

FORM C (O): VALUATION OBJECTION FORM FOR AGRICULTURAL HOLDINGS OR FARMS



ACCOUNT NO	
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OBJECTION NO	
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TO: THE MUNICIPAL MANAGER
RAY NKONYENI MUNICIPALITY

LODGING OF AN "OBJECTION" AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL 1 FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2028.

Notes for completing this form:

1. Complete a separate form for each property objection.
2. In the case of Sectional Title, a form must be completed for each section under objection.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory and must be completed to be a valid objection form.

SECTION 1 : PROPERTY INFORMATION

1.0 DESCRIPTION OF THE PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

FARM NUMBER	PORTION	FARM NAME	REGISTRATION DIVISION
EXTENT	PHYSICAL ADDRESS		

1.1 DETAILS OF INDIVIDUAL/COMPANY LODGING AN OBJECTION IF OWNER

NAME OF OWNER				
IDENTITY NUMBER		COMPANY / CC REGISTRATION NO		
POSTAL ADDRESS			CODE	
TELEPHONE NO	HOME		WORK	
	CELL		FAX	
EMAIL ADDRESS				

1.2 DETAILS OF INDIVIDUAL/COMPANY LODGING AN OBJECTION IF NOT OWNER OR A MUNICIPALITY

NAME OF APPLICANT				
IDENTITY NUMBER		COMPANY/CC REGISTRATION NO		
POSTAL ADDRESS			CODE	
TELEPHONE NO	HOME		WORK	
	CELL		FAX	
EMAIL ADDRESS				
STATUS OF APPLICANT, EG TENANT, PENDING PURCHASER, AUTHORISED REPRESENTATIVE, ETC				

- ATTACH PROOF OF AUTHORISATION IF APPLICANT IS AN AUTHORISED REPRESENTATIVE

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SECTION 2: OBJECTION DETAILS

At least one of the following must be completed to be considered.

<i>OBJECTION DETAILS</i>	<i>PARTICULARS AS REFLECTED IN THE VALUATION/SUPPLEMENTARY VALUATION</i>	<i>CHANGES REQUESTED</i>
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO. /FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

SECTION 3 : PROPERTY LIMITATIONS AND CONDITIONS

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE)

SERVITUDE NO	AFFECTED AREA	M ² /ha
IN FAVOUR OF		
FOR WHAT PURPOSE		

WAS COMPENSATION PAID	YES	NO
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IF YES: DATE OF PAYMENT	AMOUNT	R
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SECTION 4.1: DESCRIPTION OF IMPROVEMENTS-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 ² /ha)			

SECTION 4:2 OTHER BUILDINGS-ATTACH AS ANNEXURE A

BUILDING NO	DESCRIPTION	SIZE (M ²)	CONDITION	IS THE BUILDING FUNCTIONAL

SECTION 4:3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURE? (E.G Business, mining, ecotourism, trading in or hunting game)

TICK	
YES	NO

IF YES, DESCRIBE THE USE (S)

IF NECESSARY PROVIDE ANNEXURE B



SECTION 4.4: LAND USE ANALYSIS

NON AGRICULTURAL	ha
GRAZING	ha
UNDER IRRIGATION	ha
DRY LAND	ha
PERMANENT CROPS	ha
OTHER	ha
OTHER	ha
OTHER	ha
TOTAL	ha

CONDITION OF FENCES		
GOOD	AVERAGE	POOR
AREA GAME FENCED		ha

NUMBER OF BOREHOLES	
OUTPUT LITRES/HOUR	
DAMS	
CAPACITY	

IS THE PROPERTY EXPOSED TO A RIVER?			
YES		NO	

SECTION 4.5: 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, businesses, 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: - FULL DETAILS _____



SECTION 5: MARKET INFORMATION

6.1 IF THE PROPERTY IS CURRENTLY ON THE MARKET:

6.2 IF THE PROPERTY HAS BEEN ON THE MARKET FOR 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 TRANSACTION (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE APPLICANT IN DETERMINING THE MARKET VALUE OF PROPERTY UNDER OBJECTION. NB – For market value objections, at least one comparable sale must be provided as evidence

FARM NO	FARM NAME	DATE OF SALE	SELLING PRICE

SECTION 6: DECLARATION

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

_____ (Date) _____ (Name Print) _____ (Signature)

OFFICIAL USE

SECTION 7: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY/UNIT NO	
CATEGORY	
PHYSICAL ADDRESS/DOOR NO/FLAT NO	
EXTENT	
MARKET VALUE	
NAME OF OWNER	
VALUER'S REASONS	

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NAME OF MUNICIPAL VALUER/ASSISTANT MUNICIPAL VALUER

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SIGNATURE

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DATE

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SECTION 8: NOTIFICATION OF OUTCOME

VALUATION ROLL ADJUSTED

SIGNATURE	DATE

APPLICANT NOTIFIED

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OWNER NOTIFIED

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