



BELA BELA MUNICIPALITY

### FORM C: AGRICULTURAL HOLDINGS OR FARMS APPEAL FORM

ACCOUNT NUMBER	PIN	OBJECTION NUMBER	APPEAL NUMBER
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THE CHAIRPERSON : VALUATION APPEAL BOARD  
BELA BELA MUNICIPALITY

LODGING 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 2012 TO 30 JUNE 2016

Notes for Completing this Form:

1. Complete a separate form for each property where appeal is being lodged.
2. In the case of Sectional Titles, a form must be completed for each section appealed to.
3. A copy of the objection outcome letter must be attached to the appeal application form.
4. Delete whichever is not applicable.
5. All sections shaded in grey are mandatory, and must be completed to be a valid appeal form.

### SECTION 1: APPELLANT INFORMATION

#### 1.0 DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE APPEAL IS MADE

ERF NUMBER/ SECTION NUMBER	PORTION	TOWNSHIP NAME/SCHEME NAME	TOWNSHIP EXT / SCHEME NO
ERF EXTENT/ UNIT SIZE	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	
M <sup>2</sup>			

#### 1.1 APPELLANT DETAILS (Please mark the appropriate box with a X)

OWNER	REPRESENTATIVE OR AGENT	MUNICIPALITY	OTHER
NAME OF APPELLANT			
IDENTITY NO.	COMPANY OR CC REGISTRATION NO		
POSTAL ADDRESS OF OBJECTOR			CODE
TELEPHONE NO	HOME	WORK	
	CELL	FAX	
E-MAIL ADDRESS (if available)			
STATUS OF APPELLANT e.g. Tenant, Pending Purchaser, Municipality, Representative			

If a representative is appointed, then proof of such authorization from the Owner must be attached.

### SECTION 2: APPEAL DETAILS

At least one of the following must be completed to be a valid appeal. In the case of Market Value appeals, the objector **MUST** provide the requested change.

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

### SECTION 3: 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.

Date

Name (Print)

Signature



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### SECTION 4: PROPERTY DETAILS

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND

(If applicable)

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

SERVITUDE NO	AFFECTED AREA	M <sup>2</sup>
IN FAVOUR OF		
FOR WHAT PURPOSE		

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

### SECTION 5: DESCRIPTION OF PROPERTY

(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

#### 5.1 DESCRIPTION OF MAIN DWELLING ON FARM/HOLDING

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 <sup>2</sup> )			

#### 5.2 OTHER BUILDINGS – ATTACH AS ANNEXURE A IN SPACE IS UNSUFFICIENT

BUILDING NO.	DESCRIPTION	SIZE M2	CONDITION	IS THE BUILDING FUNCTIONAL

#### 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 ANNEXURE B

#### 5.4 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
TOTAL		ha

CONDITION OF FENCES		
GOOD	AVERAGE	POOR
AREA GAME FENCED		
	Ha	

NUMBER OF BOREHOLES	
OUTPUT LITRES/HOUR	
DAMS	
CAPACITY	

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:- FULL DETAILS \_\_\_\_\_

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

### TENANT AND RENT INFORMATION – ANNEXURE C IF SPACE INSUFFICIENT

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

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

## SECTION 6: 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 THE LAST 3 YEARS

WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R

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

**NB – For Market Value Appeals, at least one Comparable Sale must be provided as EVIDENCE**

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

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**SECTION 7: DECISION OF THE VALUATION APPEAL BOARD (FOR OFFICIAL USE ONLY)**

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

**REASONS OF THE VALUATION APPEAL BOARD**

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NAME OF THE CHAIRPERSON OF THE VALUATION APPEAL BOARD	
SIGNATURE AND DATE	

**SECTION 8: NOTIFICATION OF OUTCOME (FOR OFFICIAL USE ONLY)**

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
APPELLANT NOTIFIED		
OWNER NOTIFIED		