

FORM C: AGRICULTURAL HOLDINGS OR FARMS



RATE NO			-									
OBJECTION No	OBJ											

APPEAL No	
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THE CHAIRPERSON: VALUATION APPEAL BOARD
KWADUKUZA MUNICIPALITY

LODGING OF AN APPEAL AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD
1 JULY _____ TO 30 JUNE _____

*Delete whichever is not applicable

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE APPEAL IS MADE
(COMPLETE A SEPARATE FORM FOR EACH ENTRY APPEALED TO)

PORTION NO		FARM NAME		
FARM NO		REGISTRATION DIVISION		

SECTION 1: APPELLANT INFORMATION

1.1 APPELLANT 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	HOME		WORK	
	CELL		FAX	
E-MAIL ADDRESS				

1.2 APPELLANT IS NOT THE OWNER OR THE MUNICIPALITY IS THE APPELLANT

NAME OF APPELLANT				
IDENTITY NO.			COMPANY OR CC REGISTRATION NO	
POSTAL ADDRESS OF APPELLANT				CODE
TELEPHONE NO	HOME		WORK	
	CELL		FAX	
E-MAIL ADDRESS				
STATUS OF APPELLANT e.g. Tenant, Pending Purchaser, Municipality				

1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT

NAME OF REPRESENTATIVE				
IDENTITY NO.			COMPANY OR CC REGISTRATION NO	
POSTAL ADDRESS OF REPRESENTATIVE				CODE
TELEPHONE NO	HOME		WORK	
	CELL		FAX	
E-MAIL ADDRESS				

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

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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 BOND HOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/>

(If available)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE)

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

WAS COMPENSATION PAID	YES	NO
<input type="text"/>	<input type="text"/>	<input type="text"/>

IF YES: DATE OF PAYMENT	AMOUNT	R
<input type="text"/>	<input type="text"/>	<input type="text"/>

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLE COMPLETE SECTION 4) (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 DINNING 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 (M ²)				

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 AGRICULTURE? (E.G. Business, mining, eco-tourism, trading in or hunting game)

TICK	
YES	NO
<input type="text"/>	<input type="text"/>

IF YES – DESCRIBE THE USE(S) _____

IF NECESSARY PROVIDE ANNEXURE B _____

3.4 LAND USE ANALYSIS

NON AGRICULTURAL (REFER TO 3.3)	<input type="text"/>	ha
GRAZING	<input type="text"/>	ha
UNDER IRRIGATION	<input type="text"/>	ha
DRY LAND	<input type="text"/>	ha
PERMANENT CROPS	<input type="text"/>	ha
OTHER	<input type="text"/>	ha
OTHER	<input type="text"/>	ha
OTHER	<input type="text"/>	ha
TOTAL	<input type="text"/>	ha

CONDITION OF FENCES		
GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>
AREA GAME FENCED	<input type="text"/> Ha	

NUMBER OF BOREHOLES	<input type="text"/>
OUTPUT LITRES/HOUR	<input type="text"/>
DAMS	<input type="text"/>
CAPACITY	<input type="text"/>

IS THE PROPERTY EXPOSED TO A RIVER?			
YES		NO	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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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	
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IF YES:- PROVIDE DETAILS _____

HAVE YOU APPLIED FOR REZONING OR CONSENT USE? CONSENT USE e.g. guest houses, business etc.	YES		NO	
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IF YES:- PROVIDE DETAILS _____

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED	YES		NO	
--	-----	--	----	--

IF YES:- FULL DETAILS _____

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?	YES		NO	
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IF YES:- NEW FARM DESCRIPTION _____

TENANT AND RENT INFORMATION – ANNEXURE C

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE
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SECTION 4: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS

WHAT IS THE ASKING PRICE?	R	WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R	OFFER RECEIVED	R
NAME OF AGENT		TEL NO	

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

ERF/UNIT NO	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 5: APPEAL DETAILS

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY APPELLANT
DESCRIPTION OF THE PROPERTY / UNIT NO.		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS APPEAL (ANNEXURES 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 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

SIGNATURE

OFFICIAL USE

SECTION 7: DECISION OF THE MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY UNIT NO.	
CATEGORY	
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

NAME OF THE MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

SECTION 9: NOTIFICATION OF OUTCOME

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

DATE

YEAR	MONTH	DAY