



FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. business, factories, offices and schools) OBJECTION NUMBER: \_\_\_\_\_

THE MUNICIPAL MANAGER  
STEVE TSHWETE LOCAL MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL DATED 25 JANUARY 2019 FOR THE PERIOD 1 JULY 2018 TO 30 JUNE 2023.

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF / UNIT NO: \_\_\_\_\_ SUBURB / 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 PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL 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 PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

STATUS OF OBJECTOR (eg. Tenant, Pending purchaser, Municipality, etc.) \_\_\_\_\_

Complete: erf / unit no: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

Please complete the bottom of each page



**1.3 AUTHORISED REPRESENTATIVE\* OF THE OBJECTOR**

NAME OF REPRESENTATIVE: \_\_\_\_\_  
POSTAL ADDRESS: \_\_\_\_\_ CODE: \_\_\_\_\_  
TELEPHONE NO: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_  
CELL PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_

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

PHYSICAL ADDRESS: \_\_\_\_\_ CODE: \_\_\_\_\_  
EXTENT OF PROPERTY : \_\_\_\_\_ m<sup>2</sup>  
MUNICIPAL ACCOUNT NO : \_\_\_\_\_ (if available)  
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: \_\_\_\_\_ 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 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, INSURANCE, AND 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 <sup>2</sup>	DESCRIPTION (e.g. used as a shop, office etc.	CONDITION

*\* If a represented is appointed, proof of authorisation must be attached*

Complete: Erf / unit No: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

*Please complete the bottom of each page*



**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.**

\_\_\_\_\_m<sup>2</sup>

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO	<input type="text"/>	NAME OF SCHEME	<input type="text"/>	SHOP NO / BUILDING NO / DOOR NO	<input type="text"/>	UNIT SIZE	<input type="text"/>	m <sup>2</sup>
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NAME OF MANAGING AGENT: \_\_\_\_\_ TEL NO: \_\_\_\_\_

SHOPS	<input type="text"/>	m <sup>2</sup>
OFFICES	<input type="text"/>	m <sup>2</sup>
FACTORIES	<input type="text"/>	m <sup>2</sup>

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

**TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXCL. VAT)	ESCALATION	OTHER CONTRIBUTION	TERM LEASE	OF	START DATE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
MONTHLY LEVY	R	<input type="text"/>					

**COMMON PROPERTY CONSISTS OF**

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

**DETAILS OF EXCLUSIVE AREAS**

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

Complete: Erf / unit No: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

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OTHER		GARDEN	
OTHER		OTHER	

**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: \_\_\_\_\_

**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

**SECTION 6: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGE REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY / UNIT NO.		
CATEGORY		
PHYSICAL ADDRESS / DOOR NO / FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND / OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE G CAN BE PROVIDED) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Complete: Erf / unit No: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

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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 APPEAL BOARD MAY MAKE AN ORDER 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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Complete: Erf / unit No: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

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NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER\*

\*DELETE WHICHEVER IS NOT APPLICABLE

SIGNATURE

DATE

YEAR	MONTH	DAY

**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: \_\_\_\_\_

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