



BELA BELA MUNICIPALITY

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

ACCOUNT NUMBER	PIN	OBJECTION NUMBER	APPEAL NUMBER
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THE CHAIRPERSON : VALUATION APPEAL BOARD
BELA BELA 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**

Notes for Completing this Form:

1. Complete a separate form for each property where appeal is being lodged.
2. In the case of Sectional Titles, a form must be completed for each section appealed to.
3. A copy of the objection outcome letter must be attached to the appeal application form.
4. Delete whichever is not applicable.
5. All sections shaded in grey are mandatory, and must be completed to be a valid appeal form.

SECTION 1: APPELLANT INFORMATION

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

ERF NUMBER/ SECTION NUMBER	PORTION	TOWNSHIP NAME/SCHEME NAME	TOWNSHIP EXT / SCHEME NO
ERF EXTENT/ UNIT SIZE	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	
M ²			

1.1 APPELLANT DETAILS (Please mark the appropriate box with a X)

OWNER	REPRESENTATIVE OR AGENT	MUNICIPALITY	OTHER
NAME OF APPELLANT			
IDENTITY NO.	COMPANY OR CC REGISTRATION NO		
POSTAL ADDRESS OF OBJECTOR	CODE		
TELEPHONE NO	HOME	WORK	
	CELL	FAX	
E-MAIL ADDRESS (if available)			
STATUS OF APPELLANT e.g. Tenant, Pending Purchaser, Municipality, Representative			

If a representative is appointed, then proof of such authorization from the Owner must be attached.

SECTION 2: APPEAL DETAILS

At least one of the following must be completed to be a valid appeal. In the case of Market Value appeals, the objector **MUST** provide the requested change.

APPEAL TYPE	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	PARTICULARS AS PER OBJECTION OUTCOME	CHANGES REQUESTED BY APPELLANT
DESCRIPTION OF THE PROPERTY			
CATEGORY			
PHYSICAL ADDRESS/DOOR NO./FLAT			
EXTENT			
MARKET VALUE			
NAME OF OWNER			

SECTION 3: 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.

Date

Name (Print)

Signature



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 (FOR SECTIONAL TITLES GO TO SECTION 6)

SECTION 4: PROPERTY DETAILS

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: DATE OF PAYMENT		AMOUNT	R

SECTION 5: DESCRIPTION OF RESIDENTIAL DWELLING

(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

SIZE OF DWELLINGS (For Market Value Appeals, this section must be completed)

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

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			

OTHER BUILDINGS (ATTACH ANNEXURE)

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

FENCING	FRONT	BACK	SIDE 1	SIDE 2
TYPE				
HEIGHT				

DRIVE WAY (E.G. Bricks, pavers)	
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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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ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS APPEAL (ANNEXURES CAN BE PROVIDED)



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SECTION 6: SECTIONAL TITLES UNITS

NAME OF MANAGING AGENT		TEL NO.	
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SIZE OF SECTION (For Market Value Appeals, 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

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	

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

SECTION 7: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

WHAT IS THE ASKING PRICE?	R
OFFER RECEIVED	R
NAME OF AGENT	

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS

WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE APPELLANT IN DETERMINING THE MARKET VALUE OF PROPERTY APPEALED TO

NB – For Market Value Appeals, at least one Comparable Sale must be provided as EVIDENCE

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



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SECTION 8: DECISION OF THE VALUATION APPEAL BOARD (FOR OFFICIAL USE ONLY)

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

REASONS OF THE VALUATION APPEAL BOARD

NAME OF THE CHAIRPERSON OF THE VALUATION APPEAL BOARD	
SIGNATURE AND DATE	

SECTION 9: NOTIFICATION OF OUTCOME (FOR OFFICIAL USE ONLY)

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
APPELLANT NOTIFIED		
OWNER NOTIFIED		