



FORM C: AGRICULTURAL HOLDINGS OR FARMS
THE MUNICIPAL MANAGER
NEWCASTLE LOCAL MUNICIPALITY

OBJECTION NO:

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD
01 JULY 2024 TO 30 JUNE 2029**

Holding / Portion No: Agricultural / Holding / Farm:
Farm No: Reg. Div:

SECTION 1.1: OBJECTOR INFORMATION

Registered Owner of Property:
Identity No: Company or C.C.Registration:
Physical Address of Owner: Code:
Postal Address of Owner: Code:
Telephone No: (Home) Telephone No: (Work)
Cell No: Fax No:
E-mail Address:

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

Name of Objector:
Identity No: Company or C.C.Registration:
Postal Address of Objector: Code:
Telephone No: (Home) Telephone No: (Work)
Cell No: Fax No:
E-mail Address:

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc.)

SECTION 1.3: AUTHORISED REPRESENTATIVE OF THE OBJECTOR

Name of Objector:
Identity No: Company or C.C.Registration:
Postal Address of Objector: Code:
Telephone No: (Home) Telephone No: (Work)
Cell No: Fax No:
E-mail Address:

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

Holding / Portion No: Agricultural / Holding / Farm:



FORM C: AGRICULTURAL HOLDINGS OR FARMS

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

Physical Address:	<input type="text"/>	Code:	<input type="text"/>
Extent of Property (m ²):	<input type="text"/>		
Municipal Account Number:	<input type="text"/>		
Name of Bond Holder:	<input type="text"/>	Registered Amount of Bond:	<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 (m ²):	<input type="text"/>
In Favour Of:	<input type="text"/>		
For What Purpose:	<input type="text"/>		
Was Compensation Paid: YES / NO	<input type="text"/>		
If Yes, Date of Payment:	<input type="text"/>	Amount:	<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"/>	Separate Toilet:	<input type="text"/>
Dining Room:	<input type="text"/>	Lounge with Dining Room:	<input type="text"/>	Lounge:	<input type="text"/>		
Television Room:	<input type="text"/>	Laundry:	<input type="text"/>	Study:	<input type="text"/>	Playroom:	<input type="text"/>
Other:	<input type="text"/>			Other:	<input type="text"/>		
Other:	<input type="text"/>			Size of main dwelling (m ²):	<input type="text"/>		

3.2 OTHER BUILDINGS

Building No:	<input type="text"/>	Description:	<input type="text"/>	Size (m ²):	<input type="text"/>	Functional:	<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:	<input type="text"/>	If Yes, describe the use(s):	<input type="text"/>
-------	----------------------	------------------------------	----------------------

If necessary provide Annexure B

3.4 LAND USE ANALYSIS:

Non Agricultural (Refer to 3.3) (ha)	<input type="text"/>	Conditions of Fences:	<input type="text"/>		
Grazing (ha):	<input type="text"/>	Area Game Fenced:	<input type="text"/>		
Under Irrigation (ha):	<input type="text"/>	No of Borehole(s):	<input type="text"/>	Output Litres / hour:	<input type="text"/>
Dry Land (ha):	<input type="text"/>	No of Dam(s):	<input type="text"/>	Capacity:	<input type="text"/>
Permanent Crops (ha):	<input type="text"/>	Is the Property exposed to a river?	<input type="text"/>		
Other (ha):	<input type="text"/>				
TOTAL (ha)	<input type="text"/>				

Holding / Portion No:	<input type="text"/>	Agricultural / Holding / Farm:	<input type="text"/>
-----------------------	----------------------	--------------------------------	----------------------



FORM C: AGRICULTURAL HOLDINGS OR FARMS

3.4 OTHER:

Is your Property affected by a land claim?

If Yes, Date of Claim:

Gazette Number:

Do you have water rights?

If Yes, Details:

Have you applied for a rezoning or consent use?

(e.g. Guest House, business etc)

If Yes, Full Details:

Has your agricultural holdings property been excised?

If Yes, Full Details:

Has the township been applied for or Proclaimed?

If Yes, Full Details:

TENANT AND RENT INFORMATION - ANNEXURE C

Name of Tenant:

Extent (m²):

Rental: (Exc VAT)

Escalation:

Other Contribution:

Term of Lease:

Start Date:

SECTION 4: MARKET INFORMATION

If you were to sell your property what would be your asking price? R

How did you arrived on your asking price?

Is your property currently on the market: YES / NO

Was your property on the market in the last 3 years:

Asking Price: (R)

Asking Price: (R)

Offer Received: (R)

Offer Received: (R)

Sale Transactions (of other properties in the vicinity) used by the objector in determining the market value of property objected to

Erf / Unit No	Suburb / Scheme Name	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 Determined in terms of Section 8 of the Act		
Physical Address / Door No / Flat No		
Extent		
Market Value		
Name of Owner		

Holding / Portion No:

Agricultural / Holding / Farm:



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 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.

DATE:

SIGNATURE:

OFFICIAL USE

SECTION 7: DECISION OF THE MUNICIPAL VALUER

Description of the Property / Unit No

Category Determined in terms of
Section 8 of the Act

Physical Address / Door No / Flat

Extent

Market Value

Name of Owner

REASON OF THE MUNICIPAL VALUER

Name of Municipal Valuer / Assistant
Municipal Valuer*

**Delete whichever is not Applicable*

DATE:

SIGNATURE:

SECTION 8: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) a (Where applicable)		

Holding / Portion No:

Agricultural / Holding / Farm: