



MHLONTLO LOCAL MUNICIPALITY

Supplementary Valuation Roll Objection Form

FORM C: AGRICULTURAL HOLDINGS OR FARMS

The Completed Forms must be submitted by 22 July 2016:

Enquiries

Telephone: For enquiries please telephone 047 5537000/7033

For Office Use

Objector Name: _____

Date Received: ____/____/2016

Objection No: _____

Objection Form Received by: _____

INTRODUCTION

MHLONTLO LOCAL MUNICIPALITY NOTICE CALLING FOR THE INSPECTION OF 1ST SUPPLEMENTARY VALUATION ROLL

Notice is hereby given in terms of Section 49 (1) (a) (i) read together with Section 78 of the Local Government Municipal Property Rates Act 2004 (Act 6 of 2004), hereinafter referred to as the "Act", that the supplementary valuation roll for the Financial year 2013 is open for public inspection at the Municipal Offices, situated on the following addresses from 22nd June 2016- 22nd July 2016.

- 96 LG Mabindla Street - Qumbu Municipal Offices
- 123 Dr Malizo Mpehle Avenue -Tsolo Municipal Offices
- Municipalities Website: www.mhlontloim.gov.za

An invitation is hereby made terms of Section 49 (1) (a) (ii) of the Act that any owner of property or other person who so desires should lodge an objection with the Municipal Manager in respect of any matter reflected in, or omitted from the valuation roll as such.

Attention is specifically drawn to the fact that in terms of Section 50 (2) of the Act an Objection must be in relation to a specific individual property and against the valuation roll as such.

The form for the lodging of an objecting is obtainable at all Revenue Offices of the Municipality in Qumbu.

The completed forms addressed to the Municipal Manager must be returned to Mhlontlo Municipal Offices.

UMASIPALA WASE MHLONTLO

UBIZO LOKUHLOLA UMQULU WOKUBHATALISA IMIHLABA

Nasi isaziso ngemithetho yesixeko – 49(1)(a)(i) esifundeka kunye no mthetho wesixeko u 78 sokutsalela imihlaba yomasipala 2004 (womgaqo – siseko 6 ka 2004), ebizwa apha umgaqo – siseko , umqulu wokuhlawulisa uwonke – wonke (supplementary) kulo nyaka mali 2013 uviliwe ukuba uhlolwe luluntu lonke zikamasipala ukusukela ngomhla we 22 kweYesilimela 2016 ukuya ku 22 kweyeKhala kwezindawo zilandelyo:

- 96 LG Mabindla Street – I Ofisi zikaMasipala kuQumbu
- 123 Dr Malizo Mpehle Avenue - iOfisi zikaMasipala kuTsolo
- Nakwi website ethi : www.mhlontloim.gov.za

Isimemo senziwa ngomthetho wesixeko – 49 (1) (a) (ii) womgaqo siseko ukuba umntu onomhlaba okanye onqwenela ukuba nomhlaba angaphakisa imanajela kamasipala ngalomba, kunye nemiba engafakwanaga kulomqulu.

Ngomthetho wesisekpo 50 (2) womgaqo siseko uphikiso lunga nxulumelana nomhlaba womntu othile, hayi ngomqulu wokuhlawulisa.

Amaphepha okufaka isiphikiso ayafumaneka kwi Ofisi zikamasipala kuQumbu nakuTsolo

Amaphepha abhalwe iziphikiso amele abuyiselwe kwi Ofisi zikamasipala ku Qumbu nakwi ofisi zikamasipala zaku Tsolo.



MHLONTLO LOCAL MUNICIPALITY

FORM C: AGRICULTURAL HOLDINGS OR FARMS

OBJECTION NO.

