

# FORM C: AGRICULTURAL HOLDINGS OR FARMS

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | VOL NO - RATE NO |  |  | - |  |  |  |  |  |  |  |  | | OBJECTION No |  |  |  |  |  |  |  |  |  |  |  | | |  |  | | --- | --- | | APPEAL No |  | |

THE CHAIRPERSON: VALUATION APPEAL BOARD

NGWATHE LOCAL MUNICIPALITY

LODGING OF AN APPEAL AGAINST A MATTER REFLECTED IN / OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2024

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

(Complete a separate form for each entry objected to)

|  |  |  |
| --- | --- | --- |
|  | Agricultural Holding / Farm |  |

Holding / Portion No

|  |  |
| --- | --- |
| Farm No | Reg. Div |

# SECTION 1: OBJECTOR INFORMATION

## 1.1 OBJECTOR IS THE OWNER

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | | |
|  | | Company or C.C. Registration |  |

Registered Owner of Property:

Identity No:

|  |  |  |
| --- | --- | --- |
|  | Code  Code |  |
|  |  |

Physical Address of

Owner

Postal Address of

Owner

|  |  |  |
| --- | --- | --- |
| ( ) | Work  Fax No: | ( ) |
|  | ( ) |

Telephone No:

Home

Cell No:

|  |  |
| --- | --- |
| E-mail Address |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  |  | Code | |  |  |
| ( ) | Work | | ( ) | | |
|  | Fax No: | | ( ) | | |
|  |  | | | |  |

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

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | | |
|  | | Company or C.C.  Registration |  |

Name of Objector Identity No:

|  |  |  |
| --- | --- | --- |
|  | Code |  |

Postal Address of

Objector

|  |  |  |
| --- | --- | --- |
| ( ) | Work  Fax No: | ( ) |
|  | ( ) |
|  |  |  |

Telephone No:

Home

Cell No:

E-mail Address

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

|  |
| --- |
|  |

## 1.3 AUTHORIZED REPRESENTATIVE OF THE OBJECTOR

|  |
| --- |
|  |

Name of

Representative

Postal Address

Telephone No:

Home

Cell No:

E-mail Address

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

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

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

**FORM C: AGRICULTURAL HOLDINGS OR FARMS**

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

|  |  |  |
| --- | --- | --- |
|  | Code |  |

Physical Address

(if available)

|  |
| --- |
|  |

Extent of Property m²

|  |
| --- |
|  |

Municipal Account

Number

|  |  |  |
| --- | --- | --- |
|  | Registered Amount of Bond |  |

Name of Bond

Holder (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 |  |  | |

|  |
| --- |
| R |

Amount:

# SECTION 3: DESCRIPTION OF BUILDINGS

## 3.1 MAIN DWELLING ON FARM / HOLDING (Indicate number or state Yes/No in appropriate box)

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| No of Bedrooms |  | No of Bathrooms |  | Kitchen |  | Lounge |  |
| Dining Room |  | Lounge with Dining  Room |  | Study |  | Playroom |  |
| Television Room |  | Laundry |  | Separate Toilet |  |  |  |
| Other |  | |  | Other | Size of main dwelling M² | | |
| Other |  | |  | Other |  | | |

## 3.2 OTHER BUILDINGS

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **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 USE ANALYSIS:

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Non Agricultural (Refer to 3.3) | ha |  | Conditions of Fences | | | Good | | Average | | | Poor | |
| Grazing | ha |  | |  | | |  | |
| Under Irrigation | ha | Area Game Fenced | | | | | | ha | | | |
| Dry Land | ha | No of Borehole(s) | |  | | Output Liters / hour | | | | |  |
| Permanent Crops | ha | No of Dam(s) | |  | | Capacity | | | | |  |
| Other | ha | Is the Property exposed to a river? | | | | | | | | | |
| Other | ha | Yes |  | | | No | | |  | | |
| Other | ha |  | | | |  | | | | | |
| TOTAL | ha |  | | | |  | | | | | |

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

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

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**3.5 OTHER:**

|  |  |  |  |
| --- | --- | --- | --- |
| **YES** |  | **NO** |  |

**Is your Property affected by a land claim?**

|  |  |  |
| --- | --- | --- |
|  | Gazette Number |  |

**If yes:** Date of Claim

**Do you have water rights?**

**Yes**

**No**

**If Yes, Details:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Yes** |  | **No** |  | **If Yes, Details:** |
|  |  | |  | |
|  |  | |  | |

## Have you applied for a rezoning or consent use? (e.g. Guest House, business etc)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Yes** |  | **No** |  | **If Yes, Full Details:** |
|  |  |  |  |  |
|  |  |  |  |  |
| **Yes** |  | **No** |  | **If Yes, Full Details:** |
|  | | | | |

**Has your agricultural holdings property been excised?**

**Has the township been applied for or Proclaimed?**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **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? |  | If your property has been on the market in the last 3 years what was the asking price? |
| R | R |
| Offer Received: | Offer Received; |
| R |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name of Agent: |  |  | Tel No: |  |

Sale Transactions used by the objector in determining the market value of property objected to (If insufficient space provide Annexure D)

|  |  |  |  |
| --- | --- | --- | --- |
| **Holding/Portion No** | **Agricultural holding / farm** | **Date of Sale** | **Selling Price** |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

# SECTION 5: OBJECTION DETAILS

|  |  |  |
| --- | --- | --- |
|  | **Particulars As Reflected In The Valuation Roll** | **Changes Requested By Appellant** |
| **Description of the Property / Unit No** |  |  |
| **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):**

**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 FUNCTION OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.**

**I / WE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ HEREBY DECLARE THAT THE INFORMATION AND**

**PARTICULARS SUPPLIED ARE TRUE AND CORRECT.**

**SIGNED ON THE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. 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** |  |

**REASONS OF THE**

**VALUATIO**

**N APPEAL**

**BOARD:**

**Name of the Chairperson of the Valuation Appeal Board: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_/\_\_\_\_\_/2014**

## SIGNATURE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SECTION 8: NOTIFICATION OF OUTCOME:**

|  |  |  |
| --- | --- | --- |
|  | **SIGNATURE** | **DATE** |
| **VALUATION ROLL ADJUSTED** |  |  |
| **APPELLANT NOTIFIED** |  |  |
| **OWNER NOTIFIED** |  |  |

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