



**Msunduzi Local Municipality**  
Real Estate & valuations

Phone: (033) 392 2869/2004/2274/2279/2455

[www.msunduzi.gov.za](http://www.msunduzi.gov.za)

[valuation.queries@msunduzi.gov.za](mailto:valuation.queries@msunduzi.gov.za)

## FORM C: AGRICULTURAL HOLDINGS OR FARMS



THE MUNICIPAL MANAGER

Msunduzi Local Municipality

**LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN/OR OMITTED FROM THE VALUATION ROLL**

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)

RE/PORITION/UNIT NO. SUBURB/SCHEME NAME

FARM NO REG.DIV

### SECTION 1: OBJECTOR INFORMATION

#### 1.1 OBJECTOR IS THE OWNER

NAME OF REGISTERED OWNER OF PROPERTY

IDENTITY NO. COMPANY OR C.C REGISTRATION NO.

PHYSICAL ADDRESS OF OWNER CODE

POSTAL ADDRESS OF OWNER CODE

TELEPHONE NO. HOME WORK

CELL FAX

EMAIL ADDRESS

#### 1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR

IDENTITY NO. COMPANY OR CC REGISTRATION NO.

PHYSICAL ADDRESS OF OBJECTOR CODE

POSTAL ADDRESS OF OBJECTOR CODE

TELEPHONE NO. HOME WORK

CELL FAX

EMAIL ADDRESS

#### 1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR\*

NAME OF REPRESENTATIVE

POSTAL ADDRESS CODE

TELEPHONE NO. HOME WORK

CELL FAX

EMAIL ADDRESS

\*IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED, TO THIS FORM

**FORM C: AGRICULTURAL HOLDINGS OR FARMS**

THE MUNICIPAL MANAGER  
Msunduzi Local Municipality

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

PHYSICAL ADDRESS \_\_\_\_\_ CODE \_\_\_\_\_

EXTENT OF PROPERTY (m<sup>2</sup>) \_\_\_\_\_

MUNICIPAL ACCOUNT NO. \_\_\_\_\_ (if available)

NAME OF BONDHOLDER \_\_\_\_\_ REGISTERED AMOUNT OF BOND \_\_\_\_\_ (if applicable)

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

\_\_\_\_\_

SERVITUDE NO. \_\_\_\_\_ AFFECTED AREA (m<sup>2</sup>) \_\_\_\_\_

IN FAVOUR OF \_\_\_\_\_

FOR WHAT PURPOSE \_\_\_\_\_

WAS COMPENSATION PAID? YES \_\_\_\_\_ NO \_\_\_\_\_ IF YES DATE OF PAYMENT \_\_\_\_\_ AMOUNT R \_\_\_\_\_

**SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4) (INDICATE NUMBER OR STATE YES / NO)**

**3.1 MAIN DWELLING**

NO OF BEDROOMS \_\_\_\_\_ NO OF BATHROOMS \_\_\_\_\_ KITCHEN \_\_\_\_\_ LOUNGE \_\_\_\_\_ DINING ROOM \_\_\_\_\_

LOUNGE WITH DINING ROOM \_\_\_\_\_ STUDY \_\_\_\_\_ PLAYROOM \_\_\_\_\_ TELEVISION \_\_\_\_\_ LAUNDRY \_\_\_\_\_

SEPARATE TOILET \_\_\_\_\_ OTHER \_\_\_\_\_ OTHER \_\_\_\_\_ OTHER \_\_\_\_\_ OTHER \_\_\_\_\_

**3.2 OTHER BUILDINGS - ATTACH AS ANNEXURE A**

BUILDING NO. \_\_\_\_\_ DESCRIPTION \_\_\_\_\_ SIZE (m<sup>2</sup>) \_\_\_\_\_ CONDITION \_\_\_\_\_ IS THE BUILDING FUNCTIONAL? \_\_\_\_\_

**3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL?** (eg. Business, mining, eco-tourism, trading in or hunting of game)

Tick YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES: DESCRIBE THE USE(S) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

