

OBJECTION FORM

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. b businesses, factories, offices, schools

OBJECTION NO: _____

THE MUNICIPAL MANAGER

..... MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL* FOR THE PERIOD 1 JULY TO 30 JUNE

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/PORTION/UNIT NO. _____ SUBURB/FARM/SCHEME NAME _____

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY: _____

IDENTITY NO: _____ COMPANY OR CC REG. NO: _____

PHYSICAL ADDRESS OF OWNER: _____ CODE: _____

POSTAL ADDRESS OF OWNER: _____ CODE: _____

TELEPHONE NO: **HOME:** _____ **WORK:** _____

CELL: _____ FAX: _____

E-MAIL ADDRESS: _____

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR: _____

IDENTITY NO: _____ COMPANY OR CC REG. NO. _____

POSTAL ADDRESS OF OBJECTOR: _____ CODE: _____

TELEPHONE NO: **HOME:** _____ **WORK:** _____

CELL _____ FAX: _____

E-MAIL ADDRESS: _____

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality etc)

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

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**

Complete: Erf/Unit No Area/Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)
SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

ADDRESS CODE

OF m²

ACCOUNT (If applicable)

NAME OF BONDHOLDER REGISTERED AMOUNT OF BOND

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (if applicable)

SERVITUDE NO. IN FAVOUR OF FOR WHAT PURPOSE	AFFECTED AREA	m ²

WAS COMPENSATION PAID YES NO

IF YES:

DATE OF PAYMENT AMOUNT R

SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLES SEE SECTION 4)
(INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

3.1. TENANT AND RENT INFORMATION – ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (EXCL. VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE

3.2. SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY etc – ANNEXURE B

3.3. STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR – ANNEXURE C

3.4. BUILDING SIZES – ANNEXURE D

BUILDING NO.	SIZE m ²	DESCRIPTION e.g. used as a shop, office etc.	CONDITION

3.5. IF THE PROPERTY HAS NOT BEEN DEVELOPED TO ITS HIGHEST AND BEST USE, INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT

m²

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY) _____

Complete: Erf/Unit No. Area/Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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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.

SHOPS	m ²
OFFICES	m ²
FACTORIES	m ²

OTHER	<input type="text"/>	m ²
OTHER	<input type="text"/>	m ²
OTHER	<input type="text"/>	m ²

TENANT AND RENT INFORMATION – ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (EXCL. VAT)	ESCALATION	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
MONTHLY LEVY	R			DETAILS OF EXCLUSIVE USE AREAS		

COMMON PROPERTY CONSISTS OF

SWIMMING POOL	<input type="text"/>
TENNIS COURT	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

GARAGE	<input type="text"/>
CARPORT	<input type="text"/>
OPEN PARKING	<input type="text"/>
STORE ROOM	<input type="text"/>
GARDEN	<input type="text"/>
OTHER	<input type="text"/>

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET
WHAT IS THE ASKING PRICE?

R

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST
3 YEARS WHAT WAS THE ASKING PRICE?

R

RECEIVED R

RECEIVED R

NAME OF AGENT TEL NO.

SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE F)

ERF/UNIT NO.	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

SECTION 6: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/UNIT NO.	<input type="text"/>	<input type="text"/>
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	<input type="text"/>	<input type="text"/>
EXTENT	<input type="text"/>	<input type="text"/>
MARKET VALUE	<input type="text"/>	<input type="text"/>
NAME OF OWNER	<input type="text"/>	<input type="text"/>

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

Complete: Erf/Unit No. Area/Scheme Name:

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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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 OF CONCERNED RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN AN APPEAL TO AN APPEAL BOARD, THE AN 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 MUNICIPAL VALUER

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

REASONS OF THE MUNICIPAL VALUER

DATE

YEAR	MONTH	DAY

NAME OF MUNICIPAL VALUER/ASSISTANT
MUNICIPAL VALUER
Delete whichever is not applicable
SIGNATURE:

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		

Complete: Erf/Unit No. Area/Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE