



**FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL
(Businesses, factories, offices, schools, etc.)**

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL

DESCRIPTION OF PROPERTY OF WHICH THE OBJECTION IS MADE (Complete a separate form for each entry objected to)

Erf/Portion/Unit No.

Farm No.

Registration Div.

Suburb/Farm/Scheme

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

| | | | |
|--------------------------------|----------------------|-------------|----------------------|
| Registered owner of property | <input type="text"/> | | |
| Identity No. | <input type="text"/> | | |
| Company or CC registration No. | <input type="text"/> | | |
| Physical Address | <input type="text"/> | Code | <input type="text"/> |
| Postal Address | <input type="text"/> | Code | <input type="text"/> |
| Telephone No's. | Home () | Work () | |
| | Fax () | Cell | |
| Email Address | <input type="text"/> | | |

1.2 OBJECTOR IS NOT THE OWNER OR THE MUNICIPALITY IS THE OBJECTOR

| | | | |
|--------------------------------|----------------------|-------------|----------------------|
| Name of Objector | <input type="text"/> | | |
| Identity No. | <input type="text"/> | | |
| Company or CC registration No. | <input type="text"/> | | |
| Physical Address | <input type="text"/> | Code | <input type="text"/> |
| Postal Address | <input type="text"/> | Code | <input type="text"/> |
| Telephone No's. | Home () | Work () | |

| | | |
|-----------------------------------------------------------------|---------|------|
| | Fax () | Cell |
| Email Address | | |
| Status of objector (e.g. Tenant, Purchaser, Municipality, etc.) | | |

1.3 AUTHORISED REPRESENTATIVE* OF OBJECTOR

| | | | |
|------------------------|----------|----------|--|
| Name of Representative | | | |
| Postal Address | | Code | |
| Telephone No's. | Home () | Work () | |
| | Fax () | Cell | |
| Email Address | | | |

*If representative is appointed, proof of authorisation must be attached

SECTION 2: PROPERTY DETAILS (For sectional titles see Section 4)

| | | | |
|---------------------------|----------------|-----------------------|--|
| Physical Address | | Code | |
| Extent of Property | m ² | Municipal Account No. | |
| Name of Bondholder | | | |
| Registered amount of Bond | | | |

Provide full details of all servitudes, road proclamation or other endorsements against property (if applicable)

| | | | |
|-------------------------|-----|---------------|----------------|
| | | | |
| Servitude No. | | Affected Area | m ² |
| In favour of | | | |
| For what purpose | | | |
| Was compensation paid | Yes | No | Tick✓ |
| If Yes: Date of payment | | Amount | R |

SECTION 3: DESCRIPTION OF BUILDINGS (For sectional title complete Section 4)

Information under 3.1 to 3.4 to be supplied by means of annexures as follows

| | | | | |
|-------------------|-----------------|---------------------|---|----------------------|
| 3.1 | Name of Tenant: | | | |
| Rental (Excl VAT) | R | Other Contributions | R | Escalation of Rental |

Objection No.

Size m² Term of Lease Start Date

3.2 Schedule of expenses including municipal administration, insurances, security, etc. – Annexure B

3.3 Statement of income and expenditure for previous financial year – Annexure C

3.4 Building sizes – Annexure D

Building no. Size m² Condition (Tick✓)

| | | |
|------|---------|------|
| Good | Average | Poor |
|------|---------|------|

Description (e.g. used as shop, offices, etc.)

3.5 If the property has not been developed to it's highest and best use, indicate the extent of land that is

available for further development m²

OTHER FEATURES OF BUILDINGS: (Provide Annexure if necessary)

SECTION 4: SECTIONAL TITLE UNITS

Name of Scheme:

Scheme No. Flat No. Unit Size: m²

Name of managing agent:

Telephone no. of managing agent: ()

| | | | | |
|-----------|-------------------------------------|-------|----------------------|-------------------------------------|
| Shops | <input type="text"/> m ² | Other | <input type="text"/> | <input type="text"/> m ² |
| Offices | <input type="text"/> m ² | Other | <input type="text"/> | <input type="text"/> m ² |
| Factories | <input type="text"/> m ² | Other | <input type="text"/> | <input type="text"/> m ² |

Tenant and rent information – Annexure A Monthly Levy R

Name of Tenant:

Rental (Excl VAT) R Other Contributions R Escalation of Rental

Size m² Term of Lease Start Date

Common Property Consists of:

| | |
|---------------|--|
| Swimming pool | |
| Tennis Court | |
| Garage | |
| Other | |
| Other | |

| | |
|--------------|----------------|
| Garage | m ² |
| Car port | m ² |
| Open parking | m ² |
| Store room | m ² |
| Garden | m ² |

SECTION 5: MARKET INFORMATION

| | | | |
|-----------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------|-----|
| If your property is currently on the market what is the asking price? | | If your property has been on the market in the last 3 years, what was the asking price? | |
| | R | | R |
| Offer received | R | Offer received | R |
| Name of agent | | Agent tel. no. | () |

Sales transaction (of other properties in the vicinity) used by the objector in determining the market value of the property objected to (If insufficient space, provide Annexure F)

| Erf/Ptn/Unit No. | Suburb/Farm/Scheme Name | Date of Sale | Selling Price |
|------------------|-------------------------|--------------|---------------|
| | | | R |
| | | | R |
| | | | R |
| | | | R |

SECTION 6: OBJECTION DETAILS

| Description of the property/unit no. | Particulars as reflected in valuation roll | Changes requested by objector |
|--------------------------------------|--------------------------------------------|-------------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Adverse features and/or further reasons in support of this objection (Annexure G can be provided)

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 objection to an objection board. The objection board may make an offer as to costs in terms of section 70 of the Act if the objection 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 objection board.

I/we _____
 Hereby declare that the information and particulars supplied are true and correct.

| | | | | | |
|------------------|-----------------------|------|------|----|----|
| Name of Objector | Signature of Objector | | YYYY | MM | DD |
| | | DATE | | | |

SECTION 8: DECISION OF MUNICIPAL VALUER

| | | |
|--------------------------------------|----------------|--|
| Description of the property/unit no. | | |
| Category | | |
| Physical address/Door no./Flat no. | | |
| Extent | m ² | |
| Market value | R | |
| Name of Owner: | | |

Reasons of the Municipal Valuer

Objection No.

| |
|--|
| |
|--|

| Name of Municipal Valuer | Signature of Municipal Valuer |
|--------------------------|-------------------------------|
| | |

| | YYYY | MM | DD |
|------|------|----|----|
| DATE | | | |

Closing Date 23rd June 2017