

**THE CHAIRPERSON: VALUATION APPEAL BOARD  
MANGAUNG LOCAL MUNICIPALITY**

**LODGING OF AN APPEAL AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE 11 TH SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2022 TO 30 JUNE 2026**

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE APPEAL IS MADE:  
(Complete a separate form for each entry objected to)

Erf / Unit No  Suburb / Scheme Name

**SECTION 1: APPELLANT INFORMATION**

**1.1 APPELLANT IS THE OWNER**

Registered Owner of Property:

Identity No:  Company or C.C. Registration

Physical Address of Owner  Code

Postal Address of Owner  Code

Telephone No: Home ( )  Work ( )

Cell No:  Fax No: ( )

E-mail Address

**1.2 APPELLANT IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR**

Name of Objector

Identity No:  Company or C.C. Registration

Postal Address of Owner  Code

Telephone No: Home ( )  Work ( )

Cell No:  Fax No: ( )

E-mail Address

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

**1.3 AUTHORIZED REPRESENTATIVE OF THE APPELLANT**

Name of Representative

Postal Address of Owner  Code

Telephone No: Home ( )

Cell No:

E-mail Address

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

Complete: Erf/Unit No ..... Area/Scheme Name .....

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

**SECTION 2: PROPERTY DETAILS**

(FOR SECTIONAL TITLES SEE SECTION 4)

Physical Address of Owner  Code

Extent of Property  m<sup>2</sup>

Municipal Account Number  (If applicable)

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 <sup>2</sup>
In Favour Of			
For What Purpose			

Was Compensation Paid:	Yes	No
If Yes, Date of Payment	<input type="text"/>	

Amount: R

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

(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			

**OUTBUILDINGS**

No of Garage	<input type="text"/>	Size of Dwelling	<input type="text"/> m <sup>2</sup>
Granny Flat/Rooms	<input type="text"/>	Size of Outbuilding	<input type="text"/> m <sup>2</sup>
Other	<input type="text"/>	Size of Other Buildings	<input type="text"/> m <sup>2</sup>
<b>OTHER OUTBUILDINGS (ATTACH ANNEXURE)</b>		Total Building Size	<input type="text"/> m <sup>2</sup>

OTHER	Swimming Pool	<input type="text"/>	Tennis Courts	<input type="text"/>		
	Bore Hole	<input type="text"/>	Garden	<input type="text"/>	Good	Average
	Other	<input type="text"/>	Other	<input type="text"/>	Poor	

FENCING		Front	Back	Side 1	Side 2
	Type	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Height	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

DRIVE WAY (e.g. Bricks, Pavers etc)  (Tick)

	Is your property situated in a boomed or security area	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>

OTHER FEATURES: \_\_\_\_\_

GENERAL CONDITION OF PROPERTY (Tick)

GOOD	<input type="checkbox"/>	AVERAGE	<input type="checkbox"/>	POOR	<input type="checkbox"/>
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Complete: Erf/Unit No ..... Area/Scheme Name .....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

**SECTION 4: SECTIONAL TITLE UNITS:**

Scheme No:  Name of Scheme  Flat No / Door No  Unit Size  m<sup>2</sup>

Name of Managing Agent  Tel No

Indicate Number of State Yes/No in Appropriate Box

No of Bedrooms	<input type="text"/>	No of Bathrooms	<input type="text"/>	Kitchen	<input type="text"/>	Lounge	<input type="text"/>
Dining Room	<input type="text"/>	Lounge with Dining Room	<input type="text"/>	Study	<input type="text"/>	Playroom	<input type="text"/>
Television Room	<input type="text"/>	Laundry	<input type="text"/>	Separate Toilet	<input type="text"/>		<input type="text"/>
Other	<input type="text"/>		<input type="text"/>	Other	<input type="text"/>		<input type="text"/>
Other	<input type="text"/>		<input type="text"/>	Other	<input type="text"/>		<input type="text"/>

Monthly Levy	R <input type="text"/>		Detail of Exclusive use Areas	<input type="text"/>
COMMON PROPERTY CONSISTS OF:			Garage	m <sup>2</sup>
Swimming Pool	<input type="text"/>		Carport	m <sup>2</sup>
Tennis Court	<input type="text"/>		Open Parking	m <sup>2</sup>
Other	<input type="text"/>		Store Room	m <sup>2</sup>
Other	<input type="text"/>		Garden	m <sup>2</sup>
Other	<input type="text"/>		Other	m <sup>2</sup>

**SECTION 5: MARKET INFORMATION:**

If your property is currently on the market what is the asking price?

R

Offer Received:

R

If your property has been on the market in the last 3 years what was the asking price?

R

Offer Received;

Name of Agent:

Tel No:

Sale Transactions or 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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**SECTION 6: APPEALS DETAILS**

	Particulars As Reflected In The Valuation Roll	Changes Requested By Objector
Description of the Property / Unit No	<input type="text"/>	<input type="text"/>
Category	<input type="text"/>	<input type="text"/>
Physical Address / Door No / Flat No	<input type="text"/>	<input type="text"/>
Extent	<input type="text"/>	<input type="text"/>
Market Value	<input type="text"/>	<input type="text"/>
Name of Owner	<input type="text"/>	<input type="text"/>

ADVERSE FEATURES AND / OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE 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 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 OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

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

SIGNED ON THE \_\_\_\_\_ 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**

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Name of Municipal Valuer / Assistant Municipal Valuer\* : \_\_\_\_\_ Date: \_\_\_\_\_  
*\*Delete whichever is not Applicable*

SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

**SECTION 9: NOTIFICATION OF OUTCOME:**

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
APPELLANT NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) (a) / (Where applicable)		

Complete: Erf/Unit No ..... Area/Scheme Name .....  
 PLEASE COMPLETE THE BOTTOM OF EACH PAGE