

MSUKALIGWA MUNICIPALITY

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

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO.		NAME OF SCHEME		FLAT NO./ DOOR NO.		UNIT SIZE		m ²
NAME OF MANAGING AGENT								
				TEL. NO.				

NO OF BEDROOMS	NO OF BATHROOMS	KITCHEN	LOUNGE
DINING ROOM	LOUNGE WITH	STUDY	PLAYROOM
TELEVISION ROOM	DINING ROOM	SEP TOILET	
OTHER	LAUNDRY	OTHER	
OTHER		OTHER	

MONTHLY LEVY R

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS

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	

OFFER RECEIVED

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

R	
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OFFER RECEIVED

R	
---	--

NAME OF AGENT:

TEL. NO.

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

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

SECTION 6: APPEAL DETAILS

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

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

COMPLETE: ERF/UNIT NO.

AREA/SCHEME NAME:

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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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.

YEAR	MONTH	DAY

DATE

SIGNATURE

OFFICIAL USE

SECTION 8: DECISION OF THE VALUATION APPEAL BOARD

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

NAME OF THE CHAIRPERSON OF THE VALUATION APPEAL BOARD

SIGNATURE

DATE

YEAR	MONTH	DAY

SECTION 9: NOTIFICATION OF OUTCOME

VALUATION ROLL ADJUSTED

APPELLANT NOTIFIED

OWNER NOTIFIED

SIGNATURE	DATE

COMPLETE: ERF/UNIT NO.

AREA/SCHEME NAME:

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OBJECTION NO.

THE MUNICIPAL MANAGER
MSUKALIGWA MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY
VALUATION ROLL *FOR THE PERIOD 1 JULY..... TO 30 JUNE

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/PORTION/UNIT
NO.

SUBURB/
FARM/SCHEME

REG. DIV

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

IDENTITY NUMBER

COMPANY OR C.C REGISTRATION NO.

PHYSICAL ADDRESS OF
OWNER

CODE

POSTAL ADDRESS OF
OWNER

CODE

TELEPHONE NO.:

HOME:

()

WORK:

()

CELL:

FAX NO.

()

E-MAIL ADDRESS:

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR

IDENTITY NO

COMPANY OR C.C. REGISTRATION NO.:

POSTAL ADDRESS OF
OBJECTOR

CODE

TELEPHONE NO:

HOME:

()

WORK:

()

CELL:

FAX NO.

()

E-MAIL ADDRESS

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

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE:

POSTAL ADDRESS:

CODE

TELEPHONE NO:

HOME

()

WORK:

()

CELL:

FAX NO:

()

E-MAIL ADDRESS

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

Complete: Erf/Unit No.....

Area/Scheme Name.....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS (IF AVAILABLE)		CODE	
EXTENT OF PROPERTY		m ²	
MUNICIPAL ACCOUNT NO.		(If available)	
NAME OF BOND HOLDER	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	m ²
IN FAVOUR OF			
FOR WHAT PURPOSE			
WAS COMPENSATION PAID	YES	NO	
IF YES:-	DATE OF PAYMENT	AMOUNT	R

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4)

3.1 MAIN DWELLING

(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	SEP. TOILET	
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 AS 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 OR SECURITY

YES	NO

OTHER FEATURES:

GENERAL CONDITION OF PROPERTY:

GOOD	AVERAGE	POOR	
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COMPLETE: ERF/UNIT NO..... AREA/SCHEME NAME:

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

IS THE PROPERTY EXPOSED TO A RIVER

YES	NO	
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Complete: Portion/Holding No. Farm/Holding

PLEASE COMPLETE THE BOTTOM OF EACH PAGE