



RESIDENTIAL

FORM A

(FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

APPEAL NO: _____

The Chairperson: VALUATION APPEAL BOARD
Kwa Sani 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 VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2012 TO 30 JUNE 2016

(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/C.C. Registration No: _____

Physical Address of Owner: _____ Code: _____

Postal Address of Owner: _____ Code: _____

Telephone No: Home () _____ Work: () _____

Cellular No: _____ Fax No: () _____

E-mail Address: _____

1.2 APPELLANT IS NOT THE OWNER OR MUNICIPALITY IS THE APPELLANT

Name of Appellant: _____

Identity No: _____ Company/C.C. Registration No: _____

Physical Address of Appellant: _____ Code: _____

Postal Address of Appellant: _____ Code: _____

Telephone No: Home () _____ Work: () _____

Cellular No: _____ Fax No: () _____

E-mail Address: _____

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

A P P E A L - R E S I D E N T I A L

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1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT

Name of Representative: _____

Postal Address: _____ Code: _____

Telephone No: Home () _____ Work: () _____

Cellular No: _____ Fax No: () _____

E-mail Address: _____

*** If a Representative is appointed, proof of authorisation 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)

Cellular No: _____ Fax No: () _____

E-mail Address: _____

Name of Bond Holder: _____ (if applicable)

Registered amount of Bond: _____ (if applicable)

Provide Full Details of All Servitudes, Road Proclamations or Other Endorsements _____

Servitude No: _____ Affected Area: _____ m²

In Favour of: _____

For what Purpose: _____

Was Compensation Paid? Yes No

(If Yes) Date of Payment: _____ Amount: R _____

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SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING *(For Sectional Titles see Section 4)*

Indicate Quantity and Complete Description of "Other" if applicable

MAIN DWELLING:

Bedrooms _____	Bathrooms _____	Kitchen _____	Lounge _____
Dinning Room _____	Lounge with Dinning Room _____	Study _____	Playroom _____
Television Room _____	Laundry _____	Separate Toilet _____	
Other _____	Other _____	Other _____	Other _____
Other _____	Other _____	Other _____	Other _____

OUTBUILDINGS:

Garages _____	Size of Main Dwelling _____ m ²
Granny Flat/ Rooms _____	Size of Outbuildings _____ m ²
Other _____	Size of Other Buildings _____ m ²
<i>Describe Other</i>	

OTHER BUILDINGS: (Attach Annexure)

Swimming Pool _____	Tennis Court _____	
Borehole _____	Garden _____	<input type="radio"/> Good <input type="radio"/> Average <input type="radio"/> Poor
Other _____	Other _____	

FENCING:

	FRONT	BACK	SIDE 1	SIDE 2
Type				
Height				

DRIVE WAY:

Yes No

Description: _____
<i>(e.g. Bricks, Pavers, Tar, etc.)</i>

Is your property situated in a Boomed or Gated (Security) area
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Other Features: _____

General Condition of Property: Good Average Poor

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO: _____ NAME OF SCHEME: _____ FLAT NO: / DOOR NO: _____ UNIT SIZE _____ m²

NAME OF MANAGING AGENT: _____ TEL NO: () _____

Indicate Quantity and Complete Description of "Other" if applicable

Bedrooms _____	Bathrooms _____	Kitchen _____	Lounge _____
Dinning Room _____	Lounge with Dinning Room _____	Study _____	Playroom _____
Television Room _____	Laundry _____	Separate Toilet _____	
Other _____		Other _____	
Other _____		Other _____	

Monthly Levy: R _____

DETAILS OF EXCLUSIVE USE AREAS:

COMMON PROPERTY CONSISTS OF:

Swimming Pool _____
Tennis Court _____
Other _____
Other _____
Other _____
<i>Describe Other</i>

Garage _____	m ²
Carpport _____	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 _____ Offers Received: R _____ Name of Agent: _____	If your property has been on the market in the last 3 years, what was the Asking Price? R _____ Offers Received: R _____
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Sale Transactions (of Other Property in the vicinity) used by the Appelant in determining the Market Value of Propert Objected to:

ERF/UNIT NO:	SUBURB / SCHEME NAME:	DATE OF SALE:	SELLING PRICE:
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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OFFICIAL USE

SECTION 8: DECISION OF THE VALUATION APPEAL BOARD

Description of Property/Unit No.:	_____
Category:	_____
Physical Address/Door No./Flat No.:	_____
Extent:	_____
Market Value:	_____
Name of Owner:	_____

Reasons of the Chairperson of the Valuation Appeal Board:

_____	_____	_____ / _____ / _____
Name of Chairperson of Valuation Appeal Board	Signature	YYYY MM DD

SECTION 8: DECISION OF THE VALUATION APPEAL BOARD

	SIGNATURE	DATE
Valuation Roll Adjusted	_____	_____
Appellant Notified	_____	_____
Owner Notified	_____	_____
Section 52(1)(a) <i>Where applicable</i>	_____	_____

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