 APPEAL BOARD.

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

DATE	YEAR		MONTH		DAY	
NAME					SIGNATURE	

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

SECTION 4 – PROPERTY DETAILS

PHYSICAL ADDRESS:							CODE								
EXTENT OF PROPERTY:															
MUNICIPAL ACCOUNT NO.:															
NAME OF BOND HOLDER:															
REGISTERED AMOUNT OF BOND:															
FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (if applicable):	SERVITUDE NO.					AFFECTED AREA	m ²								
	IN FAVOUR OF														
	FOR WHAT PURPOSE														
WAS COMPENSATION PAID:	YES		NO		DATE OF PAYMENT (IF YES)	Y	Y	Y	Y	M	M	D	D	AMOUNT	R

SECTION 5 – MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE	R		OFFER RECEIVED	R	
IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE	R		OFFER RECEIVED	R	
NAME OF AGENT				TEL NO.	

SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE D):

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

SECTION 6 - DESCRIPTION OF BUILDINGS

6.1 – MAIN DWELLING ON FARM HOLDING (INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

NO. OF BEDROOMS		LOUNGE		KITCHEN		NO. OF BATHROOMS	
DINING ROOM		LOUNGE WITH DINING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET			
OTHER				SIZE OF MAIN DWELLING			m ²

6.2 – OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO.	DESCRIPTION	SIZE m ²	CONDITION	IS THE BUILDING FUNCTIONAL
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6.3 – IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL?

(e.g. Business, mining, eco-tourism, trading in or hunting game – mark with X)

YES		NO	
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IF YES, DESCRIBE THE USE(S) (if necessary, provide Annexure B):

6.4 – LAND USE ANALYSIS

NON AGRICULTURAL (refer 6.3)	ha
GRAZING	ha
UNDER IRRIGATION	ha
DRY LAND	ha
PERMANENT CROPS (see below)	ha
OTHER	ha
OTHER	ha
OTHER	ha
OTHER	ha

CONDITION OF FENCES:	GOOD		AVERAGE		POOR	
AREA GAME FENCED	ha					
NO. OF BOREHOLES						
OUTPUT LITERS/HOUR						
DAMS						
CAPACITY						
IS THE PROPERTY EXPOSED TO A RIVER?	YES			NO		

PROVIDE ANNEXURE C INDICATING DIFFERENT CROPS AND AREAS COVERED BY CROPS

DO YOU HAVE ANY WATER RIGHTS? (mark with X) IF YES, PROVIDE DETAILS:

YES		NO	
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6.5 – OTHER

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM? (mark with X) IF YES:

YES		NO	
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DATE OF CLAIM	Y	Y	Y	Y	M	M	D	D	GAZETTE NO.	
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HAVE YOU APPLIED FOR A REZONING OR CONSENT USE (e.g. as guest houses, business etc.)? (mark with X) IF YES, PROVIDE DETAILS:

YES		NO	
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HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED? (mark with X) IF YES, PROVIDE NEW FARM DESCRIPTION:

YES		NO	
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HAS A TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED? (mark with X) IF YES, PROVIDE FULL DETAILS:

YES		NO	
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TENANT AND RENT INFORMATION – ANNEXURE D

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE
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BY LODGING THIS APPLICATION, I AGREE AND CONSENT THAT THE CITY OF CAPE TOWN MAY FURTHER PROCESS MY PERSONAL INFORMATION (INCLUDING SPECIAL PERSONAL INFORMATION) FOR THE PURPOSES OF RESOLVING THIS MATTER OR ANY MATTER AS DESCRIBED AND OUTLINED IN THE MUNICIPAL PROPERTY RATES ACT 6 OF 2004 AND THE PROTECTION OF PERSONAL INFORMATION ACT 4 OF 2013.

KINDLY NOTE: IF YOU ARE ACTING ON BEHALF OF THE OWNER IN ANY CAPACITY, BY SIGNING, YOU CONFIRM THAT YOU HAVE THE WRITTEN/RECORDED AUTHORITY AND/OR MANDATE TO ACT ON THEIR BEHALF.