



FORM C: AGRICULTURAL HOLDINGS OR FARMS

VOL NO - RATE NO

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APPEAL No

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THE MUNICIPAL MANAGER
NEWCASTLE MUNICIPALITY

LOGGING OF AN APPEAL AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2014 TO 30 JUNE 2018

*Delete whichever is not applicable

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

PORTION NO

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FARM NAME

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FARM NO

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REGISTRATION
DIVISION

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SECTION 1: APPELLANT INFORMATION 1.1 APPELLANT IS THE OWNER

REGISTERED OWNER OF PROPERTY				COMPANY OR CC REGISTRATION NO	
IDENTITY 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 THE 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					

1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT

NAME OF REPRESENTATIVE					
IDENTITY NO.		COMPANY OR CC REGISTRATION NO			
POSTAL ADDRESS OF REPRESENTATIVE				CODE	
TELEPHONE NO	HOME		WORK		
	CELL		FAX		
E-MAIL ADDRESS					

IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED



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

PHYSICAL ADDRESS		CODE
EXTENT OF PROPERTY		M ²
MUNICIPAL ACCOUNT NO		(If available)
NAME OF BOND HOLDER	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	AMOUNT	R
IF YES: DATE OF PAYMENT				

**SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLE COMPLETE SECTION 4)
(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)**

NO. OF BEDROOMS	NO. OF BATHROOMS	KITCHEN	LOUNGE
DINING ROOM	LOUNGE WITH DINNING ROOM	STUDY	PLAYROOM
TELEVISION ROOM	LAUNDRY	SEPARATE TOILET	
OTHER		SIZE OF MAIN DWELLING (M ²)	

3.2 OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO.	DESCRIPTION	SIZE M2	CONDITION	IS THE BUILDING FUNCTIONAL
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**3.3 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		IF YES – DESCRIBE THE USE(S)
YES	NO	
IF NECESSARY PROVIDE ANNEXURE B		

3.4 LAND USE ANALYSIS

NON AGRICULTURAL (REFER TO 3.3)	ha	CONDITION OF FENCES GOOD AVERAGE POOR
GRAZING	ha	
UNDER IRRIGATION	ha	AREA GAME FENCED Ha
DRY LAND	ha	
PERMANENT CROPS	ha	NUMBER OF BOREHOLES OUTPUT LITRES/HOUR DAMS CAPACITY
OTHER	ha	
OTHER	ha	
OTHER	ha	
TOTAL	ha	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 REZONING OR CONSENT USE? CONSENT USE e.g. guest houses, business etc.	YES		NO	
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IF YES:- PROVIDE 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 THE 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

NAME OF TENANT	SIZE	RENTAL EXCL VAT	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE
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SECTION 4: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET		IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS
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WHAT IS THE ASKING PRICE?	R	WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R	OFFER RECEIVED	R

NAME OF AGENT		TEL NO	
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SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE APPELLANT IN DETERMINING THE MARKET VALUE OF PROPERTY APPEALED TO

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

SECTION 5: APPEAL DETAILS

DESCRIPTION OF THE PROPERTY/ UNIT NO.	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY APPELLANT
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS APPEAL (ANNEXURES CAN BE PROVIDED)



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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 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

SIGNATURE _____

OFFICIAL USE
SECTION 7: DECISION OF THE MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY UNIT NO.	
CATEGORY	
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

NAME OF THE MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
APPELLANT NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1)(a) WHERE APPLICABLE		

DATE

YEAR	MONTH	DAY