



City of uMHLATHUZE

FORM C (R): VALUATION REVIEW AGRICULTURAL HOLDINGS / FARMS

Account No	
------------	--

Review No	
-----------	--

TO: THE MUNICIPAL MANAGER

uMHLATHUZE MUNICIPALITY

FROM: THE OWNER - LODGING OF A "REVIEW" IN TERMS OF SECTION 78 (5) OF THE MUNICIPAL PROPERTY RATES ACT

PERTAINING TO ANY MATTER REFLECTED IN THE SUPPLEMENTARY VALUATION. NOTICE OF SUPPLEMENTARY VALUATION DATED

...../..... / 20.....

Notes for completing this form:

1. Complete a separate form for each property review.
2. In the case of Sectional Title, a form must be completed for each section under review.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory, and must be completed to be a valid review form.

SECTION 1 : PROPERTY INFORMATION

1.0 DESCRIPTION OF THE PROPERTY IN RESPECT OF WHICH THE REVIEW IS MADE

ERF NUMBER / SECTION NUMBER	PORTION	TOWNSHIP - FARM NAME/SCHEME NAME	TOWNSHIP EXT/ SCHEME NO
ERF EXTENT / UNIT SIZE (m²)	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	

1.1 OWNER DETAILS

NAME OF OWNER			
IDENTITY NO.		COMPANY OR CC REGISTRATION NO	
POSTAL ADDRESS		CODE	
TELEPHONE NO	HOME		WORK
	CELL		FAX
EMAIL ADDRESS (if available)			

SECTION 2 : REVIEW DETAILS

At least one of the following must be completed to be considered.

REVIEW DETAILS	PARTICULARS AS REFLECTED IN THE SUPPLEMENTARY VALUATION	CHANGES REQUESTED
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO. /FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

SECTION 3 : DECLARATION

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

(Date)

(Name Print)

(Signature)

SECTION 4 : PROPERTY LIMITATIONS AND CONDITIONS

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

SECTION 5 : DESCRIPTION OF PROPERTY AND BUILDINGS**5.1 SIZE OF DWELLINGS**

MAIN DWELLING	M ²	GRANNY FLAT	M ²
GARAGE	M ²	SERVANTS QUARTERS	M ²
CARPORT	M ²	OTHER	M ²
TOTAL BUILDING SIZE			M2

5.2 OTHER BUILDINGS – ATTACHED 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 AGRICULTURE?

(E.G. Business, mining, eco-tourism, trading in or hunting game)

TICK	
YES	NO

IF YES – DESCRIBE

5.4 LAND USE ANALYSIS

IF NECESSARY PROVIDE DETAILS IN ANNEXURE B

NON AGRICULTURAL (REFER TO 5.3)	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	

5.5 OTHER

IF YES:-	DATE OF CLAIM			
	GAZETTE NO.			
DO YOU HAVE WATER RIGHTS?	YES		NO	

IF YES:- PROVIDE DETAILS _____

HAVE YOU APPLIED FOR REZONING OR CONSENT USE? CONSENT USE e.g. guest houses, business etc.	YES		NO	
--------------------------------------------------------------------------------------------	-----	--	----	--

IF YES:- PROVIDE DETAILS _____

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED?	YES		NO	
-------------------------------------------------------	-----	--	----	--

IF YES:- PROVIDE DETAILS _____

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?	YES		NO	
--------------------------------------------------	-----	--	----	--

IF YES:- NEW FARM
DESCRIPTION _____

5.6 TENANT AND RENT INFORMATION – ANNEXURE C

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

5.7 GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)

GOOD		AVERAGE		POOR	
------	--	---------	--	------	--

ADDITIONAL INFORMATION CAN BE PROVIDED IN SUPPORT OF THIS REVIEW BY ANNEXURES.

SECTION 6 : SECTIONAL TITLE UNITS

NAME OF MANAGING AGENT		TEL NO.	
------------------------	--	---------	--

SIZE OF SECTION (For Market Value review, this section must be completed)

MAIN DWELLING		M ²	GRANNY FLAT		M ²
GARAGE		M ²	STORAGE		M ²
CARPORT		M ²	OTHER		M ²
TOTAL SECTION EXTENT					M ²

COMMON PROPERTY CONSISTS OF:
AREAS :

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE

GARAGE		M ²
CARPORT		M ²
OPEN PARKING		M ²
STORE ROOM		M ²
GARDEN		M ²
OTHER		M ²

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS REVIEW

SECTION 7 : MARKET INFORMATION

7.1 IF YOUR PROPERTY IS CURRENTLY ON THE MARKET:

7.2 IF YOUR PROPERTY HAS BEEN ON THE MARKET FOR 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 TRANSACTION (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OWNER IN DETERMINING THE MARKET VALUE OF PROPERTY UNDER REVIEW. NB – For Market Value Reviews, at least one Comparable Sale must be provided as EVIDENCE

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