



City of uMHLATHUZE

QUERY FORM C: AGRICULTURAL HOLDINGS / FARMS

Query No:

The Municipal Manager

LODGING OF A VALUATION QUERY AGAINST A MATTER(S) REFLECTED IN / OR OMITTED FROM THE GENERAL AND SUPPLEMENTARY VALUATION ROLLS FOR THE PERIOD JULY 2025 TO JUNE 2030 REGARDING A SPECIFIC PROPERTY

HOLDING / PORTION
NO:

AGRICULTURAL
HOLDING / FARM:

FARM NO:

REG. DIV

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY:

ID NO:

COMPANY / CC REG. NO:

PHYSICAL
ADDRESS OF
OWNER:

CODE:

POSTAL
ADDRESS OF
OWNER:

CODE:

TEL. NO:

 (H) (W) (Cell)

FAX NO:

E-mail:

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR:

ID NO:

COMPANY / CC REG. NO:

POSTAL
ADDRESS OF
OBJECTOR:

CODE:

TEL. NO:	(H)	(W)	(Cell)
FAX NO:		E-mail:	
STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc.):			

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE:			
POSTAL ADDRESS:		CODE:	
TEL. NO:	(H)	(W)	(Cell)
FAX NO:		E-mail:	

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

SECTION 2: PROPERTY DETAILS

PHYSICAL ADDRESS:		CODE:	
EXTENT OF PROPERTY:		M ²	
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)

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SERVITUDE NO:		AFFECTED AREA:	M ²
IN FAVOUR OF:			
FOR WHAT PURPOSE:			
WAS COMPENSATION PAID IF YES:-	YES	NO	

DATE OF PAYMENT:		AMOUNT:	R	
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SECTION 3: DESCRIPTION OF BUILDINGS (INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

3.1 MAIN DWELLING ON FARM / HOLDING (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			

SECTION 3: DESCRIPTION OF BUILDINGS

3.1 MAIN DWELLING ON FARM / HOLDING (INDICATE NUMBER OR STATE YES / N 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:				OTHER:			
OTHER:				OTHER:			

3.2 OTHER BUILDINGS - ATTACH AS ANNEXURE A

BUILDING NO	DESCRIPTION	SIZE M ²	CONDITION	IS THE BUILDING FUNCTIONAL?

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)

YES	NO

If yes, describe the use(s):

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(If necessary, provide Annexure B)

3.4 LAND USE ANALYSIS

NON AGRICULTURAL (refer to 3.3)	ha
GRAZING	ha
UNDER IRRIGATION	ha
DRY LAND	ha
PERMANENT CROPS	ha

CONDITION OF FENCES

GOOD	AVERAGE	POOR
AREA GAME FENCED	ha	
NO OF BOREHOLES		
OUTPUT / LITRES/HOUR		

OTHER	ha
OTHER	ha
OTHER	ha
TOTAL	ha

DAMS		
CAPACITY		
IS PROPERTY EXPOSED TO A RIVER?	<u>Yes</u>	<u>NO</u>

3.5 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? CLAIM?	YES		NO	
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IF YES, DETAILS:

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HAVE YOU APPLIED FOR A REZONING / CONSENT USE (e.g. guest houses, business, etc)?	YES		NO	
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IF YES, DETAILS:

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HAS YOUR AGRICULTURAL HOLDINGS/ PROPERTY BEEN EXCISED?	YES		NO	
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IF YES, NEW FARM DESCRIPTION:

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HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?	YES		NO	
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IF YES, DETAILS:

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TENANT AND RENT INFORMATION - ANNEXURE C

NAME OF TENANT	SIZE	RENTAL (EXC. VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE

SECTION 4: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET,

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN

WHAT IS THE ASKING PRICE?

R	
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THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE?

R	
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OFFER
RECEIVED

R		
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OFFER
RECEIVED

R	
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NAME OF AGENT:

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TEL. NO:

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SALES TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO
(IF INSUFFICIENT SPACE PROVIDE ANNEXURE F)

HOLDING / PORTION NO.	AGRICULTURAL HOLDING/FARM	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		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE E CAN BE PROVIDED)

REASONS FOR OBJECTION:

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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 MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

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NAME OF MUNICIPAL VALUER/ASSISTANT MUNICIPAL VALUER		DATE	<u>YEAR</u>	<u>MONTH</u>	<u>DAY</u>
<i>*Delete whichever is not applicable</i>					
SIGNATURE					

SECTION 8: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		