

OBJECTION FORM B : NON-RESIDENTIAL (e.g. businesses, industrial, offices, school)
(COMPLETE A SEPARATE FORM FOR EACH ERF / PROPERTY OBJECTED TO)

OBJECTION NO.

MUNICIPAL MANAGER: INXUBA YETHEMBA LOCAL MUNICIPALITY

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL
FOR THE PERIOD 1 JULY 2014 TO 30 JUNE 2018

ERF/UNIT NO SUBURB / SCHEME NAME

SECTION 1 : OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

Identity Number COMPANY OR CC REGISTRATION NO

PHYSICAL ADDRESS CODE

POSTAL ADDRESS CODE

TELEPHONE NO : HOME Work

CELL Fax

Email

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

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

Identity Number COMPANY OR CC REGISTRATION NO

PHYSICAL ADDRESS CODE

POSTAL ADDRESS CODE

TELEPHONE NO : HOME Work

CELL Fax

Email

AUTHORISED REPRESENTATIVE OF THE OBJECTOR (IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE

1.3 ATTACHED)

NAME OF REPRESENTATIVE

POSTAL ADDRESS CODE

TELEPHONE NO : HOME Work

CELL Fax

Email

PLEASE COMPLETE

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

PHYSICAL ADDRESS CODE

EXTENT OF PROPERTY (SITE) M₂

MUNICIPAL ACCOUNT NO *If available*

NAME OF BONDHOLDER	REGISTERED AMOUNT OF BID	If Applicable
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

SERVITUDE NO. AFFECTED AREA

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 TITLE SEE SECTION 4)

INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

3.1 ANNEXURE A - TENANT AND RENT INFORMATION (Use information below)

NAME OF TENANT	SIZE	RENTAL (Excl VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.2 ANNEXURE B - SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCE, SECURITY, etc.

3.3 ANNEXURE C - STATEMENT OF INCOME & EXPENDITURES FOR PREVIOUS FINANCIAL YEAR

3.4 ANNEXURE D - BUILDING SIZES (Use information below)

BUILDING NO	SIZE m ²	DESCRIPTION e.g. USED AS A SHOP, OFFICE, etc.	CONDITION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.5 ANNEXURE E - 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

3.6 ANNEXURE E - (IF NECESSARY) OTHER FEATURES OF BUILDINGS:

<input type="text"/>
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PLEASE COMPLETE	
ERF/UNIT NO <input type="text"/>	SUBURB / SCHEME NAME <input type="text"/>

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SECTION 4 : SECTIONAL TITLE UNITS

SCHEME NO. NAME OF SCHEME | FLAT NO UNIT SIZE m²

NAME OF MANAGING AGENT TEL NO

UNIT (INDICATE NUMBER OR STATE YES / NO IN APPROPRIATE BOX)

SHOPS	<input type="text"/> m ²	OTHER	<input type="text"/> m ²
OFFICES	<input type="text"/> m ²	STUDY	<input type="text"/> m ²
FACTORIES	<input type="text"/> m ²	SEPARATE TOILET	<input type="text"/> m ²
SECURITY SYSTEM	<input type="text"/>	OTHER	<input type="text"/>
OTHER	<input type="text"/>	OTHER	<input type="text"/>

MONTHLY LEVY R

COMMON PROPERTY CONSISTS OF		EXCLUSIVE USED AREAS	
SWIMMING POOL	<input type="text"/>	GARAGE	<input type="text"/> m ²
TENNIS COURT	<input type="text"/>	CARPORT	<input type="text"/> m ²
OTHER	<input type="text"/>	OPEN PARKING	<input type="text"/> m ²
OTHER	<input type="text"/>	STORE ROOM	<input type="text"/> m ²
OTHER	<input type="text"/>	GARDEN	<input type="text"/> m ²
OTHER	<input type="text"/>	OTHER	<input type="text"/> m ²

SECTION 5 : MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE? R <input type="text"/>	IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE? R <input type="text"/>
OFFER RECEIVED R <input type="text"/>	OFFER RECEIVED R <input type="text"/>
NAME OF AGENT <input type="text"/>	TEL NO <input type="text"/>

SALE TRANSACTIONS OF OTHER PROPERTIES IN THE VICINITY USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO

ERF/UNIT NO	SUBURB / SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 6 : OBJECTION DETAILS

	PARTICULARS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF PROPERTY / UNIT		
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 CAN BE PROVIDED)

PLEASE COMPLETE

ERF/UNIT NO	<input type="text"/>	SUBURB / SCHEME NAME	<input type="text"/>
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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 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 THAN THE FAILURE TO SO HAVE PROVIDED AY 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 ONLY

SECTION 8 : DECISION OF MUNICIPAL VALUER

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

REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER _____

DATE	YEAR	MONTH	DAY

SIGNATURE _____

SECTION 9 : NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
PHYSICAL ADDRESS / DOOR NO / FLAT NO		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		

ERF/UNIT NO		SUBURB / SCHEME NAME	
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