

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

The Municipal Manager  
 Govan Mbeki Municipality  
 Horwood Street  
 Private Bag X 1017  
**SECUNDA**  
 2302



OBJECTION NO

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN THE SUPPLEMENTARY VALUATION ROLL 4 (MAINTENANCE OF GV 2016 / 2020)  
 (OBJECTION PERIOD 30 MAY TO 28 JUNE 2019)**

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

ERF / UNIT NO:	<input style="width: 95%;" type="text"/>	SUBURB / FARM / SCHEME NAME :	<input style="width: 98%;" type="text"/>	
		FARM NO	<input style="width: 95%;" type="text"/>	REG DIV

**SECTION 1: OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

REGISTERED OWNER OF THE PROPERTY		<input style="width: 98%;" type="text"/>		
IDENTITY NO	<input style="width: 95%;" type="text"/>	COMPANY OR CC REGISTRATION NO	<input style="width: 95%;" type="text"/>	
PHYSICAL ADDRESS OF OWNER	<input style="width: 95%;" type="text"/>		CODE	<input style="width: 20%;" type="text"/>
POSTAL ADDRESS OF OWNER	<input style="width: 95%;" type="text"/>		CODE	<input style="width: 20%;" type="text"/>
TELEPHONE NO:	HOME	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>	WORK	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>
CELL	<input style="width: 30%;" type="text"/>		FAX NO	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>
E-MAIL ADDRESS	<input style="width: 98%;" type="text"/>			

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

NAME OF OBJECTOR		<input style="width: 98%;" type="text"/>		
IDENTITY NO	<input style="width: 95%;" type="text"/>	COMPANY OR CC REGISTRATION NO	<input style="width: 95%;" type="text"/>	
POSTAL ADDRESS OF OBJECTOR	<input style="width: 95%;" type="text"/>		CODE	<input style="width: 20%;" type="text"/>
TELEPHONE NO:	HOME	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>	WORK	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>
CELL	<input style="width: 30%;" type="text"/>		FAX NO	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>
E-MAIL ADDRESS	<input style="width: 98%;" type="text"/>			
STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc)	<input style="width: 98%;" type="text"/>			

**1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE		<input style="width: 98%;" type="text"/>		
POSTAL ADDRESS	<input style="width: 95%;" type="text"/>		CODE	<input style="width: 20%;" type="text"/>
TELEPHONE NO:	HOME	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>	WORK	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>
CELL	<input style="width: 30%;" type="text"/>		FAX NO	<input style="width: 20%;" type="text"/> ( ) <input style="width: 30%;" type="text"/>
E-MAIL ADDRESS	<input style="width: 98%;" type="text"/>			

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

Complete: Erf / Unit No \_\_\_\_\_ Area / Scheme Name \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

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

ADDRESS  CODE

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

MUNICIPAL ACCOUNT NO  (if available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND
	(if available)

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

SERVITUDE NO		AFFECTED AREA	m <sup>2</sup>
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 TITLES 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 (EXL 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 AND 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**

m<sup>2</sup>

**OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY)**

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Complete: Erf / Unit No \_\_\_\_\_ Area / Scheme Name \_\_\_\_\_

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

**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO	<input type="text"/>	NAME OF SCHEME	<input type="text"/>	FLAT NO / DOOR NO:	<input type="text"/>	UNIT SIZE	<input type="text"/>	m <sup>2</sup>
NAME OF MANAGING AGENT	<input type="text"/>					TEL NO	<input type="text"/>	

SHOPS	<input type="text"/>	m <sup>2</sup>	OTHER	<input type="text"/>	m <sup>2</sup>
OFFICES	<input type="text"/>	m <sup>2</sup>	OTHER	<input type="text"/>	m <sup>2</sup>
FACTORIES	<input type="text"/>	m <sup>2</sup>	OTHER	<input type="text"/>	m <sup>2</sup>

**TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXL VAT)	ESCALATION	OTHER CONTRIBUTION	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"/>

MONTHLY LEVY  R

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	<input type="text"/>
TENNIS COURT	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

**DETAILS OF EXCLUSIVE USE AREAS**

GARAGE	<input type="text"/>	m <sup>2</sup>
CARPORT	<input type="text"/>	m <sup>2</sup>
OPEN PARKING	<input type="text"/>	m <sup>2</sup>
STORE ROOM	<input type="text"/>	m <sup>2</sup>
GARDEN	<input type="text"/>	m <sup>2</sup>
OTHER	<input type="text"/>	m <sup>2</sup>

**SECTION 5: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET, WHAT IS THE ASKING PRICE?

R	<input type="text"/>
RECEIVED	<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"/>
RECEIVED	<input type="text"/>

NAME OF AGENT

TEL NO

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

ERF / UNIT NO	SUBURB / SCHEME NAME	DATE OF SALE	SELLING PRICE:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**SECTION 6: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY / UNIT NO	<input type="text"/>	<input type="text"/>
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS / DOOR NO. / FLAT NO.	<input type="text"/>	<input type="text"/>
EXTENT	<input type="text"/>	<input type="text"/>
MARKET VALUE	<input type="text"/>	<input type="text"/>
NAME OF OWNER	<input type="text"/>	<input type="text"/>

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

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\_\_\_\_\_

Complete: Erf / Unit No \_\_\_\_\_ Area / Scheme Name \_\_\_\_\_

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

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**SECTION 7: DECLARATION**

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (ACT NO 6 OF 2994) 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 FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

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

YEAR	MONTH	DAY

DATE:

\_\_\_\_\_  
SIGNATURE

**OFFICIAL USE**

**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	

**8.1 REASONS OF THE MUNICIPAL VALUER**

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER \*  
\* Delete whichever is not applicable

SIGNATURE:


DATE

YEAR	MONTH	DAY

**SECTION 9: NOTIFICATION OF OUTCOME**

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		

Complete: Erf / Unit No \_\_\_\_\_ Area / Scheme Name: \_\_\_\_\_