



APPEAL NO: _____

The Chairperson: VALUATION APPEAL BOARD
Kwa Sani 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

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

HOLDING/PORTION NO: _____ AGRICULTURAL HOLDING/FARM: _____

FARM NO: _____ REG DIV: _____

SECTION 1: APPELLANT INFORMATION

1.1 APPELLANT IS THE OWNER

Registered Owner of Property: _____

Identity No: _____ Company/C.C. Registration No: _____

Physical Address of Owner: _____ Code: _____

Postal Address of Owner: _____ Code: _____

Telephone No: Home () _____ Work: () _____

Cellular No: _____ Fax No: () _____

E-mail Address: _____

1.2 APPELLANT IS NOT THE OWNER OR MUNICIPALITY IS THE APPELLANT

Name of Appellant: _____

Identity No: _____ Company/C.C. Registration No: _____

Physical Address of Appellant: _____ Code: _____

Postal Address of Appellant: _____ Code: _____

Telephone No: Home () _____ Work: () _____

Cellular No: _____ Fax No: () _____

E-mail Address: _____

Status of Appellant (e.g. Tenant, Pending Purchaser, Municipality, etc.)

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1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT

Name of Representative:	_____		
Postal Address:	_____	Code:	_____
Telephone No:	Home () _____	Work: () _____	
Cellular No:	_____	Fax No: () _____	
E-mail Address:	_____		

*** If a Representative is appointed, proof of authorisation must be attached**

SECTION 2: PROPERTY DETAILS (For Sectional Titles see Section 4)

Physical Address:	_____	Code:	_____
Extent of Property:	_____ m ²		
Municipal Account No:	_____ (if available)		
Cellular No:	_____	Fax No: () _____	
E-mail Address:	_____		
Name of Bond Holder:	_____ (if applicable)		
Registered amount of Bond:	_____ (if applicable)		
Provide Full Details of All Servitudes, Road Proclamations or Other Endorsements	_____ _____		
Servitude No:	_____	Affected Area:	_____ m ²
In Favour of:	_____		
For what Purpose:	_____		
Was Compensation Paid?	<input type="radio"/> Yes	<input type="radio"/> No	
(If Yes) Date of Payment:	_____	Amount:	R_____

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SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING *(For Sectional Titles see Section 4)*

Indicate Quantity and Complete Description of "Other" if applicable

3.1 MAIN DWELLING ON FARM/HOLDING:

Bedrooms _____	Bathrooms _____	Kitchen _____	Lounge _____
Dinning Room _____	Lounge with Dinning Room _____	Study _____	Playroom _____
Television Room _____	Laundry _____	Separate Toilet _____	
Other _____	_____		
Other _____	_____	Size of Main Dwelling: _____ m ²	

3.2 OTHER BUILDINGS: (Attach Annexure)

- Building No.
- Description
- Size m²
- Condition
- Is Building Functional

3.3 Is Any Portion of the Property Used for Any Other Purpose Other than Agricultural? Yes No

If Yes – Describe Use/s:

If necessary provide Annexure B

3.4 LAND USE ANALYSIS:

Non Agricultural (Refer to 3.3): _____ ha	<u>Condition of Fences:</u>
Grazing: _____ ha	<input type="radio"/> Good <input type="radio"/> Average <input type="radio"/> Poor
Under Irrigation: _____ ha	Area Game-Fenced: _____ ha
Dry Land: _____ ha	_____ ha
Permanent Crops: _____ ha	No of Boreholes: _____
Other: _____ ha	Output ℓ /hour: _____ ℓ
Other: _____ ha	No of Dams: _____
Other: _____ ha	Dam/s Capacity: _____
Other: _____ ha	
TOTAL _____ ha	Is Property Exposed to a River? <input type="radio"/> Yes <input type="radio"/> No

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3.5 LAND USE ANALYSIS:

Is your Property affected by a Land Claim? Yes No

If Yes: - Date of Claim: _____ Gazette No. _____

Do you have Water Rights? Yes No

If Yes: Details - _____

Have you applied for a Rezoning or Consent Use? Yes No

(e.g. Guest House, Business) If Yes: Details - _____

Has your Agricultural Holding been Excised? Yes No

If Yes: New Farm Description - _____

Has the Township been Applied for or Proclaimed? Yes No

If Yes: Full Details - _____

Tenant and Rent Information – ANNEXURE C:

- Name of Tenant
- Size
- Rental (excl. VAT)
- Escalation of Rental
- Other Contributions
- Term of Lease
- Start Date

SECTION 4: MARKET INFORMATION

If your Property is currently on the market, what is the Asking Price? R_____	If your property has been on the market in the last 3 years, what was the Asking Price? R_____
Offers Received: R_____	Offers Received: R_____
Name of Agent: _____	Tel: _____

Sale Transactions (of Other Property in the vicinity) used by the Appellant in determining the Market Value of Property Objected to:

HOLDING NO:	AGRICULTURAL HOLDING/FARM:	DATE OF SALE:	SELLING PRICE:
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

AGRICULTURAL HOLDINGS AND FARMS

OFFICIAL USE

SECTION 8: DECISION OF THE VALUATION APPEAL BOARD

Description of Property:	_____
Category:	_____
Physical Address:	_____
Extent:	_____
Market Value:	_____
Name of Owner:	_____

Reasons of the Chairperson of the Valuation Appeal Board:

_____	_____	____	/	____	/	____
Name of Chairperson of Valuation Appeal Board	Signature	YYYY		MM		DD

SECTION 8: DECISION OF THE VALUATION APPEAL BOARD

	SIGNATURE	DATE
Valuation Roll Adjusted	_____	_____
Appellant Notified	_____	_____
Owner Notified	_____	_____
Section 52(1)(a) <i>Where applicable</i>	_____	_____