

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	<input type="text"/>
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SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

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

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

Name of Objector			
Identity No.			
Company or CC registration No.			
Physical Address			Code <input type="text"/>
Postal Address			Code <input type="text"/>
Telephone No's.	Home (<input type="text"/>)	Work (<input type="text"/>)	
	Fax (<input type="text"/>)	Cell <input type="text"/>	
Email Address <input type="text"/>			
Status of objector (e.g. Tenant, Purchaser, Municipality, etc.)		<input type="text"/>	

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

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
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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"/> m ²
Offices	<input type="text"/> m ²	Other	<input type="text"/> m ²
Factories	<input type="text"/> m ²	Other	<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	<input type="text"/>
Tennis Court	<input type="text"/>
Garage	<input type="text"/>
Other	<input type="text"/>
Other	<input type="text"/>

Garage	<input type="text"/> m ²
Car port	<input type="text"/> m ²
Open parking	<input type="text"/> m ²
Store room	<input type="text"/> m ²
Garden	<input type="text"/> 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	Offer received
R	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

Name of Municipal Valuer	Signature of Municipal Valuer		YYYY	MM	DD
		DATE			