

**FORM B: OBJECTION FORM – PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL**

THE MUNICIPAL MANAGER

**FOR OFFICIAL USE ONLY**

Objection no

MUNICIPALITY

|                          |   |        |      |    |         |      |
|--------------------------|---|--------|------|----|---------|------|
| <b>GENERAL VALUATION</b> | <b>PERIOD FROM TO (<i>Financial year</i>)</b> | 1 July | 2014 | TO | 30 June | 2015 |
|--------------------------|---|--------|------|----|---------|------|

**LODGING AN OBJECTION AGAINST A MATTERS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL:**

**DESCRIPTION OF PROPERTY AGAINST WHICH AN OBJECTION IS MADE:**

**(COMPLETE A SEPARATE FORM FOR EACH ENTRY APPEAL TO).**

| <b>Erf number</b> | <b>Portion</b> | <b>Town</b> | <b>Suburb</b> |
|-------------------|----------------|-------------|---------------|
|                   |                |             |               |

**1. SECTION 1: OBJECTOR INFORMATION:**

**1.1 OBJECTOR IS THE OWNER:**

|                              |  |     |                      |      |      |
|------------------------------|--|-----|----------------------|------|------|
| Registered owner of property |  |     |                      |      |      |
| Identity number              |  |     | Company or CC number |      |      |
| Physical address of owner    |  |     |                      |      | Code |
| Postal address of owner      |  |     |                      |      | Code |
| Telephone                    |  | Fax |                      | Cell |      |
| E-mail address               |  |     |                      |      |      |

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

|   |  |     |                      |      |      |
|---|--|-----|----------------------|------|------|
| Name of objector  |  |     |                      |      |      |
| Identity number   |  |     | Company or CC number |      |      |
| Postal address of objector  |  |     |                      |      | Code |
| Telephone of objector   |  | Fax |                      | Cell |      |
| E-mail address of objector  |  |     |                      |      |      |
| Status of appellant (E.g. tenant, pending purchaser, Municipality, etc. |  |     |                      |      |      |

**1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR:**

|  |  |     |                      |      |      |
|--|--|-----|----------------------|------|------|
| Name of representative   |  |     |                      |      |      |
| Identity number  |  |     | Company or CC number |      |      |
| Postal address of representative   |  |     |                      |      | Code |
| Telephone  |  | Fax |                      | Cell |      |
| E-mail address   |  |     |                      |      |      |
| Status of representative (E.g. tenant, pending purchaser, Municipality, etc. |  |     |                      |      |      |

**IF A REPRESENTATIVE IS APPOINTED PROOF OF AUTHORISATION MUST BE ATTACHED**

**NOTE – All data fields on the form must be completed in full and omitted data may invalidate your appeal For fields that do not apply to your circumstances then to reflect as Not Applicable (N/A). The onus is on the appellant to confirm that your appeal has been received by the Municipality within the prescribed appeal period for validation, and late appeals received after the close of the appeal period, WILL not be accepted**

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**SECTION 2: PROPERTY DETAILS:**

|                                   |  |                |                                       |      |  |
|-----------------------------------|--|----------------|---------------------------------------|------|--|
| Physical address                  |  |                |                                       | Code |  |
| Property extent                   |  | m <sup>2</sup> | Municipal account no (If available)   |      |  |
| Name of bondholder (if available) |  |                | Registered bond amount (If available) |      |  |

**PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF AVAILABLE):**

|                       |     |  |               |  |              |                |
|-----------------------|-----|--|---------------|--|--------------|----------------|
| Servitude no          |     |  | Affected area |  |              | m <sup>2</sup> |
| In favour of          |     |  |               |  |              |                |
| For what purpose      |     |  |               |  |              |                |
| Was compensation paid | Yes |  | No            |  | If yes: Date | Amount R       |

**SECTION 3: DESCRIPTION OF BUILDINGS (If space is insufficient please prove annexures or detailed income expenditure statements)**

