



QUERY FORM C: AGRICULTURAL HOLDINGS OR FARMS

ACCOUNT NO	-								
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REFERENCE NO	
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THE MUNICIPAL MANAGER
NEWCASTLE MUNICIPALITY

NON REFUNDABLE CHARGE OF R160.90

REQUEST FOR QUERY AGAINST PROPERTY REFLECTED IN THE VALUATION ROLL

THIS IS NOT AN OFFICIAL OBJECTION FORM IN TERMS OF THE MUNICIPAL PROPERTY RATES ACT – NO 6 OF 2004

Please note that the effective date for any adjustment made as a result of a query is effective from the date of the next Supplementary Valuation Roll, not from the effective date of the Valuation Roll against which this query was made

Notes for completing this form:

- > Complete a separate form for each entry queried
- > Delete whichever is not applicable

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE QUERY IS MADE

ERF NO

FARM NAME

**SECTION 1:
1.1 OWNER INFORMATION**

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					

SECTION 2: PROPERTY DETAILS

PHYSICAL ADDRESS CODE

EXTENT OF PROPERTY M²

MUNICIPAL ACCOUNT NO (If available)

NAME OF BOND HOLDER (if any)	REGISTERED AMOUNT OF BOND

(If available)

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



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SECTION 3: DESCRIPTION OF PROPERTY

(Indicate number of or state yes/no in appropriate box)

3.1 DESCRIPTION OF RESIDENTIAL DWELLING

No of bedrooms		No of bathrooms		Kitchen		Lounge	
Dining Room		Lounge with Dining Room		Study		Play Room	
Television Room		Laundry		Separate toilet			
Other				Size of main dwelling (m ²)			

3.2 Other Buildings – Attach as Annexure A (using the undermentioned columns)

BUILDING NO	DESCRIPTION – EG USED AS SHED, ETC	SIZE M ²	CONDITION	IS THE BUILDING FUNCTIONAL
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OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY) _____

3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURE?

(eg Business, mining, eco-tourism, trading in or hunting game)

TICK BLOCK	
YES	NO

If yes – describe the use(s) _____

(If necessary provide as Annexure B)

3.4 LAND USE ANALYSIS

Non Agricultural (Refer to 3.3)		ha
Grazing		ha
Under irrigation		ha
Dry Land		ha
Permanent Crops		ha
Other		ha
Other		ha
Other		ha
Other		ha
TOTAL		ha

CONDITION OF FENCES - tick box		
Good	Average	Poor
Area game fenced		ha
Number of boreholes		
Output – litres/hour		
No of 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 NO	

DO YOU HAVE WATER RIGHTS	YES		NO	
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IF YES: PROVIDE DETAILS

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HAVE YOU APPLIED FOR ZONING OR CONSENT USE? (eg guest houses, business etc)	YES		NO	
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IF YES: FULL DETAILS

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HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED?	YES		NO	
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IF YES: FULL DETAILS

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

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TENANT AND RENT INFORMATION – ANNEXURE C (use the undermentioned headings on the annexure)

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE
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SECTION 5: 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 OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO

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

SECTION 6: QUERY DETAILS

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OWNER
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 OBJECTION (ANNEXURES CAN BE PROVIDED)

IT IS ACCEPTED BY ME THAT THIS QUERY IS NOT A PROCESS AS PROVIDED FOR IN THE MUNICIPAL PROPERTY RATES ACT AND THAT ACCORDINGLY THE MUNICIPALITY WILL BE PRIORITISING THE COMPLETION OF OBJECTIONS TO THE ROLL BEFORE PROCESSING THIS QUERY.

SIGNATURE: _____

DATE: _____