IF NECESSARY PROVIDE ANNEXURE B

**3.4 LAND ANALYSIS:**

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) \_\_\_\_\_ CONDITION OF FENCES: GOOD \_\_\_\_\_ AVERAGE \_\_\_\_\_ POOR \_\_\_\_\_ AREA GAME FENCED (ha) \_\_\_\_\_

No. OF BOREHOLES \_\_\_\_\_ OUTPUT LITRES/HOUR DAMS CAPACITY \_\_\_\_\_

IS THE PROPERTY EXPOSED TO A RIVER? YES \_\_\_\_\_ NO \_\_\_\_\_

**FORM C: AGRICULTURAL HOLDINGS OR FARMS**

THE MUNICIPAL MANAGER

Msunduzi Local Municipality

**3.5 OTHER**

IS YOUR PROPERTY AFFECTED BY LAND CLAIM? YES \_\_\_\_\_ NO \_\_\_\_\_ IF YES, DATE OF CLAIM \_\_\_\_\_ GAZETTE NO \_\_\_\_\_

DO YOU HAVE WATER RIGHTS? YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES, GIVE DETAILS \_\_\_\_\_

HAVE YOU APPLIED FOR A REZONING OR CONSENT USE? YES \_\_\_\_\_ NO \_\_\_\_\_

(CONSENT USE e.g as guest houses, business, etc.)

IF YES, GIVE DETAILS \_\_\_\_\_

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED YES \_\_\_\_\_ NO \_\_\_\_\_ IF YES: NEW FARM DESCRIPTION \_\_\_\_\_

HAS THE TOWNSHIP APPLIED FOR OR PROCLAIMED? YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES, GIVE DETAILS \_\_\_\_\_

**TENANT AND RENT INFORMATION - ANNEXURE C**

NAME OF TENANT \_\_\_\_\_ SIZE \_\_\_\_\_ RENTAL (EXCL VAT) \_\_\_\_\_ ESCALATION \_\_\_\_\_

OTHER CONTRIBUTORS \_\_\_\_\_ TERM OF LEASE \_\_\_\_\_ START DATE \_\_\_\_\_ USE \_\_\_\_\_

**SECTION 4: 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. \_\_\_\_\_

SALES TRANSACTIONS(OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY

OBJECTED TO

ERF/UNIT NO. \_\_\_\_\_ 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 THE PROPERTY/UNIT NO.

PHYSICAL ADDRESS

CATEGORY

EXTENT

MARKET VALUE

WITH EFFECT DATE

NAME OF OWNER

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION

(ANNEXURE CAN BE PROVIDED)



**Msunduzi Local Municipality**  
Real Estate & valuations

Phone: (033) 392 2869/2004/2274/2279/2455

[www.msunduzi.gov.za](http://www.msunduzi.gov.za)  
[valuation.queries@msunduzi.gov.za](mailto:valuation.queries@msunduzi.gov.za)

**FORM C: AGRICULTURAL HOLDINGS OR FARMS**

THE MUNICIPAL MANAGER  
Msunduzi Local Municipality

**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 \_\_\_\_\_ YEAR \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_ 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 \_\_\_\_\_

WITH EFFECT DATE: YEAR \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_

REASONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER\* \_\_\_\_\_ DATE YEAR \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_

\* Delete whichever is not applicable

SIGNATURE \_\_\_\_\_

**SECTION 8: NOTIFICATION OF OUTCOME**

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

VALUATION ROLL ADJUSTED \_\_\_\_\_

OBJECTOR NOTIFIED \_\_\_\_\_

OWNER NOTIFIED \_\_\_\_\_

OBJECTION NO \_\_\_\_\_ SIGNATURE OF PERSON WHO RECEIVED THE OBJECTION \_\_\_\_\_

NAME OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

NAME OF OBJECTOR IF NOT THE SAME \_\_\_\_\_

ERF NUMBER \_\_\_\_\_ TOWNSHIP NAME \_\_\_\_\_