



City of Johannesburg
Group Finance: Valuation Services

Phone 011 407-6622 or
011 407-6597

www.joburg.org.za
valuationenquiries@joburg.org.za

FORM C: AGRICULTURAL HOLDINGS OR FARMS

THE CHAIRPERSON: THE VALUATION APPEAL BOARD

City of Johannesburg APPEAL NO. _____

LODGING OF AN APPEAL AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN/OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL* (*Delete whichever is not applicable) FOR THE PERIOD:

1 JULY _____ **TO 30 JUNE** _____
each entry DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE APPEAL IS MADE (Complete a separate form for each property Appealed to)

ERF/PORCION/ UNIT NO. _____ SUBURB/SCHEME NAME _____

FARM NO _____ REG.DIV _____

SECTION 1: APPELLANT INFORMATION

1.1 APPELLANT IS THE OWNER

NAME OF 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 _____

E-MAIL ADDRESS _____

1.2 APPELLANT IS NOT THE OWNER OR MUNICIPALITY IS THE APPELLANT

NAME OF APPELLANT _____

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

PHYSICAL ADDRESS OF APPELLANT _____ CODE _____

POSTAL ADDRESS OF APPELLANT _____ CODE _____

TELEPHONE NO. HOME _____ WORK _____

CELL _____ FAX _____

E-MAIL ADDRESS _____

1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT*

NAME OF REPRESENTATIVE _____

POSTAL ADDRESS _____ CODE _____

TELEPHONE NO. HOME _____ WORK _____

CELL _____ FAX _____

E-MAIL ADDRESS _____

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

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

PHYSICAL ADDRESS _____ CODE _____

EXTENT OF PROPERTY (m²) _____

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) _____

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 RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4) (INDICATE NUMBER OR STATE YES / NO)

3.1 MAIN DWELLING

NO OF BEDROOMS _____ NO OF BATHROOMS _____ KITCHEN _____ LOUNGE _____ DINING ROOM _____

LOUNGE WITH DINING ROOM _____ STUDY _____ PLAYROOM _____ TELEVISION _____ LAUNDRY _____ SEPARATE TOILET _____

OTHER _____ OTHER _____ OTHER _____ OTHER _____

3.2 OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO. _____ DESCRIPTION _____ SIZE (m²) _____ 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)

Tick YES _____ NO _____

IF YES: DESCRIBE THE USE(S) _____

IF NECESSARY PROVIDE ANNEXURE B

3.4 LAND 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) _____

No. OF BOREHOLES _____ OUTPUT LITRES/HOUR DAMS CAPACITY _____

IS THE PROPERTY EXPOSED TO A RIVER? YES _____ NO _____

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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 guest houses, business, etc.)

IF YES, GIVE DETAILS: _____

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED YES _____ NO _____ IF YES: NEW FARM DESCRIPTION _____

HAS THE TOWNSHIP APPLIED FOR OR PROCLAIMED? YES _____ NO _____

IF YES, GIVE 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 _____ OFFER 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 NO. _____

SALES TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY APPELLANT IN DETERMINING THE MARKET VALUE OF THE PROPERTY APPEALED TO

ERF/UNIT NO. _____ SUBURB/FARM/SCHEME NAME _____

DATE OF SALE _____ SELLING PRICE _____

SECTION 5: APPEAL DETAILS

PARTICULARS AS REFLECTED IN VALUATION ROLL CHANGES REQUESTED BY APPELLANT

DESCRIPTION OF THE PROPERTY/UNIT NO. _____

PHYSICAL ADDRESS . _____

CATEGORY _____

EXTENT _____

MARKET VALUE _____

WITH EFFECT DATE _____

NAME OF OWNER _____

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



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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 YEAR _____ MONTH _____ DAY _____ SIGNATURE _____

OFFICIAL USE

SECTION 7: DECISION OF THE VALUATION APPEAL BOARD

DESCRIPTION OF THE PROPERTY/UNIT NO. _____ CATEGORY _____

PHYSICAL ADDRESS/DOOR NO/FLAT NO. _____ EXTENT _____

MARKET VALUE _____ NAME OF OWNER _____

With Effect Date YEAR _____ MONTH _____ DAY _____

REASONS _____

Name of the Chairperson: Valuation Appeal Board _____

DATE: YEAR _____ MONTH _____ DAY _____ SIGNATURE _____

SECTION 8: NOTIFICATION OF OUTCOME

SIGNATURE

PRINT NAME

DATE

VALUATION ROLL ADJUSTED _____

APPELLANT NOTIFIED _____

OWNER NOTIFIED _____

APPEAL NO _____ SIGNATURE OF PERSON WHO RECEIVED THE APPEAL _____

NAME OF OWNER _____ DATE _____

NAME OF APPELLANT IF NOT THE SAME _____

ERF NUMBER _____ TOWNSHIP NAME _____