



APPEAL FORM: AGRICULTURAL HOLDINGS & FARMS



Form C: Agricultural Holdings and Farms

The Chairperson of the Valuation Appeal Board

LODGING OF AN APPEAL AGAINST ANY MATTER REFLECTED IN OR OMITTED FROM THE 2020-2025 GENERAL VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL

Notes for completing this form:

1. Complete a separate form for each entry appealed to and return the completed form to nmokoatsi@tswaing.gov.za or at Tswaing Local Municipality offices (Delareyville/Sannieshof/Ottosdal/Atamelang)
2. A separate form must be completed for each sectional title unit appealed to
3. The information requirements on this form are prescribed by law. Failure to complete the appropriate fields may result in the appeal being disqualified

SECTION 1

1.0 PROPERTY INFORMATION:

| | | | |
|----------------------------|--|---|--------|
| | | SPECIFY THE VALUATION ROLL BEING APPEALED AGAINST | |
| VALUATION REFERENCE NUMBER | | GENERAL VALUATION ROLL | GV2016 |
| ERF NUMBER / UNIT NUMBER | | SUPPLEMENTARY VALUATION ROLL | |
| SUBURB / SCHEME NAME | | | |
| PHYSICAL ADDRESS | | | |

1.2 APPEAL CATEGORY (INDICATE REASON FOR APPEAL – ONE OR MORE MAY BE COMPLETED)

| | | | | | |
|--|--|--|--|--------------------------------------|--|
| INCORRECT VALUATION | | OMITTED STRUCTURES | | INCORRECT RATEABLE EXTENT | |
| PROPERTY AFFECTED BY REGISTERED RIGHTS | | INCORRECT BUILDING EXTENTS | | INCORRECT PHYSICAL ADDRESS | |
| POOR LOCATION | | INCORRECT PROPERTY DESCRIPTION (ERF/UNIT) | | INCORRECT POSTAL ADDRESS | |
| STRUCTURAL DEFECTS | | INCORRECT OWNER NAME | | RATES QUERY (pensioners rebate etc.) | |
| OMITTED PROPERTY | | INCORRECT RATING CATEGORY | | OTHER | |

1.3 APPELLANT INFORMATION:

APPELLANT STATUS (SELECT ONE OF THE FOLLOWING)

| | | | | | | | |
|------------------------|--|----------------------------|--|-------------------------------|--|--|--|
| APPELLANT IS THE OWNER | | APPELLANT IS NOT THE OWNER | | MUNICIPALITY IS THE APPELLANT | | AUTHORISED REPRESENTATIVE OF THE APPELLANT (attach proof of authorisation) | |
|------------------------|--|----------------------------|--|-------------------------------|--|--|--|

1.3.1 APPELLANT / REPRESENTATIVE CONTACT DETAILS:

| | | | | | | | |
|------------------------------------|--|---------------------------------|--|------|--|--|--|
| NAME OF APPELLANT / REPRESENTATIVE | | | | | | | |
| IDENTITY NUMBER | | COMPANY OR C.C REGISTRATION NO. | | | | | |
| POSTAL ADDRESS | | | | | | | |
| | | | | CODE | | | |
| TELEPHONE HOME | | TELEPHONE WORK | | | | | |
| CELLPHONE | | FAX | | | | | |
| EMAIL ADDRESS | | | | | | | |

SECTION 2

2.1 APPEAL DETAILS:

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

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

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| | | | | | | |
|----------------------------------|-----|--|----|--|---|--|
| ANNEXURE PROVIDED: (mark with X) | YES | | NO | | NO OF PAGES PROVIDED AS ANNEXURE: (mark 0 (zero) if none) | |
|----------------------------------|-----|--|----|--|---|--|

SECTION 3

3.1 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 AND 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 APPEAL BOARD.

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

| | | | | | | |
|------|------|--|-------|-----------|-----|--|
| DATE | YEAR | | MONTH | | DAY | |
| NAME | | | | SIGNATURE | | |

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

Erf / Unit No..... Suburb/Scheme Name.....

Form C: Agricultural Holdings and Farms

SECTION 4 – PROPERTY DETAILS

| | | | | | | | | | | | | | | | |
|--|------------------|--|----|--|--------------------------|---|---|---|--------------|---|------|---|----------------|--------|---|
| PHYSICAL ADDRESS: | | | | | | | | | | | CODE | | | | |
| EXTENT OF PROPERTY: | | | | | | | | | | | | | | | |
| MUNICIPAL ACCOUNT NO.: | | | | | | | | | | | | | | | |
| NAME OF BOND HOLDER: | | | | | | | | | | | | | | | |
| REGISTERED AMOUNT OF BOND: | | | | | | | | | | | | | | | |
| FULL DETAILS OF ALL SERVITUDES, ROAD PROCALAMTIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (if applicable): | SERVITUDE NO. | | | | | | | | AFECCED AREA | | | | m ² | | |
| | IN FAVOUR OF | | | | | | | | | | | | | | |
| | FOR WHAT PURPOSE | | | | | | | | | | | | | | |
| WAS COMPENSATION PAID: | YES | | NO | | DATE OF PAYMENT (IF YES) | Y | Y | Y | Y | M | M | D | D | AMOUNT | R |