THE MUNICIPAL MANAGER

..... Municipality

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

** Delete whichever is not applicable*

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO. SURBURB/ SCHEME NAME

SECTION 1: OBJECTOR INFORMATION

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: () WORK ()

CELL FAX NO. ()

E- MAIL 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 OWNER CODE

POSTAL ADDRESS OF OWNER CODE

TELEPHONE NO: () WORK ()

CELL FAX NO. ()

E- MAIL ADDRESS

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality etc)

AUTHORISED REPRESENTATIVE OF THE OBJECTOR NAME OF REPRESENTATIVE

REPRESENTATIVE

POSTAL ADDRESS CODE:

TELEPHONE No. HOME WORK

CELL No. FAX

EMAIL ADDRESS

FORM C: AGRICULTURAL HOLDINGS OR FARMS

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

PHYSICAL ADDRESS CODE

(IF AVAILABLE) EXTENT OF PROPERTY M²

MUNICIPAL ACCOUNT No. (IF AVAILABLE)

NAME OF BOND HOLDER REGISTERED AMT OF BOND (if available)

SERVITUDE No. AFFECTED AREA M²

IN FAVOUR OF

FOR WHAT PURPOSE

WAS COMPENSATION PAID

YES		NO	
-----	--	----	--

IF YES DATE OF PAYMENT AMOUNT R

SECTION 3: DESCRIPTION OF BUILDINGS
(INDICATE NUMBER OF STATE YES/NO IN APPROPRIATE BOX) 3.1 MAIN DWELLING ON FARM/HOLDER

No. OF BEDROOMS	<input type="text"/>	NUMBER OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	LOUNGE	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNG WITH DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
TELEPHONE ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET	<input type="text"/>		
OTHER	<input type="text"/>			SIZE OF MAIN DWELLING	<input type="text"/> M ²		

Complete: Erf/Unit No. Area/Scheme Name.....

Please complete the bottom of each page

Objection No. _____

3.2 OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING No.	
DESCRIPTION	
SIZE M ²	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)

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
OTHER:.....	ha
OTHER:.....	ha
OTHER:.....	ha
TOTAL	ha

CONDITION OF FENCES

GOOD	AVERAGE	POOR

AREA GAME FENCED	ha				
NUMBER OF BOREHOLES					
OUTPUT LITERS/HOUR					
DAMS					
CAPACITY					
IS THE PROPERTY EXPOSED TO A RIVER	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td></td> <td></td> </tr> </table>	YES	NO		
YES	NO				

Complete: Erf/Unit No. Area/Scheme Name.....

Please complete the bottom of each page

Objection No. _____

FORM C: AGRICULTURAL HOLDINGS OR FARMS

3.5 OTHER:

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM?

YES		NO	
-----	--	----	--

IF YES:

DATE OF CLAIM

GAZETTE No.

DO YOU HAVE WATER RIGHT?

YES		NO	
-----	--	----	--

IF YES: DETAIL

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

YES		NO	
-----	--	----	--

CONSENT USE e.g. as guest house, business etc

IF YES: DETAIL

HAVE YOUR AGRICULTURAL HOLDING PROPERTY BEEN EXCISED

YES		NO	
-----	--	----	--

IF YES: NEW FARM DESCRIPTION

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED

YES		NO	
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IF YES: FULL DETAILS

Complete: Erf/Unit No. Area/Scheme Name.....

Please complete the bottom of each page

Objection No. _____

TENANT AND RENT INFORMATION – ANNEXURE C

NAME OF TENANT	SIZE	RENTAL (EX VAT)	ESCALATION	OTHER CONTRIBUTION	TERMS OF LEASE	START DATE	USE

SECTION 4: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE?

R

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE

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/PORION No.	AGRICULTURAL HOLDING/FARM	DATE OF SALE	SELLING PRICE

SECTION 5: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN THE	
DESCRIPTION OF PROPERTY/UNIT No.		
CATEGORY		
PHYSICAL ADDRESS DOOR No./ FLAT No.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

FORM C: AGRICULTURAL HOLDINGS OR FARMS

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

	YEAR	MONTH	DAY
DATE			

SIGNATURE

Complete: Erf/Unit No. Area/Scheme Name.....

Please complete the bottom of each page

Objection No. _____

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/ ASSISTANT _____

(Delete whichever is not applicable)

	YEAR	MONTH	DAY
DATE			

SIGNATURE _____

SECTION 8+A198: NOTIFICATION OF OUTCOME

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

Complete: Erf/Unit No. Area/Scheme Name.....

Please complete the bottom of each page

Objection No. _____