

UMSOBOMVU MUNICIPALITY

FORM C: AGRICULTURAL HOLDINGS OR FARMS

Appeal No.

Date: _____

The Chairperson: Valuation Appeal Board
Umsobomvu Municipality
Private Bag X6
COLESBERG
9795

LODGING OF AN APPEAL AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013

Description of property in respect of which the appeal is made
(Complete a separate form for each entry objected to)

SECTION 1: APPELLANT INFORMATION

1.1 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 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 etc)

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 authorization must be attached

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	(if applicable)
<input type="text"/>	<input type="text"/>	

Provide full details of all servitudes, road 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 or	<input type="text"/>	
For what purpose	<input type="text"/>	

Was Compensation paid

Yes	No
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If Yes: - Date of Payment Amount R

SECTION 3: DESCRIPTION OF BUILDINGS

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	<input type="text"/>	Study	<input type="text"/>	Playroom	<input type="text"/>

		Dining room					
Television Room		Laundry		Separate Toilet			
Other				Size of main dwelling			m ²

3.2 Other buildings – attach as Annexure A

Building No.	Description	Size m ²	Condition	Is the building functional

3.3 Is any portion of the property used for an purpose other than agriculture?

(e.g. Business, mining, eco-tourism, trading in or hunting of game)

Yes	No

If Yes: - Describe the use(s)

If necessary provide Annexure B

3.4 Land use analysis:

Non Agricultural (refer to 3.3)	
Grazing	
Under irrigation	
Dry land	
Permanent crops	
Other	
Other	
Other	
Total	

Condition of fences		
Good	Average	Poor

Area game fenced _____ ha

Number or 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 a land claim?

Yes		No	
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If yes:

Date of claim

Gazette number

Do you have water rights?

Yes		No	
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If yes: - Details

Have you applied for a rezoning or consent use?

Yes		No	
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Consent use e.g. as guest houses, business *et cetera*.

If yes: - Details

Has your agricultural holdings property been exercised?

Yes		No	
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If yes: - New farm description

Has the township been applied for or proclaimed?

Yes		No	
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If yes: - Details

Tenant and rent information – Annexure C

Name of tenant	Size	Rental (Excl VAT)

Escalation of rental	Other Contribution	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?

Offer received	R		Received	R	
	R			R	
Name of agent:				Tel. No.	

Sale transactions used by the appellant 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: 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 (Annexure E can be provided).

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 Municipal Valuer

Name of Municipal Valuer /
Assistant Municipal Valuer
*Delete whichever is not
applicable*

Signature:

Date:

Year	Month	Day

SECTION 8: NOTIFICATION OF OUTCOME

	Signature	Date
Valuation Roll adjusted		
Appellant notified		
Owner notified		
Section 52(1)(a) where applicable		