

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

Account No	
------------	--

Review No	
-----------	--

TO: THE MUNICIPAL MANAGER  
HIBISCUS COAST 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 (m <sup>2</sup> )	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)

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



## 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 <sup>2</sup>
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 <sup>2</sup>	GRANNY FLAT		M <sup>2</sup>
GARAGE		M <sup>2</sup>	SERVANTS QUARTERS		M <sup>2</sup>
CARPORT		M <sup>2</sup>	OTHER		M <sup>2</sup>
TOTAL BUILDING SIZE					M <sup>2</sup>

### 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 <sup>2</sup>	GRANNY FLAT		M <sup>2</sup>
GARAGE		M <sup>2</sup>	STORAGE		M <sup>2</sup>
CARPORT		M <sup>2</sup>	OTHER		M <sup>2</sup>
TOTAL SECTION EXTENT					M <sup>2</sup>

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



## COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

## DETAILS OF EXCLUSIVE USE AREAS :

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>

## 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:

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

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

WHAT WAS THE ASKING PRICE	R
OFFER RECEIVED	R

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