



FORM C (R): VALUATION REVIEW FORM FOR AGRICULTURAL PROPERTIES

Account No		Review No	
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TO: THE MUNICIPAL MANAGER
NEWCASTLE MUNICIPALITY

FROM: THE OWNER - LODGING OF A "REVIEW" IN TERMS OF SECTION 78 (5) OF THE MUNICIPAL PROPERTY RATES ACT PERTAINING TO ANY MATTER REFLECTED IN THE SUPPLEMENTARY VALUATION. NOTICE OF SUPPLEMENTARY VALUATION DATED/...../ 20.....

- Notes for completing this form:
1. Complete a separate form for each property review.
 2. In the case of Sectional Title, a form must be completed for each section under review.
 3. Delete whichever is not applicable.
 4. All sections shaded in grey are mandatory, and must be completed to be a valid review form.

SECTION 1 : PROPERTY INFORMATION

1.0 DESCRIPTION OF THE PROPERTY IN RESPECT OF WHICH THE REVIEW IS MADE			
ERF NUMBER / SECTION NUMBER	PORTION	TOWNSHIP - FARM NAME/SCHEME NAME	TOWNSHIP EXT/ SCHEME NO
ERF EXTENT / UNIT SIZE (m²)	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	

1.1 OWNER DETAILS			
NAME OF OWNER			
IDENTITY NO.		COMPANY OR CC REGISTRATION NO	
POSTAL ADDRESS		CODE	
TELEPHONE NO	HOME	WORK	
	CELL	FAX	
EMAIL ADDRESS (if available)			

SECTION 2 : REVIEW DETAILS

At least one of the following must be completed to be considered.

REVIEW DETAILS	PARTICULARS AS REFLECTED IN THE SUPPLEMENTARY VALUATION	CHANGES REQUESTED
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO. /FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

SECTION 3 : DECLARATION

I / WE HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

(Date)	(Name Print)	(Signature)
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SECTION 4 : PROPERTY LIMITATIONS AND CONDITIONS

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

SERVITUDE NO		AFFECTED AREA	M ²
IN FAVOUR OF			
FOR WHAT PURPOSE			

WAS COMPENSATION PAID	YES	NO	
IF YES: DATE OF PAYMENT		AMOUNT	R

SECTION 5 : DESCRIPTION OF PROPERTY AND BUILDINGS

5.1 SIZE OF DWELLINGS

MAIN DWELLING	M ²	GRANNY FLAT	M ²
GARAGE	M ²	SERVANTS QUARTERS	M ²
CARPORT	M ²	OTHER	M ²
TOTAL BUILDING SIZE			
			M2

5.2 OTHER BUILDINGS – ATTACHED AS ANNEXURE “A”

BUILDING NO.	DESCRIPTION	SIZE (M ²)	CONDITION	IS THE BUILDING FUNCTIONAL
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5.3 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

IF YES – DESCRIBE THE USE(S)

IF NECESSARY PROVIDE DETAILS IN ANNEXURE B

5.4 LAND USE ANALYSIS

NON AGRICULTURAL (REFER TO 5.3)	ha	CONDITION OF FENCES		
GRAZING	ha	GOOD	AVERAGE	POOR
UNDER IRRIGATION	ha			
DRY LAND	ha	AREA GAME FENCED		
				Ha
PERMANENT CROPS	ha	NUMBER OF BOREHOLES		
OTHER	ha	OUTPUT LITRES/HOUR		
OTHER	ha	DAMS		
OTHER	ha	CAPACITY		
OTHER	ha			
TOTAL	ha	IS THE PROPERTY EXPOSED TO A RIVER?		
		YES	NO	



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5.5 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	
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IF YES:- PROVIDE DETAILS _____

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

5.6 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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5.7 GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)

GOOD		AVERAGE		POOR	
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ADDITIONAL INFORMATION CAN BE PROVIDED IN SUPPORT OF THIS REVIEW BY ANNEXURES.



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SECTION 6 : SECTIONAL TITLE UNITS

NAME OF MANAGING AGENT	TEL NO.
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SIZE OF SECTION (For Market Value review, this section must be completed)

MAIN DWELLING		M ²	GRANNY FLAT		M ²
GARAGE		M ²	STORAGE		M ²
CARPORT		M ²	OTHER		M ²
TOTAL SECTION EXTENT					M ²

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS :

GARAGE	M²
CARPORT	M²
OPEN PARKING	M²
STORE ROOM	M²
GARDEN	M²
OTHER	M²

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS REVIEW



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SECTION 7 : MARKET INFORMATION

7.1 IF YOUR PROPERTY IS CURRENTLY ON THE MARKET:		7.2 IF YOUR PROPERTY HAS BEEN ON THE MARKET FOR 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 TRANSACTION (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OWNER IN DETERMINING THE MARKET VALUE OF PROPERTY UNDER REVIEW. NB – For Market Value Reviews, at least one Comparable Sale must be provided as EVIDENCE

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