



## City of uMHLATHUZE

**FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)**

APPEAL NO:

The Chairperson: Valuation Appeal Board

**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 2008 TO 30 JUNE 2008**

ERF/PORION/UNIT  
NO:

SUBURB/SCHEME/FACTORYNAME:

### 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**

**SECTION 2: PROPERTY DETAILS**

PHYSICAL ADDRESS:

CODE:

EXTENT OF PROPERTY:

 M<sup>2</sup>

MUNICIPAL ACCOUNT NO:

*(If available)*

NAME OF BONDHOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/>

*(If applicable)*

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD 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 IF YES:-	YES	NO
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DATE OF PAYMENT:		AMOUNT:	R	
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**SECTION 3: DESCRIPTION OF BUILDINGS (INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)**

**3.1 TENANT AND RENT INFORMATION - ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE

**3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY ETC. - ANNEXURE B**

**3.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR - ANNEXURE C**

**3.4 BUILDING SIZES - ANNEXURE D**

BUILDING NO	SIZE M <sup>2</sup>	DESCRIPTION e.g. used as a shop, office, etc.	CONDITION

**3.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO ITS HIGHEST AND BEST USE, INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT**

	M <sup>2</sup>
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OTHER FEATURES OF BUILDINGS (PROVIDE ANNEXURE E, IF NECESSARY:

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**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO:		NAME OF SCHEME:		FLAT NO / DOOR NO.		UNIT SIZE	M <sup>2</sup>
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NAME OF MANAGING AGENT:		TEL. NO.	
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SHOPS		M <sup>2</sup>	OTHER		M <sup>2</sup>
OFFICES		M <sup>2</sup>	OTHER		M <sup>2</sup>
FACTORIES ROOM		M <sup>2</sup>	OTHER		M <sup>2</sup>

**TENANT AND RENT INFORMATION - ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXCL. VAT)	ESCALATION	OTHER CONTRIBUTION	TERM OF LEASE	START DATE

MONTHLY LEVY

**DETAILS OF EXCLUSIVE USE AREAS**

**COMMON PROPERTY CONSISTS OF:**

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

GARAGE	M <sup>2</sup>
CARPORT	M <sup>2</sup>
OPEN PARKING	M <sup>2</sup>
STORE ROOM	M <sup>2</sup>
GARDEN	M <sup>2</sup>
OTHER	M <sup>2</sup>

**SECTION 5: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET, WHAT IS THE ASKING PRICE?

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE?

OFFER RECEIVED

OFFER RECEIVED

NAME OF AGENT:

TEL. NO:

SALES TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE F)

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

**SECTION 6: APPEAL DETAILS**

	<b>PARTICULARS AS REFLECTED IN THE VALUATION ROLL</b>	<b>CHANGES REQUESTED BY OBJECTOR</b>
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 (ANNEXURE G CAN BE PROVIDED)***

**REASONS FOR APPEAL:**

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**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**

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

**REASONS OF THE VALUATION APPEAL BOARD**

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

**SECTION 9: NOTIFICATION OF OUTCOME**

	<b>SIGNATURE</b>	<b>DATE</b>
VALUATION ROLL ADJUSTED		
APPELLANT NOTIFIED		
OWNER NOTIFIED		

(491723/rvdw)