



Valuation Appeal Form
City of Johannesburg
Valuations Service Directorate

Phone 011 375 5555

www.joburg.org.za
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a world class African city

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

THE CHAIRPERSON: VALUATION APPEAL BOARD _____ APPEAL NO. _____
Municipality _____

LODGING OF AN APPEAL AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/
SUPPLEMENTARY VALUATION ROLL* FOR THE PERIOD 1 JULY _____ TO 30 JUNE _____ *Delete whichever is not applicable
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE APPEAL IS MADE _____
(COMPLETE A SEPARATE FORM FOR EACH ENTRY APPEALED TO) _____
REF/UNIT NO. _____ SUBURB/SCHEME NAME _____

SECTION 1: APPELLANT INFORMATION

1.1 APPELLANT IS THE OWNER
REGISTERED OWNER OF PROPERTY _____
IDENTITY NO. _____ COMPANY OR C.C REGISTRATION NO. _____
PHYSICAL ADDRESS OF OWNER _____ CODE _____
POSTAL ADDRESS OF OWNER _____ CODE _____
TELEPHONE NO. HOME _____ WORK _____
CELL _____ FAX _____
E-MAIL ADDRESS _____

1.2 APPELLANT IS NOT THE OWNER OR MUNICIPALITY IS THE APPELLANT*

NAME OF APPELLANT _____ COMPANY OR C.C REGISTRATION NO. _____
IDENTITY NO. _____
POSTAL ADDRESS OF APPELLANT _____ CODE _____
TELEPHONE NO. HOME _____ WORK _____
CELL _____ FAX _____
E-MAIL ADDRESS _____
STATUS OF APPELLANT (eg. Tenant, Pending Purchaser, Municipality, etc) _____

1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT

NAME OF REPRESENTATIVE _____
POSTAL ADDRESS _____ CODE _____
TELEPHONE NO. HOME: _____ WORK _____
CELL _____ FAX _____
E-MAIL ADDRESS _____

* IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED, TO THIS FORM

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SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS _____ CODE _____
 EXTENT OF PROPERTY (m²) _____
 MUNICIPAL ACCOUNT NO. _____ (if available)
 NAME OF BONDHOLDER _____ REGISTERED AMOUNT OF BOND _____ (if applicable)
 PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (if applicable) _____
 SERVITUDE NO. _____ AFFECTED AREA (m²) _____
 IN FAVOUR OF _____
 FOR WHAT PURPOSE _____
 WAS COMPENSATION PAID YES _____ NO _____ IF YES DATE OF PAYMENT _____ AMOUNT R _____

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4) (INDICATE NUMBER OR STATE YES/NO)

3.1 MAIN DWELLING
 NO OF BEDROOMS _____ NO OF BATHROOMS _____ KITCHEN _____ LOUNGE _____ DINING ROOM _____
 LOUNGE WITH DINING ROOM _____ STUDY _____ PLAYROOM _____ TELEVISION _____ LAUNDRY _____ SEPARATE TOILET _____
 OTHER _____ OTHER _____ OTHER _____
 OUTBUILDINGS _____ GRANNY FLATROOMS _____ OTHER _____
 NO. OF GARAGES _____ OTHER _____
 SIZE OF MAIN DWELLING (m²) _____ SIZE OF OUTBUILDING (m²) _____ SIZE OF OTHER BUILDINGS (m²) _____
 OTHER (ATTACH ANNEXURE)
 SWIMMING POOL _____ BORE HOLE _____ TENNIS COURT _____ GARDEN _____ GOOD _____ AVERAGE _____ POOR _____
 OTHER _____ OTHER _____
 FENCING _____ FRONT _____ BACK _____ SIDE 1 _____ SIDE 2 _____
 TYPE _____
 HEIGHT _____
 DRIVEWAY (e.g. Bricks, pavers) _____ IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY _____ YES _____ NO
 OTHER FEATURES: _____ GOOD _____ AVERAGE _____ POOR _____
 GENERAL CONDITION OF PROPERTY _____ GOOD _____ AVERAGE _____ POOR _____

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. _____ NAME OF SCHEME _____ FLAT NO./DOOR NO. _____ UNIT SIZE (m²) _____
 NAME OF MANAGING AGENT _____ TEL NO. _____
 INDICATE NUMBER OR STATE YES/NO
 NO OF BEDROOMS _____ NO OF BATHROOMS _____ KITCHEN _____ LOUNGE _____ DINING ROOM _____
 LOUNGE WITH DINING ROOM _____ STUDY _____ PLAYROOM _____ TELEVISION _____ LAUNDRY _____ SEPARATE TOILET _____
 OTHER _____ OTHER _____ OTHER _____
 COMMON PROPERTY CONSISTS OF: _____ DETAILS OF EXCLUSIVE AREAS _____
 SWIMMING POOL (m²) _____ GARAGE (m²) _____
 TENNIS COURT (m²) _____ CARPORT (m²) _____
 OTHER (m²) _____ OPEN PARKING (m²) _____
 OTHER (m²) _____ STORE ROOM (m²) _____
 OTHER (m²) _____ GARDEN (m²) _____
 OTHER (m²) _____ OTHER (m²) _____

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE?
 R _____ OFFER RECEIVED R _____
 IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?
 R _____ OFFER RECEIVED R _____
 NAME OF AGENT _____ TEL NO. _____
 SALES TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY APPELLANT IN DETERMINING THE MARKET VALUE OF THE PROPERTY APPELLED TO
 EFF/UNIT NO. _____ SUBURB/FARM/SCHEME NAME _____
 DATE OF SALE _____ SELLING PRICE _____

SECTION 5: APPEAL DETAILS

DESCRIPTION OF THE PROPERTY/UNIT NO. _____ PARTICULARS AS REFLECTED IN VALUATION ROLL. CHANGES REQUESTED BY APPELLANT _____
 CATEGORY _____
 PHYSICAL ADDRESS/DOOR NO./FLAT NO. _____
 EXTENT _____
 MARKET VALUE _____
 NAME OF OWNER _____
 ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS APPEAL (ANNEXURE CAN BE PROVIDED)

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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 YEAR _____ MONTH _____ DAY _____ SIGNATURE _____

OFFICIAL USE

SECTION 8: DECISION OF THE VALUATION APPEAL BOARD

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 _____
DATE YEAR _____ MONTH _____ DAY _____
SIGNATURE _____

SECTION 9: NOTIFICATION OF OUTCOME

VALUATION ROLL ADJUSTED _____ SIGNATURE _____ PRINT NAME _____ DATE _____
APPELLANT NOTIFIED _____
OWNER NOTIFIED _____

APPEAL NO _____ SIGNATURE OF PERSON WHO RECEIVED THE APPEAL _____
NAME OF OWNER _____ DATE _____
NAME OF APPELLANT IF NOT THE SAME _____
DATE STAMP _____
ERF NUMBER _____
TOWNSHIP NAME _____