



City of uMHLATHUZE

FORM A: RESIDENTIAL (FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

APPEAL NO:

The Chairperson: Valuation Appeal Board

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 2007 TO 30 JUNE 2012

ERF / UNIT NO:

SUBURB NAME:

SECTION 1: APPELLANT INFORMATION

1.1 APPELLANT IS THE OWNER

REGISTERED OWNER OF PROPERTY:

ID NO:

COMPANY / CC REG. NO:

PHYSICAL ADDRESS OF OWNER:

CODE:

POSTAL ADDRESS OF OWNER:

CODE:

TEL. NO:

| | | |
|-----|-----|--------|
| (H) | (W) | (Cell) |
|-----|-----|--------|

FAX NO:

E-mail:

1.2 APPELLANT IS NOT THE OWNER OR MUNICIPALITY IS THE APPELLANT

NAME OF APPELLANT:

ID NO:

COMPANY / CC REG. NO:

POSTAL ADDRESS OF APPELLANT:

CODE:

TEL. NO:

| | | |
|-----|-----|--------|
| (H) | (W) | (Cell) |
|-----|-----|--------|

FAX NO:

E-mail:

STATUS OF APPELLANT (e.g. Tenant, Pending Purchaser, Municipality, etc.):

1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT

NAME OF REPRESENTATIVE:

POSTAL ADDRESS:

CODE:

TEL. NO:

| | | |
|-----|-----|--------|
| (H) | (W) | (Cell) |
|-----|-----|--------|

FAX NO:

E-mail:

*

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

Complete: Erf/Unit No Area/Scheme Name

SECTION 2: PROPERTY DETAILS

PHYSICAL ADDRESS:

CODE:

EXTENT OF PROPERTY:

 M²

MUNICIPAL ACCOUNT NO:

(If available)

| NAME OF BONDHOLDER | REGISTERED AMOUNT OF BOND |
|--------------------|---------------------------|
| | |

(If applicable)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable)

SERVITUDE NO:

AFFECTED AREA:

 M²

IN FAVOUR OF:

FOR WHAT PURPOSE:

| | | |
|-----------------------------------|-----|----|
| WAS COMPENSATION PAID IF YES:- | YES | NO |
|-----------------------------------|-----|----|

| | | | | |
|------------------|--|---------|---|--|
| DATE OF PAYMENT: | | AMOUNT: | R | |
|------------------|--|---------|---|--|

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (INDICATE NUMBER OR STATE YES / NO IN APPROPRIATE BOX)

MAIN DWELLING

| | | | | | | | |
|------------------|--|--------------------------|--|------------------|--|-----------|--|
| NO OF BEDROOMS: | | NO. OF BATHROOMS: | | KITCHEN: | | LOUNGE | |
| DINING ROOM: | | LOUNGE WITH DINING ROOM: | | STUDY: | | PLAYROOM: | |
| TELEVISION ROOM: | | LAUNDRY: | | SEPARATE TOILET: | | | |
| OTHER: | | | | OTHER: | | | |
| OTHER: | | | | OTHER: | | | |

OUTBUILDINGS

| | |
|----------------------|--|
| NO. OF GARAGES: | |
| GRANNY FLAT / ROOMS: | |
| OTHER: | |

| | |
|--------------------------|----------------|
| SIZE OF MAIN DWELLING: | M ² |
| SIZE OF OUTBUILDING: | M ² |
| SIZE OF OTHER BUILDINGS: | M ² |
| TOTAL BUILDING SIZE: | M ² |

OTHER BUILDINGS (ATTACH ANNEXURE)

| | | | | | | | |
|--------|----------------|--|---------------|--|------|---------|------|
| OTHER: | SWIMMING POOL: | | TENNIS COURT: | | GOOD | AVERAGE | POOR |
| | BORE HOLE: | | GARDEN: | | | | |
| | OTHER: | | OTHER: | | | | |

| | | | | | |
|----------|--------|-------|------|--------|--------|
| FENCING: | | FRONT | BACK | SIDE 1 | SIDE 2 |
| | TYPE | | | | |
| | HEIGHT | | | | |

DRIVE WAY: (e.g. bricks, pavers)

| | | | |
|--|---|-----|----|
| | IS YOUR PROPERTY SITUATED IN A BOOMED AREA / SECURITY | YES | NO |
| | | | |

OTHER FEATURES:

GENERAL CONDITION OF PROPERTY:

| | | | | | |
|-------|--|----------|--|-------|--|
| GOOD: | | AVERAGE: | | POOR: | |
|-------|--|----------|--|-------|--|

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO: NAME OF SCHEME: FLAT NO / DOOR NO. UNIT SIZE M²

NAME OF MANAGING AGENT: TEL. NO.
 INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

| | | | | | | | |
|-----------------|--|-------------------------|--|-----------------|--|----------|--|
| NO. OF BEDROOMS | | NO. OF BATHROOMS | | KITCHEN | | LOUNGE | |
| DINING ROOM | | LOUNGE WITH DINING ROOM | | STUDY | | PLAYROOM | |
| TELEVISION ROOM | | LAUNDRY | | SEPARATE TOILET | | | |
| OTHER | | | | OTHER | | | |
| OTHER | | | | OTHER | | | |

MONTHLY LEVY R

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:

| | |
|---------------|--|
| SWIMMING POOL | |
| TENNIS COURT | |
| OTHER | |
| OTHER | |
| OTHER | |

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

SECTION 5: 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

OFFER RECEIVED R

OFFER RECEIVED R

NAME OF AGENT: TEL. NO:

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO

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

SECTION 6: APPEAL DETAILS

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

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

REASONS FOR APPEAL:

.....

.....

.....

.....

.....

.....

.....

SECTION 7: 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 SO 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:

SIGNATURE:

OFFICIAL USE

SECTION 8: DECISION OF THE VALUATION APPEAL BOARD

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

REASONS OF THE VALUATION APPEAL BOARD

.....

.....

.....

.....

.....

.....

.....

| | | | | | |
|--|--|-------------|-------------|--------------|------------|
| NAME OF CHAIRPERSON OF THE VALUATION APPEAL BOARD | | DATE | <u>YEAR</u> | <u>MONTH</u> | <u>DAY</u> |
| SIGNATURE | | | | | |

SECTION 9: NOTIFICATION OF OUTCOME

| | SIGNATURE | DATE |
|-------------------------|------------------|-------------|
| VALUATION ROLL ADJUSTED | | |
| APPELLANT NOTIFIED | | |
| OWNER NOTIFIED | | |

(491282/rvdw)