



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.

<i>REVIEW DETAILS</i>	<i>PARTICULARS AS REFLECTED IN THE SUPPLEMENTARY VALUATION</i>	<i>CHANGES REQUESTED</i>
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					M2

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