

BEAUFORT WEST MUNICIPALITY

GENERAL VALUATION 2008

OBJECTION: VALUATION

FORM C: AGRICULTURAL HOLDINGS OR FARMS

THE MUNICIPAL MANAGER

Beaufort West Municipality
Private Bag X 582
BEAUFORT WEST
6970

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL* FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Holdings/Ptn. No.:...../Agricultural Holdings/Farm:.....

SECTION 1: OBJECTOR INFORMATION FARM NO.:.....REG. DIV.....

1.1 Objector is the owner

Registered owner of property:.....Identity No.:.....

Company or CC Registration No.:.....

Physical Address of

owner:.....Code:.....

Postal address of

owner:.....Code:.....

Telephone No.(H).....(W).....Fax No.;.....

Cell No.:.....E-mail:.....

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

Name of objector:.....Identity No.:.....

Postal address of objector:.....Code:.....

Company or CC Reg.No.:.....Telephone No.(H).....

(W).....Cell:.....Fax:.....

E-mail:.....

Status of objector(e.g. Tenant, Pending Purchaser, Municipality etc.....

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

Name of representative:.....Identity No.:.....

Postal Address:.....Code.....

Telephone No.(H).....(W).....

Cell:.....Fax No:.....

E-mail:.....

(If a representative is appointed, proof of authorisation must be attached)

Complete: Portion/Holding No.:.....Farm/holding:.....

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FORM C: AGRICULTURAL HOLDINGS OR FARMS**SECTION 2 : PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)**

Physical address:.....Code:.....

Extent of property:.....ha/m² Municipal account No.:.....

Name of bond holder:.....Registered amount of bond: R.....

Provide full details of all servitudes, road proclamations, or other endorsements against the property:.....
.....Servitude No.:.....Affected Area:.....Ha/m²

In favour of:.....For what purpose:.....

Was compensation paid?. Yes/No (If Yes): Date of payment:.....Amount:.....

SECTION 3: DESCRIPTION OF BUILDINGS3.1 Main dwelling on farm / holding Size of Main Building:.....m²
(Indicate number or state Yes/No:

No of bedrooms:.....No. of bathrooms:.....Kitchen(s).....Lounge(s):.....

Dining Room(s):.....Lounge with dining room(s):.....Study(s):.....Playroom:.....

Television Room.....Laundry:.....Separate toilet(s);.....

3.2 OTHER BUILDINGS- ATTACH AS ANNEXURE ABuilding No.:..... Description:..... Size:.....m² Condition:.....

Is the building functional?:.....

3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY OTHER PURPOSE OTHER THAN AGRICULTURAL?; (e.g. Business, Mining, Eco-tourism, Trading in or hunting of game)Yes/No (If Yes) – Describe the use(s):.....
If necessary provide annexure:.....**3.4 LAND USE ANALYSIS:**

Non Agricultural:.....ha Condition of fences: Good / average / Poor(refer to 3.3)

Grazing:.....ha. under irrigation:.....ha. Dry Land:.....ha.

Permanent Crops:.....ha Area game fenced:.....ha

Other:.....ha Number of boreholes:.....(Output:Litres/Hour):.....

Other:.....ha Dams:.....(Capacity).....

Total:.....ha Is the property exposed to a river?: Yes:...../No:.....

Complete: Portion/Holding No.:.....Farm/holding:.....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

FORM C: AGRICULTURAL HOLDINGS OR FARMS

3.5 OTHER;

Is your property affected by a land claim ? : Yes:...../No:.....

If Yes: Date of claim:.....GazetteNo.:.....

Do you have water rights: Yes:.....No:.....If Yes: Details:.....

**Have you applied for a rezoning or consent use?: Yes;.....No:.....
(Consent use e.g. as guest house, business etc)**

If Yes: Details.....

Have your agricultural holdings property been excised? Yes/No.:.....

If Yes: New farm description:.....

TENANT AND RENT INFORMATION – ANNEXURE C

Name of tenant:.....Size:.....Rental (excl.VAT)

Escalation:.....Other Contributions:.....Terms of lease:.....

Start Date:.....Use:.....

SECTION 4: MARKET INFORMATION

**If your property is currently on the market
what is the asking price ?
price?**

**If your property has been on the market in
the last three years what was the asking**

R.....

R.....

Offer Received: 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 No. Agricultural holding/farm Date of sale Selling Price

.....
.....
.....

Complete: Portion/Holding No.:.....Farm/holding:.....

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SECTION 5 OBJECTION DETAILS: PARTICULARS AS REFLECTED CHANGES REQUESTED IN VALUATION ROLL BY OBJECTOR

Description of Property/unit
Category:.....
Physical Address/Door No./flat
Extent:.....
Market Value:.....
Name of owner:.....

Adverse features and/or further reasons in support of this objection (annexure G can be provided)

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 SECTION 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 PLCED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEALBOARD

I/WEhereby declare that the information and particulars supplied are true and correct

Date:..... Signature:.....

OFFICIAL USE

SECTION 7: DECISION OF MUNICIPAL VALUER

Description of the property:.....
Category:.....
Physical address:.....
Extent:.....
Market value:.....
Name of owner:.....
Reasons of the Municipal Valuer:

.....
.....

Name of Municipal Valuer/Asst. Valuer:.....

Signature:..... Date:.....

Complete: Portion/Holding No.:.....Farm/holding:.....

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