

UMSOBOMVU MUNICIPALITY

LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, ACT 2000 (6 OF 2000)
GENERAL VALUATION ROLL 2020/21 TO 2024/25

OBJECTION PERIOD: 1 MARCH 2020 – 31 MARCH 2020

OBJECTION FORM C - AGRICULTURE

OBJECTION NUMBER		MUNICIPAL DATE STAMP
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Any person may, within the period stated above; (a) inspect the roll during office hours; (b) on payment of a reasonable fee, request the municipality during office hours to make extracts from the roll and (c) lodge an objection with the municipal manager against any matter reflected in or omitted from the roll. An objection must be in relation to a specific individual property and not against the valuation roll as such. A municipal manager must assist an objector to lodge an objection if that objector is unable to read or write. **Note: A separate objection must be completed per individual property objected to.**

This objection form contains the minimum information to be captured for lodging of a valid objection. The objection must be submitted to the Municipal Manager by no later than the date stated above. No late objections will be accepted.

SECTION A	REGISTERED PROPERTY DESCRIPTION
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FARM NUMBER		FARM NAME	
PORTION NUMBER		REGISTRATION DIVISION	

SECTION B	INFORMATION OF THE REGISTERED OWNER
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NAME		SURNAME			
ID NUMBER					
COMPANY / TRUST					
POSTAL ADDRESS		SUBURB		CODE	
STREET ADDRESS				CODE	
EMAIL					
CONTACT NUMBER (H)		(W)			
CONTACT NUMBER (C)		FAX			

SECTION C	INFORMATION OF OBJECTOR OR REPRESENTATIVE
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NAME		SURNAME			
ID NUMBER					
POSTAL ADDRESS		SUBURB		CODE	
EMAIL					
CONTACT NUMBER (W)		CELL			

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

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SECTION D	DESCRIPTION OF IMPROVEMENTS
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Complete the extent for each type of building. A neat sketch that clearly shows the layout of the buildings on the property must be attached as, **ANNEXURE B**

BUILDING	TYPE OF BUILDING	EXTENT	CONDITION
1		m ²	
2		m ²	
3		m ²	
4		m ²	
5		m ²	
6		m ²	
7		m ²	
8		m ²	
9		m ²	
10		m ²	

SECTION E	LAND USE
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Complete the table below, should more space be required, attach as **ANNEXURE C**

LAND USE	EXTENT	WATER RIGHTS	TYPE OF IRRIGATION	CULTIVAR	AGE
GRAZING	Ha	- Ha	-	-	-
PLANTED GRAZING	Ha	- Ha	-	-	-
UNUSABLE LAND	Ha	- Ha	-	-	-
PECAN NUTS	Ha	Ha			
GRAPES	Ha	Ha			
OTHER_1:	Ha	Ha			
OTHER_2:	Ha	Ha			
OTHER_3:	Ha	Ha			
OTHER_4:	Ha	Ha			
OTHER_5:	Ha	Ha			
OTHER_6:	Ha	Ha			
OTHER_7:	Ha	Ha			
TOTAL	Ha	Ha			

NAME OF WATER SCHEME	
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TOTAL LAWFULL WATER ENTITLEMENT	Ha	m³ PER ANNUM
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ACTUAL WATER WITHDRAWAL	Ha	m³ PER ANNUM
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A certified Water Entitlement Certificate must be attached as **ANNEXURED D**

NUMBER OF BOREHOLES		TOTAL WATER L/HOUR	
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GROUND DAMS		CAPACITY	
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OBJECTION FORM C - AGRICULTURE

OBJECTION NUMBER

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IRRIGATION DAMS		CAPACITY	
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TOTAL EXTENT OF LAND (REGISTERED)		Ha
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EXTENT OF SERVITUDES		Ha
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Should the extent of the property be under objection, then the following documents must be attached as **ANNEXURE E**. a) LG Diagram and b) Title Deed

SECTION E	PROPERTY CATEGORY
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The Act makes provision that a property category must be awarded to each property. The category must be determined in accordance with the following; a) the use of the property, b) the lawful use of the property or c) a combination of both a) and b). A property used for multiple purposes must, for rates purposes, be assigned to a category determined by the municipality for properties used for; (a) a purpose corresponding with the permitted use of the property, (b) a purpose corresponding with the dominant use of the property or c) a multiple purpose use.

IS THE PROPERTY BEING USED FOR MULTIPLE PURPOSES	YES	NO
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IF (YES), CONFIRM THE DIFFERENT USES	USE 1	
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USE 2		USE 3	
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WHAT IS THE EXTENT FOR EACH USE	USE 1		m²
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USE 2		m²	USE 3		m²
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IS THE PROPERTY, OR A PORTION OF THE PROPERTY BEING USED AS A GAME FARM	YES	NO
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ARE THERE ANY MINING ACTIVITIES ACTIVE OVER THE PROPERTY	YES	NO
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SECTION F	MARKET INFORMATION AND OPEN MARKET VALUE
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For the purposes of a general valuation, a municipality must determine a date that may not be more than 12 months before the start of the financial year in which the valuation roll is to be first implemented. The general valuation must reflect the market value of properties determined in accordance with; (a) market conditions which applied as at the date of valuation; and (b) any other applicable provisions of this Act.

DATE OF VALUATION AS DETERMINED UNDER SECTION 31	01-Jul-19
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Subject to any other applicable provisions of the Act, the market value of a property is the amount the property would have realised if sold on the date of valuation in the open market by a willing seller to a willing buyer. Should it be the opinion of the objector that the value of the property as reflected in the valuation roll is incorrect. The objector must provide ample reasons, by means of comparable sales, that proves the opposite. The comparable sale must be a reasonable replacement of the property objected to. It must be reasonable similar to the objected property in terms of, amongst others, extent, shape, land use and other features. It must be confirmed that the sale used for comparison, must conform to the definition of Open Market Value.

It is important to note, that the objection must be in terms of the information presented or omitted from the valuation roll, and it should not be an objection against levying of Rates and Taxes

REASON FOR OBJECTION. Should more space be required, attach as ANNEXURE E

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Comparable sales must be listed below and be discussed in full

FARM NUMNER	PORTION	REGISTRATION DIVISION	PURCHASE PRICE	PURCHASE DATE
			R	
Sale comparison;				

FARM NUMBER	PORTION	REGISTRATION DEVISION	PURCHASE PRICE	PURCHASE DATE
			R	
Sale comparison;				

FARM NUMBER	PORTION	REGISTRATION DIVISION	PURCHASE PRICE	PURCHASE DATE
			R	
Sale comparison;				

SECTION G	GENERAL VALUATION
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Provide, in the table below, the suggested changes to the General Valuation Roll;

DESCRIPRION	INFORMATION AS REFLECTED IN THE VALUATION ROLL	SUGESTED CHANGES REQUESTED BY THE OBJECTOR
FARM NUMBER		
PORTION		
FARM NAME		
REGISTRATION DIVISION		
PROPERTY CATEGORY		
EXTENT OF LAND	m ²	m ²
MARKET VALUE	R	R
REGISTERED OWNER		

OBJECTION FORM C - AGRICULTURE**OBJECTION NUMBER**

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DESCRIPTION	COMMENT	DATE
VALUATION ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
IS SECTION 52(1)(a) REQUIRED		
NAME OF MUNICIPAL VALUER		
REGISTRATION NUMBER (SACPVP)		

YEAR	MONTH	DAY

SIGNATURE OF VALUER