

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

THE MUNICIPAL MANAGER
MOGALE CITY LOCAL MUNICIPALITY

Appeal No.

LODGING OF AN APPEAL AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO A SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2018 TO 30 JUNE 2023.

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE (COMPLETE A SEPARATE FORM FOR EACH ENTRY APPEAL TO), DELETE SECTIONS WHICH ARE NOT APPLICABLE.

ERF/UNIT NO

TOWNSHIP / SCHEME
NAME

SECTION 1: APPELLANT 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 THE 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, other					

1.1 AUTHORISED REPRESENTATIVE OF THE APPELLANT

NAME OF REPRESENTATIVE					
IDENTITY NO.			COMPANY OR CC REGISTRATION NO		
POSTAL ADDRESS OF REPRESENTATIVE				CODE	
TELEPHONE NO	HOME		WORK		
	CELL		FAX		

Note – All data fields on the form must be completed in full and omitted data may invalidate your appeal. For fields that do not apply to your circumstance then to reflect as Not Applicable (N/A). The onus is on the appellant to confirm that your appeal has been received by the Municipality within the prescribed appeal period for the validation, and late appeals received after the close of the appeal period, will not be accepted.

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E-MAIL ADDRESS	
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IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED

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

PHYSICAL ADDRESS		CODE	
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EXTENT OF PROPERTY		M ²
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MUNICIPAL ACCOUNT NO		(If available)
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NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	
		(If applicable)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS 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:			AMOUNT	R
DATE OF PAYMENT				

**SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4)
(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)**

MAIN DWELLING

NO.OF BEDROOMS		NO. OF BATHROOMS		KITCHEN		LOUNGE	
DINNING ROOM		LOUNGE WITH DINNING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET			
OTHER				OTHER			
OTHER				OTHER			

OUTBUILDINGS

NO.OF GARAGES	
GRANNY FLAT/ROOMS	
OTHER	

SIZE OF MAIN DWELLING		M ²
SIZE OF OUT BUILDING		M ²
SIZE OF OTHER BUILDINGS		M ²
TOTAL BUILDING SIZE		M ²

OTHER BUILDINGS (ATTACH ANNEXURE)

OTHER	SWIMMING POOL	TENNIS COURT	GOOD	AVERAGE	POOR
	BORE HOLE	GARDEN			

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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 (TICK APPROPRIATE BOX)

GOOD		AVERAGE		POOR	
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SECTION 4: SECTIONAL TITLES UNITS

SCHEME NO		NAME OF SCHEME		FLAT NO/ DOOR NO		UNIT SIZE	M ²
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NAME OF MANAGING AGENT		TEL NO.	
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INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

NO.OF BEDROOMS		NO. OF BATHROOMS		KITCHEN		LOUNGE	
DINNING ROOM		LOUNGE WITH DINNING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET			
OTHER				OTHER			
OTHER				OTHER			

MONTHLY LEVY	R
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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

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

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 THE LAST 3 YEARS

WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R

NAME OF AGENT		TEL NO	
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SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE APPELLANT IN DETERMINING THE MARKET VALUE OF PROPERTY APPEAL TO

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

SECTION 6: APPEAL DETAILS

	PARTICULARS AS REFLECTED IN THE OBJECTION OUTCOME	CHANGES REQUESTED BY APPELLANT
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 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

SIGNATURE

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