

# Randfontein Local Municipality

## FORM C: AGRICULTURAL HOLDINGS OR FARMS

**LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN THE SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010.**

**DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE**

ERF/PORITION/UNIT NO: \_\_\_\_\_

SUBURB/FARM/SCHEME: \_\_\_\_\_

FARM NO: \_\_\_\_\_ REG. DIV: \_\_\_\_\_

### 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: \_\_\_\_\_ EMAIL: \_\_\_\_\_

#### 1.2 OBJECTOR IS NOT THE OWNER

NAME OF OBJECTOR: \_\_\_\_\_

IDENTITY NO: \_\_\_\_\_

COMPANY OR C.C REGISTRATION NO: \_\_\_\_\_

POSTAL ADDRESS OF OBJECTOR: \_\_\_\_\_ CODE: \_\_\_\_\_

TELEPHONE NO: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

STATUS OF OBJECTOR (E.G TENANT, PENDING PURCHASER, MUNICIPALITY ETC)

\_\_\_\_\_

#### 1.3 AUTHORIZED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE: \_\_\_\_\_

IDENTITY NO: \_\_\_\_\_

POSTAL ADDRESS OF OBJECTOR: \_\_\_\_\_ CODE: \_\_\_\_\_

TELEPHONE NO: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**\*IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED, TO THIS FORM.**

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### SECTION 2: PROPERTY DETAILS (FULL TITLE FARMS)

PHYSICAL ADDRESS: \_\_\_\_\_ CODE: \_\_\_\_\_  
EXTENT OF PROPERTY (M2): LAND: \_\_\_\_\_ BUILDING(S): \_\_\_\_\_  
MUNICIPAL ACCOUNT NO: (IF AVAILABLE) \_\_\_\_\_  
NAME OF BOND HOLDER: \_\_\_\_\_  
REGISTERED AMOUNT OF BOND: (IF AVAILABLE) \_\_\_\_\_  
PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER  
ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE):  
\_\_\_\_\_  
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 (ATTACH ANNEXTURES IF NECESSARY)

#### 3.1 MAIN DWELLING ON FARM/HOLDING (INDICATE NUMBER OR STATE YES/NO)

EXTENT OF MAIN DWELLING (M2): \_\_\_\_\_  
NO OF BEDROOMS: \_\_\_\_ NO OF BATHROOMS: \_\_\_\_\_ KITCHEN: \_\_\_\_ LOUNGE: \_\_\_\_\_  
DINNING ROOM: \_\_\_\_ STUDY: \_\_\_\_ PLAYROOM: \_\_\_\_ TELEVISION ROOM: \_\_\_\_\_  
OTHER: \_\_\_\_\_

#### 3.2 OTHER BUILDINGS (ATTACH AS ANNEXTURE A)

BUILDING NO: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_ SIZE: \_\_\_\_\_

#### 3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURE? (E.G BUSINESS, MINING, ECO-TOURISM, TRADING IN OR HUNTING OF GAME)

TICK YES: \_\_ NO: \_\_\_\_\_

IF YES: DESCRIBE THE USE(S): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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### 3.4 LAND ANALYSIS:

NON-AGRICULTURE(ha): \_\_\_\_\_ GRAZING (ha): \_\_\_\_\_  
DRY LAND (ha): \_\_\_\_\_ PERMANENT CROPS (ha): \_\_\_\_\_  
OTHER (ha): \_\_\_\_\_  
CONDITION OF FENCES: GOOD: \_\_\_\_\_ AVERAGE: \_\_\_\_\_ POOR: \_\_\_\_\_  
AREA FENCED (ha): \_\_\_\_\_ NO OF BOREHOLES: \_\_\_\_\_  
OUTPUT LITRES/HOUR: \_\_\_\_\_ DAMS: \_\_\_\_\_ CAPACITY: \_\_\_\_\_  
IS THE PROPERTY EXPOSED TO A RIVER: YES: \_\_\_\_\_ NO: \_\_\_\_\_