**3.1 TENANT AND RENTAL INFORMATION – ANNEXURE A:**

| Name of tenant | Size in <sup>2</sup> | Rental (excl.Vat) | Rental escalation | Other contributions | Term of lease | Start date |
|----------------|----------------------|-------------------|-------------------|---------------------|---------------|------------|
|                |                      |                   |                   |                     |               |            |
|                |                      |                   |                   |                     |               |            |
|                |                      |                   |                   |                     |               |            |
|                |                      |                   |                   |                     |               |            |
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|                |                      |                   |                   |                     |               |            |
|                |                      |                   |                   |                     |               |            |
|                |                      |                   |                   |                     |               |            |

**3.2 SCHEDULE OF EXPENSES INCLUDING – ANNEXURE B:**

| Expenses paid by owner |               |             |               |
|------------------------|---------------|-------------|---------------|
| Description            | Rand per year | Description | Rand per year |
| Rates                  |               | Utilities   |               |
| Insurance              |               | Management  |               |
| Maintenance            |               | Advertising |               |
| Cleaning               |               | Legal       |               |
| Security               |               | Sundries    |               |
|                        |               |             |               |

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**3.3 STATEMENT OF INCOME AND EXPENDITURE FOR PREVIOUS FINANCIAL YEAR – ANNEXURE C:**

**3.4 BUILDING SIZES – ANNEXURE D:**

| Building no | Size in m <sup>2</sup> | Description (E.g. used as shop, office, etc.) | Condition | Additional information |
|-------------|------------------------|---|-----------|------------------------|
|             |                        |   |           |                        |
|             |                        |   |           |                        |
|             |                        |   |           |                        |
|             |                        |   |           |                        |
|             |                        |   |           |                        |
|             |                        |   |           |                        |
|             |                        |   |           |                        |
|             |                        |   |           |                        |
|             |                        |   |           |                        |

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

|                      |     |    |  |                |
|----------------------|-----|----|--|----------------|
| Highest and best use | Yes | No | If no state land available for development | m <sup>2</sup> |
|----------------------|-----|----|--|----------------|

**3.6 OTHER FEATURES – ANNEXURE E – IF NECESSARY:**

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**SECTION 4: MARKET INFORMATION:**

If your property is currently on market

|                          |   |  |
|--------------------------|---|--|
| What is the asking price | R |  |
| Offer received           | R |  |

If your property has been on the market the last 3 years

|                           |   |  |
|---------------------------|---|--|
| What was the asking price | R |  |
| Offer received            | R |  |

| Name of estate agency | Name of estate agent | Telephone number |
|-----------------------|----------------------|------------------|
|                       |                      |                  |
|                       |                      |                  |

**SALE OF TRANSACTION (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET OF THE SUBJECT PROPERTY OBJECTED TO:**

| Town | Suburb | Erf number | Portion | Date of sale | Sale price |  |
|------|--------|------------|---------|--------------|------------|--|
|      |        |            |         |              | R          |  |
|      |        |            |         |              | R          |  |
|      |        |            |         |              | R          |  |

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**SECTION 5: APPEAL DETAILS:**

| Item             | Particulars as reflected in valuation roll | Changes requested by objector |
|------------------|--|-------------------------------|
| Erf number       |  |                               |
| Extent           |  |                               |
| Category         |  |                               |
| Physical address |  |                               |
| Market value     |  |                               |
| Name of owner    |  |                               |
|                  |  |                               |

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

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**SECTION 6: 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 ANY ORDER AS TO COST IN TERMS OF SECTION 70 OF THE ACT IF THE APPEAL BOARD IS OF THE VIEW THAT THE FAILURE TO HAVE PROVIDED ANY SUCH DOCUMENT, INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

|      |  |       |  |     |  |
|------|--|-------|--|-----|--|
| Year |  | Month |  | Day |  |
|------|--|-------|--|-----|--|

I / WE.....HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT

.....  
SIGNATURE

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**OFFICIAL USE SECTION:**

**SECTION 7: DECISION OF THE APPEAL BOARD:**

|                         |  |
|-------------------------|--|
| Description of property |  |
| Extent                  |  |
| Category                |  |
| Physical address        |  |
| Market value            |  |
| Name of owner           |  |

**REASONS OF THE MUNICIPAL VALUER:**

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**NAME OF CHAIR PERSON  
OF APPEAL BOARD**

|             |             |                  |
|-------------|-------------|------------------|
| .....       | .....       | .....            |
| <b>NAME</b> | <b>DATE</b> | <b>SIGNATURE</b> |

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