



City of uMHLATHUZE

FORM A (R): VALUATION REVIEW FORM FOR RESIDENTIAL PROPERTIES

| | |
|-------------------|--|
| Account No | |
|-------------------|--|

| | |
|------------------|--|
| Review No | |
|------------------|--|

TO: THE MUNICIPAL MANAGER
uMHLATHUZE MUNICIPALITY

FROM: THE OWNER - LODGING OF A "REVIEW" IN TERMS OF SECTION 78 (5) OF THE MUNICIPAL PROPERTY RATES ACT
PERTAINING TO ANY MATTER REFLECTED IN THE SUPPLEMENTARY VALUATION. NOTICE OF SUPPLEMENTARY VALUATION DATED
...../..... / 20.....

Notes for completing this form:

1. Complete a separate form for each property review.
2. In the case of Sectional Title, a form must be completed for each section under review.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory, and must be completed to be a valid review form.

SECTION 1 : PROPERTY INFORMATION

1.0 DESCRIPTION OF THE PROPERTY IN RESPECT OF WHICH THE REVIEW IS MADE

| | | | |
|---|-------------------------|----------------------------------|--------------------------------|
| ERF NUMBER / SECTION NUMBER | PORTION | TOWNSHIP NAME/SCHEME NAME | TOWNSHIP EXT/ SCHEME NO |
| | | | |
| ERF EXTENT / UNIT SIZE (m²) | FLAT NO/ DOOR NO | PHYSICAL ADDRESS | |
| | | | |

1.1 OWNER DETAILS

| | | | |
|-------------------------------------|-------------|--------------------------------------|--|
| NAME OF OWNER | | | |
| IDENTITY NO. | | COMPANY OR CC REGISTRATION NO | |
| POSTAL ADDRESS | | CODE | |
| TELEPHONE NO | HOME | WORK | |
| | CELL | FAX | |
| EMAIL ADDRESS (if available) | | | |

SECTION 2 : REVIEW DETAILS

At least one of the following must be completed to be considered.

| REVIEW DETAILS | PARTICULARS AS REFLECTED IN THE SUPPLEMENTARY VALUATION | CHANGES REQUESTED |
|-------------------------------------|---|-------------------|
| DESCRIPTION OF THE PROPERTY | | |
| CATEGORY | | |
| PHYSICAL ADDRESS/DOOR NO. /FLAT NO. | | |
| EXTENT | | |
| MARKET VALUE | | |
| NAME OF OWNER | | |

SECTION 3 : DECLARATION

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

..... (Date) (Name Print)
 (Signature)

SECTION 4 : PROPERTY LIMITATIONS AND CONDITIONS

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: DATE OF PAYMENT | AMOUNT | R |
|-------------------------|--------|---|

SECTION 5 : DESCRIPTION OF RESIDENTIAL BUILDINGS

SIZE OF DWELLINGS

| | | | |
|---------------------|----------------|-------------------|----------------|
| MAIN DWELLING | M ² | GRANNY FLAT | M ² |
| GARAGE | M ² | SERVANTS QUARTERS | M ² |
| CARPORT | M ² | OTHER | M ² |
| TOTAL BUILDING SIZE | | | M ² |

GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)

| | | |
|------|---------|------|
| GOOD | AVERAGE | POOR |
|------|---------|------|

ADDITIONAL INFORMATION CAN BE PROVIDED IN SUPPORT OF THIS REVIEW BY ANNEXURES.

SECTION 6 : SECTIONAL TITLE UNITS

| | | | |
|------------------------|--|---------|--|
| NAME OF MANAGING AGENT | | TEL NO. | |
|------------------------|--|---------|--|

SIZE OF SECTION (For Market Value review, this section must be completed)

| | | | | | |
|----------------------|--|----------------|-------------|--|----------------|
| MAIN DWELLING | | M ² | GRANNY FLAT | | M ² |
| GARAGE | | M ² | STORAGE | | M ² |
| CARPORT | | M ² | OTHER | | M ² |
| TOTAL SECTION EXTENT | | | | | M ² |

COMMON PROPERTY CONSISTS OF: AREAS :

| | |
|---------------|--|
| SWIMMING POOL | |
| TENNIS COURT | |
| OTHER | |
| OTHER | |
| OTHER | |

DETAILS OF EXCLUSIVE USE

| | | |
|--------------|--|----------------|
| GARAGE | | M ² |
| CARPORT | | M ² |
| OPEN PARKING | | M ² |
| STORE ROOM | | M ² |
| GARDEN | | M ² |
| OTHER | | M ² |

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS REVIEW

SECTION 7 : MARKET INFORMATION

7.1 IF YOUR PROPERTY IS CURRENTLY ON THE MARKET:

7.2 IF YOUR PROPERTY HAS BEEN ON THE MARKET FOR THE LAST 3 YEARS:

| | | | |
|--------------------------|---|---------------------------|---|
| WHAT IS THE ASKING PRICE | R | WHAT WAS THE ASKING PRICE | R |
| OFFER RECEIVED | R | OFFER RECEIVED | R |
| NAME OF AGENT | | TEL NO | |

SALE TRANSACTION (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OWNER IN DETERMINING THE MARKET VALUE OF PROPERTY UNDER REVIEW. NB – For Market Value Reviews, at least one Comparable Sale must be provided as EVIDENCE

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