

APPEAL NO:

**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 / Portion / Unit No Suburb / Farm Scheme Name

SECTION 1: APPELANT INFORMATION

1.1 APPELANT 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 APPELANT 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 APPELANT (e.g. Tenant, Pending Purchaser, Municipality, etc.)

1.3 AUTHORIZED REPRESENTATIVE OF THE APPELANT

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 m²

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 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)
(Information under 3.1 to 3.4 to be supplied by means of Annexure as follows)

3.1 Tenant And Rent Information – Annexure a

NAME OF TENANT	SIZE m ²	RENTAL (Excl VAT)	ESCALATION OF RENT	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 and Expenditure for Previous Financial Year – Annexure C

3.4 Building Size – Annexure D

BUILDING NO	SIZE m ²	DESCRIPTION (e.g. used as a shop, office etc)	CONDITION
-------------	---------------------	---	-----------

3.5 If the property has not been developed to its honest and best use. Indicated the extent of land that is available for further development.

m²

OTHER FEATURES OF BUILDINGS (Provide Annexure E if necessary) :

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 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 ²
Swimming Pool	<input type="text"/>		Carport	m ²
Tennis Court	<input type="text"/>		Open Parking	m ²
Other	<input type="text"/>		Store Room	m ²
Other	<input type="text"/>		Garden	m ²
Other	<input type="text"/>		Other	m ²

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: APPEAL 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:

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		
APPELANT NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) (a) / (Where applicable)		

Complete: Erf/Unit No Area/Scheme Name