

**FORM C: AGRICULTURAL HOLDINGS OR FARMS**

OBJECTION NO.



**THE MUNICIPAL MANAGER**  
City of Tshwane Metropolitan Municipality

**LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2008 TO 31 MAY 2009**

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

<b>HOLDING/PORTRION NO.</b>	<input type="text"/>	<b>AGRICULTURAL HOLDING/FARM</b>	<input type="text"/>
		<b>FARM NO.</b>	<input type="text"/>
		<b>REG. DIV</b>	<input type="text"/>

**SECTION 1: OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

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 NO. (  )

E-MAIL ADDRESS

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

NAME OF OBJECTOR:

IDENTITY NO.  COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS OF OBJECTOR  CODE

TELEPHONE NO.: HOME (  )  WORK (  )

CELL  FAX NO. (  )

E-MAIL ADDRESS

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

**1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE:

POSTAL ADDRESS  CODE

TELEPHONE NO.: HOME (  )  WORK (  )

CELL  FAX NO. (  )

E-MAIL ADDRESS

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

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

PLEASE COMPLETE THE BOTOM OF EACH PAGE

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

PHYSICAL ADDRESS (IF AVAILABLE)  CODE

EXTENT OF PROPERTY  m<sup>2</sup>

MUNICIPAL ACCOUNT NO.  (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(If applicable)
<input type="text"/>	<input type="text"/>	

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

SERVITUDE NO.	<input type="text"/>	AFFECTED AREA	<input type="text"/> m <sup>2</sup>
IN FAVOUR OF	<input type="text"/>		
FOR WHAT PURPOSE	<input type="text"/>		

WAS COMPENSATION PAID  YES  NO

IF YES:- DATE OF PAYMENT  AMOUNT  R

**SECTION 3: DESCRIPTION OF BUILDINGS**

3.1 **MAIN DWELLING ON FARM/HOLDING (INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)**

NO. OF BEDROOMS	<input type="text"/>	NO. OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	LOUNGE	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNGE WITH DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
TELEVISION 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 <sup>2</sup>		

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

BUILDING NO.	DESCRIPTION	SIZE m2	CONDITION	IS THE BUILDING FUNCTIONAL
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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)**

Tick

YES	NO	IF YES:- DESCRIBE THE USE(S) <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

**IF NECESSARY PROVIDE ANNEXURE B**

3.4 **LAND USE ANALYSIS:**

NON AGRICULTURAL (REFER TO 3.3)	<input type="text"/> ha	CONDITION OF FENCES GOOD <input type="text"/> AVERAGE <input type="text"/> POOR <input type="text"/>
GRAZING	<input type="text"/> ha	
UNDER IRRIGATION	<input type="text"/> ha	AREA GAME FENCED <input type="text"/> ha
DRY LAND	<input type="text"/> ha	NUMBER OF BOREHOLES <input type="text"/>
PERMANENT CROPS	<input type="text"/> ha	OUTPUT LITRES/HOUR <input type="text"/>
OTHER: .....	<input type="text"/> ha	DAMS <input type="text"/>
OTHER: .....	<input type="text"/> ha	CAPACITY <input type="text"/>
OTHER: .....	<input type="text"/> ha	
<b>TOTAL</b>	<input type="text"/> ha	IS THE PROPERTY EXPOSED TO A RIVER? YES <input type="text"/> NO <input type="text"/>

**Complete: Portion/Holding No..... Farm/Holding.....**  
PLEASE COMPLETE THE BOTOM OF EACH PAGE

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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? 

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

**IF YES:- DETAILS:**

HAVE YOU APPLIED FOR A REZONING OR CONSENT USE? 

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

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

**IF YES:- DETAILS:**

HAS YOUR AGRICULTURAL HOLDINGS 

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

PROPERTY BEEN EXCISED

**IF YES:- NEW FARM DESCRIPTION**

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED? 

YES		NO	
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**IF YES:- FULL DETAILS**

**TENANT AND RENT INFORMATION - ANNEXURE C**

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM 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 HOLIDNG /FARM	DATE OF SALE	SELLING PRICE

**SECTION 5: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY		
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)

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE



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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 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	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

**REASONS OF THE MUNICIPAL VALUER**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAME OF MUNICIPAL VALUER/  
ASSISTANT MUNICIPAL VALUER\*  
\* Delete whichever is not applicable  
SIGNATURE:


DATE

YEAR	MONTH	DAY

**SECTION 8: NOTIFICATION OF OUTCOME**

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

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