

UMSOBOMVU MUNICIPALITY

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

Appeal No.

Date: _____

The Chairperson: Valuation Appeal Board
Umsobomvu Municipality
Private Bag X6
COLESBERG
9795

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 FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013

Description of property in respect of which the appeal is made
(Complete a separate form for each entry appealed to)

ERF / Unit No. Suburb / Scheme Name

SECTION 1: OBJECTOR INFORMATION

1.1 Appellant is the Owner

Registered Owner of Property

Identity No. Company or CC Registration No.

Physical Address of Owner Code

Postal Address of Owner Code

Telephone No.: Home () Work ()

Cell Fax ()

E-mail Address

1.2 Appellant is not the Owner or Municipality is the Appellant

Name of Appellant:

Identity No. Company or CC Registration No.

Postal Address of Objector Code

Telephone No.: Home () Work ()

Cell Fax ()

E-mail Address

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

1.3 Authorised Representative of the Appellant

Name of Representative

Postal Address

Code

Telephone No.:

Home

()

Work

()

Cell

Fax

()

E-mail Address

* If a representative is appointed, proof of authorization must be attached

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

Physical Address

Code

Extent of Property

m²

Municipal Account No.

(if available)

Name of Bond Holder

Registered Amount of Bond

(if applicable)

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Provide full details of all servitudes, road proclamations or other endorsements against the property (if applicable)

Servitude No.

Affected Area

m²

In favour or

For what purpose

Was Compensation paid

Yes	No
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If Yes: -

Date of Payment

Amount

R

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4) (INDICATE NUMBER OF 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		Size of main dwelling		m ²
Granny flat / rooms		Size of outbuilding		m ²
Other		Size of other buildings		m ²
Other buildings (Attach annexure)		Total building size		m ²

Others

Swimming pool		Tennis court			
Bore hole		Garden	Good	Average	Poor
Other		Other			

Fencing	Front	Back	Side 1	Side 2
Type				
Height				

Drive way: (e.g. Bricks, pavers)

Tick ✓

	Is your property situated in a boomed area or security	Yes	No

Other features:

General condition of property (Tick ✓)

Good		Average		Poor	
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SECTION 4: SECTIONAL TITLES 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	
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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?	If your property has been on the market in the last 3 years what was the asking price?
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	R	
Offer received	R	
Name of agent:		

	R	
Offer received	R	
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		
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)**

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:

Year	Month	Day

Signature

SECTION 8: DECISION OF MUNICIPAL VALUER

Description of the property / unit no.	
Category	
Physical address / Door no. / Flat no.	
Extent	
Market value	
Name of owner	

Reasons of the Municipal Valuer

Name of Municipal Valuer / Assistant Municipal Valuer
Delete whichever is not applicable

Signature:

Date:

Year	Month	Day

SECTION 9: NOTIFICATION OF OUTCOME

	Signature	Date
Valuation Roll adjusted		
Objector notified		
Owner notified		
Section 52(1)(a) where applicable		