### 3.5 OTHER

IS YOUR PROPERTY AFFECTED BY LAND CLAIM? YES: \_\_\_\_\_ NO: \_\_\_\_\_  
IF YES: DATE OF CLAIM: \_\_\_\_\_ GAZETTE NO: \_\_\_\_\_  
DO YOU HAVE WATER RIGHTS? YES: \_\_\_\_\_ NO: \_\_\_\_\_  
IF YES, GIVE DETAILS: \_\_\_\_\_  
HAVE YOU APPLIED FOR A REZONING OR CONSENT USE? YES: \_\_\_\_\_ NO: \_\_\_\_\_  
CONSENT USE (E.G AS BUSINESS, GUEST HOUSE ETC)  
IF YES, GIVE DETAILS: \_\_\_\_\_  
HAS YOUR AGRICULTURAL HOLDING PROPERTY BEEN EXCISED? YES: \_\_\_\_\_ NO: \_\_\_\_\_  
IF YES, NEW FARM DESCRIPTION: \_\_\_\_\_  
HAS THE TOWNSHIP APPLIED FOR OR BEEN PROCLAIMED? YES: \_\_\_\_\_ NO: \_\_\_\_\_  
IF YES, GIVE DETAILS: \_\_\_\_\_

### TENANT AND RENT INFORMATION (ANNEXTURE C)

NAME OF TENANT: \_\_\_\_\_ SIZE (M2): \_\_\_\_\_  
RENTAL EXCL VAT: \_\_\_\_\_ ESCALATION: \_\_\_\_\_  
OTHER CONTRIBUTION: \_\_\_\_\_ TERM OF LEASE: \_\_\_\_\_  
START DATE: \_\_\_\_\_ USE: \_\_\_\_\_

### SECTION 4: MARKET INFORMATION

IF YOUR PROPERTY WAS ON THE MARKET 1 JULY 2008, WHAT WOULD BE THE ASKING PRICE?: R \_\_\_\_\_ OFFERS RECEIVED: R \_\_\_\_\_  
IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?: R \_\_\_\_\_ OFFER RECEIVED: R \_\_\_\_\_  
NAME OF AGENT: \_\_\_\_\_ TEL: \_\_\_\_\_

SALES TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO: (ATTACH) ERF/PTN/UNIT NO:

\_\_\_\_\_  
SUBURB/FARM/SCHEME NAME: \_\_\_\_\_  
DATE OF SALE: \_\_\_\_\_ SELLING PRICE: \_\_\_\_\_

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## SECTION 5: OBJECTION DETAILS (COMPULSARY)

**PARTICULARS AS REFLECTED IN ROLL      CHANGES REQUESTED BY OBJECTOR**

**PROPERTY / UNIT NO:** \_\_\_\_\_

**CATEGORY:** \_\_\_\_\_

**PHYSICAL ADDRESS/FLAT NO:** \_\_\_\_\_

**EXTENT:** \_\_\_\_\_

**MARKET VALUE:** \_\_\_\_\_

**NAME OF OWNER:** \_\_\_\_\_

**FURTHER REASONS TO SUPPORT THIS OBJECTION (ATTACH ANNEXTURE IF AVAILABLE)**

\_\_\_\_\_

## 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: YEAR \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

## OFFICIAL USE

### SECTION 7: DECISION OF MUNICIPAL VALUER

**DESCRIPTION OF THE PROPERTY/UNIT NO:** \_\_\_\_\_

**CATEGORY:** \_\_\_\_\_

**PHYSICAL ADDRESS/DOOR/FLAT NO:** \_\_\_\_\_

**EXTENT:** \_\_\_\_\_ **MARKET VALUE: R** \_\_\_\_\_

**REASONS OF THE MUNICIPAL VALUER:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**NAME OF MUNICIPAL VALUER:** \_\_\_\_\_

**DATE: YEAR \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_**

**SIGNATURE** \_\_\_\_\_