



FORM C: AGRICULTURAL HOLDINGS OR FARMS

THE CHAIRPERSON: VALUATION APPEAL BOARD
Emfuleni Local Municipality

APPEAL NO.

LOGGING OF AN APPEAL AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO A SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2010 TO 30 JUNE 2011

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

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

SECTION 1: APPELLANT INFORMATION

1.1 APPELLANT 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 APPELLANT IS NOT THE OWNER OR MUNICIPALITY IS THE APPELLANT

NAME OF APPELLANT:

IDENTITY NO. COMPANY OR C.C REGISTRATION NO.

POSTAL ADDRESS OF APPELLANT CODE

TELEPHONE NO. HOME () WORK ()

CELL FAX NO. ()

E-MAIL ADDRESS

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

1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT

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

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SECTION 2: PROPERTY DETAILS

PHYSICAL ADDRESS CODE
 (If available)

EXTENT OF PROPERTY m²

MUNICIPAL ACCOUNT NO. (If available)

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

(If applicable)

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

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

WAS COMPENSATION PAID IF YES:-

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

DATE OF PAYMENT

AMOUNT

R

SECTION 3: DESCRIPTION OF BUILDING

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"/>			OTHER	<input type="text"/>		
OTHER	<input type="text"/>			SIZE OF MAIN DWELLING	<input type="text"/>		m ²

3.2 OTHER BUILDINGS – ATTACH AS ANNEXURE “A”

BUILDING NO.	DESCRIPTION	SIZE m ²	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
<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
TOTAL	<input type="text"/>	ha

CONDITION OF FENCES

GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>

AREA GAME FENCED ha

NUMBER OF BOREHOLES

OUTPUT LITRES/HOUR

DAMS

CAPACITY

IS THE PROPERTY EXPOSED TO A RIVER?

YES	<input type="text"/>	NO	<input type="text"/>
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Complete: Portion/Holding No. Farm/Holding

PLEASE COMPLETE THE BOTTOM 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?
IS YES: DETAILS

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

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

YES		NO	
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HAS THE TOWNSHIP BEEN APPLIED FOR OR
PROCLAIMED?
IF YES: FULL DETAILS

YES		NO	
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TENANT AND RENT INFORMATION – ANNEXURE “C”

NAME OF TENTANT	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.

 ()

SALES TRANSACTIONS USED BY THE APPELLANT IN DETERMINING THE MARKET VALUE OF THE PROPERTY APPEALED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE “D”)

HOLDING/PORION NO	AGRICULTURAL HOLDING/FARM	DATE OF SALE	SELLING PRICE

SECTION 5: APPEAL DETAILS

SECTION 5: APPEAL DETAILS	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY APPELLANT
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

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 VALUATION APPEAL BOARD

NAME OF THE CHAIRPERSON OF THE VALUATION APPEAL BOARD

DATE

YEAR	MONTH	DAY

SIGNATURE

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