



## City of uMHLATHUZE

### QUERY FORM A: RESIDENTIAL (FULL / SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

Query Form:

The Municipal Manager

**LODGING OF A RATES / VALUATION QUERY AGAINST A MATTER(S) REFLECTED IN / OR OMITTED FROM THE GENERAL AND SUPPLEMENTARY VALUATION ROLLS FOR THE PERIOD JULY 2013 TO JUNE 2020 REGARDING A SPECIFIC PROPERTY**

ERF / UNIT NO:

SUBURB NAME:

#### SECTION 1: OBJECTOR INFORMATION

##### 1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY:

ID NO:

COMPANY / CC REG. NO:

PHYSICAL  
ADDRESS OF  
OWNER:

CODE:

POSTAL  
ADDRESS OF  
OWNER:

CODE:

TEL. NO:

 (H) (W) (Cell)

FAX NO:

E-mail:

##### 1.2 OBJECTOR IS NOT THE OWNER

NAME OF OBJECTOR:

ID NO:

COMPANY / CC REG. NO:

POSTAL  
ADDRESS OF

CODE:

OBJECTOR:

TEL. NO:  (H)  (W)  (Cell)

FAX NO:  E-mail:

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

### 1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE:

POSTAL ADDRESS:  CODE:

TEL. NO:  (H)  (W)  (Cell)

FAX NO:  E-mail:

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

### SECTION 2: PROPERTY DETAILS

PHYSICAL ADDRESS:  CODE:

EXTENT OF PROPERTY:  M<sup>2</sup>

MUNICIPAL ACCOUNT NO:  (If available)

NAME OF BONDHOLDER	REGISTERED AMOUNT OF BOND	(If applicable)
<input type="text"/>	<input type="text"/>	

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable)

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SERVITUDE NO:  AFFECTED AREA:  M<sup>2</sup>

IN FAVOUR OF:

FOR WHAT PURPOSE:

WAS COMPENSATION PAID  
IF YES:-

YES	NO

DATE OF PAYMENT:		AMOUNT:	R	
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**SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (INDICATE NUMBER OR 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 <sup>2</sup>
GRANNY FLAT / ROOMS:		SIZE OF OUTBUILDING:	M <sup>2</sup>
OTHER:		SIZE OF OTHER BUILDINGS:	M <sup>2</sup>
		TOTAL BUILDING SIZE:	M <sup>2</sup>

**OTHER BUILDINGS (ATTACH ANNEXURE)**

OTHER:	SWIMMING POOL:		TENNIS COURT:		GOOD	AVERAGE	POOR
	BORE HOLE:		GARDEN:				
	OTHER:		OTHER:				

FENCING:		FRONT	BACK	SIDE 1	SIDE 2
	TYPE				
	HEIGHT				

**DRIVE WAY: (e.g. bricks, pavers)**

	IS ACCESS TO PROPERTY CONTROLLED / SECURITY GATE	YES	NO

**OTHER FEATURES:** .....

**GENERAL CONDITION OF PROPERTY:**

GOOD:		AVERAGE:		POOR:	
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**SECTION 4: SECTIONAL TITLE UNITS (DO NOT COMPLETE, IF NOT APPLICABLE)**

SCHEME NO:		NAME OF SCHEME:		FLAT NO / DOOR NO.		UNIT SIZE	M <sup>2</sup>
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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			

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**DETAILS OF EXCLUSIVE USE AREAS****COMMON PROPERTY CONSISTS OF:**

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

GARAGE	M <sup>2</sup>
CARPORT	M <sup>2</sup>
OPEN PARKING	M <sup>2</sup>
STORE ROOM	M <sup>2</sup>
GARDEN	M <sup>2</sup>
OTHER	M <sup>2</sup>

**SECTION 5: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET, WHAT IS THE ASKING PRICE?

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IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE?

R	
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OFFER RECEIVED	R		
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OFFER RECEIVED	R		
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NAME OF AGENT:		TEL. NO:	
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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
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#### SECTION 6: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN THE FIRST SUPPLEMENTARY VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY / UNIT NO		
CATEGORY		
EXTENT  PHYSICAL ADDRESS/DOOR/FLAT NO.		
MARKET VALUE		
NAME OF OWNER		

**ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED)**

#### REASONS FOR OBJECTION:

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#### 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:** .....

**SIGNATURE:** .....

## OFFICIAL USE

### SECTION 8: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY / UNIT NO.	
CATEGORY	
PHYSICAL ADDRESS/DOOR/FLAT NO	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

### REASONS OF THE MUNICIPAL VALUER

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NAME OF MUNICIPAL VALUER/ASSISTANT MUNICIPAL VALUER		DATE	<u>YEAR</u>	<u>MONTH</u>	<u>DAY</u>
<i>*Delete whichever is not applicable</i>					
SIGNATURE					

### SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
THIRD SUPPLEMENTARY VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		