



**VALUATION OBJECTION FORM**

**FORM B: BUSINESS PROPERTIES (e.g factories, offices, schools etc)  
(PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL)**

**OBJECTION NO**

**THE MUNICIPAL MANAGER: FORM / NO.  
KGATELOPELE MUNICIPALITY**

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2012 TO 30 SEPTEMBER 2013.**

**COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO AT A COST OF R10 PER OBJECTION!**

ERF/PORTION/UNIT NO. SUBURB// SECTIONAL SCHEME

**SECTION 1: OBJECTION INFORMATION FARM NO. REG. DIV**

**1.1 WHEN THE OBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY

IDENTITY NO COMPANY OR C.C.

REGISTRATION NO.

PHYSICAL ADDRESS CODE  
OF OWNER

POSTAL ADDRESS  
OF OWNER CODE

TELEPHONE NO.: HOME WORK

( ) ( )

CEL FAX NO ( )

E-MAIL ADDRESS

**1.2 WHERE THE OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR NAME OF**

**OBJECTOR:**

IDENTITY NO COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS  
OF OWNER CODE

TELEPHONE NO.: HOME WORK ( ) ( )

CEL 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

CEL FAX NO E-MAIL ADDRESS

( )



**\* IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED Page 1  
SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)**

PHYSICAL ADDRESS  
(IF AVAILABLE) CODE

EXTENT OF PROPERTY/STAND m<sup>2</sup>

MUNICIPAL ACCOUNT NO: (if available)

(If applicable)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND

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

SERVITUDE NO. AFFECTED AREA

IN FAVOUR OF

FOR WHAT PURPOSE

WAS  YES  NO

COMPENSATION

PAID IF YES: DATE OF PAYMENT AMOUNT

MEANS OF ANNEXURES AS FOLLOWS)

**SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLE COMPLETE SECTION 4)**  
(INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY

3.1 TENANT AND RENT INFORMATION – ANNEXURE A  
R.....

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, INSURANCES, 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



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

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

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**Stand /unit / holding/ farm portion no :**.....

**SECTION 4: SECTIONAL TITLE UNITS**

UNIT NR. UNIT

SCHEME NO. NAME OF SCHEME

NAME OF MANAGING AGENT TEL NO.

SHOPS	m <sup>2</sup>	OTHER		m <sup>2</sup>
OFFICES	m <sup>2</sup>	OTHER		m <sup>2</sup>
FACTORIES	m <sup>2</sup>	OTHER		m <sup>2</sup>

TENANT AND RENT INFORMATION – ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (excl VAT)	ESCALATION	OTHER CONTRIBUTION	TERM OF LEASE	START DATE

R

MONTHLY LEVY DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:		GARAGE	
SWIMMING POOL		CARPORT	
TENNIS COURT		OPEN PARKING	
OTHER		STORE ROOM	
OTHER		GARDEN	
OTHER		OTHER	



**SECTION 5: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET IF YOUR PROPERTY HAS BEEN ON THE MARKET IN WHAT IS THE ASKING PRICE? THE PAST 12 MONTHS, WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED OFFER RECEIVED

NAME OF AGENT: TEL NO:

SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE D)

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

**SECTION 6: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY		
RATING CATEGORY		
PHYSICAL ADDRESS/UNIT/FLAT NO		
EXTENT		
MARKET VALUE AS ON 1/7/2008		
NAME OF OWNER		

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

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Stand /unit / holding/ farm portion no :.....
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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 THAT THE FAILURE TO SO HAVE PROVIDED ANY SUCH DOCUMENTS, 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 ABOVE INFORMATION AND ATTACHED PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

OFFICIAL USE

**SECTION 8: DECISION OF MUNICIPAL VALUER**

DISCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE AS ON 1/7/2008	
NAME OF OWNER	

**8.1 REASONS OF THE MUNICIPAL VALUER**

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NAME OF MUNICIPAL VALUER/ ..... DATE .....

SIGNATURE:

**SECTION 8: NOTIFICATION OF OUTCOME:**

VALUATION ROLL  
ADJUSTED

OBJECTOR NOTIFIED

OWNER NOTIFIED

SECTION 52(1) (A)  
WHERE APPLICABLE

SIGNATURE	DATE

**Stand/ unit/ holding / farm portion number**