SECTION 5 - DESCRIPTION OF BUILDINGS

5.1 – MAIN DWELLING ON FARM HOLDING (INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

| | | | | | | | |
|-----------------|--|-------------------------|--|-----------------------|----------------|------------------|--|
| NO. OF BEDROOMS | | LOUNGE | | KITCHEN | | NO. OF BATHROOMS | |
| DINING ROOM | | LOUNGE WITH DINING ROOM | | STUDY | | PLAYROOM | |
| TELEVISION ROOM | | LAUNDRY | | SEPARATE TOILET | | | |
| OTHER | | | | SIZE OF MAIN DWELLING | m ² | | |

5.2 – OTHER BUILDINGS – ATTACH AS ANNEXURE A

| BUILDING NO. | DESCRIPTION | SIZE m ² | CONDITION | IS THE BUILDING FUNCTIONAL |
|--------------|-------------|---------------------|-----------|----------------------------|
|--------------|-------------|---------------------|-----------|----------------------------|

5.3 – IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL?

(e.g. Business, mining, eco-tourism, trading in or hunting game – mark with X)

| | | | |
|-----|--|----|--|
| YES | | NO | |
|-----|--|----|--|

IF YES, DESCRIBE THE USE(S) (if necessary, provide Annexure B):

5.4 – LAND USE ANALYSIS

| | |
|------------------------------|--|
| NON AGRICULTURAL (refer 3.3) | |
| GRAZING | |
| UNDER IRRIGATION | |
| DRY LAND | |
| PERMANENT CROPS | |
| OTHER | |
| OTHER | |
| OTHER | |
| OTHER | |

| | | | | | | |
|-------------------------------------|------|--|---------|--|------|--|
| CONDITION OF FENCES: | GOOD | | AVERAGE | | POOR | |
| AREA GAME FENCED | ha | | | | | |
| NO. OF BOREHOLES | | | | | | |
| OUTPUT LITRES/HOUR | | | | | | |
| DAMS | | | | | | |
| CAPACITY | | | | | | |
| IS THE PROPERTY EXPOSED TO A RIVER? | YES | | NO | | | |

5.5 – OTHER

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM? (mark with X)

| | | | |
|-----|--|----|--|
| YES | | NO | |
|-----|--|----|--|

IF YES:

| | | | | | | | | | | |
|---------------|---|---|---|---|---|---|---|---|-------------|--|
| DATE OF CLAIM | Y | Y | Y | Y | M | M | D | D | GAZETTE NO. | |
|---------------|---|---|---|---|---|---|---|---|-------------|--|

DO YOU HAVE ANY WATER RIGHTS? (mark with X) IF YES, PROVIDE DETAILS:

| | | | |
|-----|--|----|--|
| YES | | NO | |
|-----|--|----|--|

HAVE YOU APPLIED FOR A REZONING OR CONSENT USE (e.g. as guest houses, business etc.)? (mark with X) IF YES, PROVIDE DETAILS:

| | | | |
|-----|--|----|--|
| YES | | NO | |
|-----|--|----|--|

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED? (mark with X) IF YES, PROVIDE NEW FARM DESCRIPTION:

| | | | |
|-----|--|----|--|
| YES | | NO | |
|-----|--|----|--|

HAS A TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED? (mark with X) IF YES, PROVIDE FULL DETAILS:

| | | | |
|-----|--|----|--|
| YES | | NO | |
|-----|--|----|--|

TENANT AND RENT INFORMATION – ANNEXURE C

| NAME OF TENANT | SIZE | RENTAL (EXCL VAT) | ESCALATION | OTHER CONTRIBUTIONS | TERM OF LEASE | START DATE | USE |
|----------------|------|-------------------|------------|---------------------|---------------|------------|-----|
|----------------|------|-------------------|------------|---------------------|---------------|------------|-----|

SECTION 7 – MARKET INFORMATION

| | | | |
|--|---------|----------------|---|
| IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE | R | OFFER RECEIVED | R |
| IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE | R | OFFER RECEIVED | R |
| NAME OF AGENT | TEL NO. | | |

SALE TRANSACTIONS USED BY THE APPELLANT IN DETERMINING THE MARKET VALUE OF THE PROPERTY APPEALED TO (IF INSUFFICIENT SPACE, PROVIDE ANNEXURE D):

| HOLDING / PORTION / FARM NO. | AGRICULTURAL / HOLDING FARM | DATE OF SALE | SELLING PRICE |
|------------------------------|-----------------------------|--------------|---------------|
| | | | |
| | | | |
| | | | |
| | | | |

Erf / Unit No..... Suburb/Scheme Name.....