

TO: MUNICIPAL MANAGER:
ABAQULUSI MUNICIPALITY

OBJECTION NO. _____

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM
THE VALUATION ROLL FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2017**

FORM B: BUSINESS, FACTORIES, OFFICES, SCHOOLS etc)

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

ERF/UNIT NO _____ SUBURB _____

FARM/SCHEME NAME _____

FARM NO _____ REG.DIV _____

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF THE PROPERTY: _____

IDENTITY NO: _____ COMPANY OR C.C.
REGISTRATION NO: _____

PHYSICAL ADDRESS OF OWNER: _____ CODE: _____

POSTAL ADDRESS OF OWNER: _____ CODE: _____

TELEPHONE NO: HOME: _____ WORK: _____

CELL NO: _____ FAX NO: _____

E-MAIL ADDRESS: _____

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR: _____

IDENTITY NO: _____ COMPANY OR C.C.
REGISTRATION NO: _____

POSTAL ADDRESS
OF OBJECTOR: _____ CODE: _____

TELEPHONE NO: HOME: _____ WORK: _____

CELL NO: _____ FAX NO: _____

E-MAIL ADDRESS: _____

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

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE: _____

POSTAL ADDRESS: _____ CODE: _____

TELEPHONE NO: HOME: _____ WORK: _____

CELL NO: _____ FAX NO: _____

E-MAIL ADDRESS: _____

• IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED

COMPLETE: ERF/UNIT NO: _____ AREA/SCHEME NAME: _____

FORM B: BUSINESS, FACTORIES, OFFICES, SCHOOLS etc

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

PHYSICAL ADDRESS: _____ CODE: _____

EXTENT OF PROPERTY: _____ M2

MUNICIPAL ACCOUNT NO: _____ (IF AVAILABLE)

NAME OF BOND HOLDER: _____

REGISTERED AMOUNT OF BOND: _____ (IF APPLICABLE)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE): _____

SERVITUDE NO: _____ AFFECTED AREA: _____ M2

IN FAVOUR OF: _____

FOR WHAT PURPOSE: _____

WAS COMPENSATION PAID: YES _____ NO _____

IF YES; DATE OF PAYMENT: _____ AMOUNT: _____

SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLE 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	
OTHER CONTRIBUTIONS		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 SIZE – ANNEXURE D

BUILDING NO		DESCRIPTION e.g. used as shop, office etc	
SIZE	M2	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 BUILDING: (PROVIDE ANNEXURE E IF NECESSARY)

FORM B: BUSINESSES, FACTORIES, OFFICES, SCHOOLS

SECTION 4: SECTIONAL TITLE SCHEMES

SCHEME NO: _____ NAME OF SCHEME: _____

FLAT NO/DOOR NO: _____ UNIT SIZE: _____ M2

NAME OF MANAGING AGENT: _____ TEL NO: _____

SHOPS	M2	OTHER	M2
OFFICES	M2	OTHER	M2
FACTORIES	M2	OTHER	M2

TENANT AND RENT INFORMATION – ANNEXURE A

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

MONTHLY LEVY R _____

COMMON PROPERTY CONSISTS OF

DETAILS OF EXCLUSIVE USE AREAS

SWIMMING POOL		GARAGE	M2
TENNIS COURT		CARPORT	M2
OTHER		OPEN PARKING	M2
OTHER		STORE ROOM	M2
OTHER		GARDEN	M2
		OTHER	M2

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 TRANSACTION 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/FARMS/SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 6: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

FORM B: BUSINESSES, FACTORIES, OFFICES, SCHOOLS

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 APPEAL TO AN APPEAL BOARD, THE 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 FUNCTION OF THE MUNICIPAL VALUER OR THE APPEAL BOARD

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

DATE: _____ SIGNATURE: _____

OFFICIAL USE

OBJECTION NO: _____

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

NAME OF MUNICIPAL VALUER: _____ DATE: _____

SIGNATURE: _____

SECTION 9: NOTIFICATION OF OUTCOME

VALUATION ROLL ADJUSTED
OBJECTOR NOTIFIED
OWNER NOTIFIED

SIGNATURE	DATE