

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 OR OMITTED FROM THE GENERAL VALUATION ROLL 2020/2025
 (OBJECTION PERIOD 14 APRIL 2020 TO 29 MAY 2020)**

**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: 95%;" type="text"/>	
	FARM NO	REG DIV	<input style="width: 95%;" type="text"/>	

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF THE PROPERTY	<input style="width: 95%;" 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: 95%;" type="text"/>
POSTAL ADDRESS OF OWNER	<input style="width: 95%;" type="text"/>		CODE <input style="width: 95%;" type="text"/>
TELEPHONE NO:	HOME <input style="width: 95%;" type="text"/>	WORK <input style="width: 95%;" type="text"/>	
CELL <input style="width: 95%;" type="text"/>	FAX NO <input style="width: 95%;" type="text"/>		
E-MAIL ADDRESS	<input style="width: 95%;" type="text"/>		

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR	<input style="width: 95%;" 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: 95%;" type="text"/>
TELEPHONE NO:	HOME <input style="width: 95%;" type="text"/>	WORK <input style="width: 95%;" type="text"/>	
CELL <input style="width: 95%;" type="text"/>	FAX NO <input style="width: 95%;" type="text"/>		
E-MAIL ADDRESS	<input style="width: 95%;" type="text"/>		
STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc)	<input style="width: 95%;" type="text"/>		

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE	<input style="width: 95%;" type="text"/>		
POSTAL ADDRESS	<input style="width: 95%;" type="text"/>		CODE <input style="width: 95%;" type="text"/>
TELEPHONE NO:	HOME <input style="width: 95%;" type="text"/>	WORK <input style="width: 95%;" type="text"/>	
CELL <input style="width: 95%;" type="text"/>	FAX NO <input style="width: 95%;" type="text"/>		
E-MAIL ADDRESS	<input style="width: 95%;" 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 m²

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 ²
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
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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 ²	DESCRIPTION e.g. used as a shop, office etc	CONDITION
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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 BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY)

Complete: Erf / Unit No _____ Area / Scheme Name _____

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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 ²
NAME OF MANAGING AGENT	<input type="text"/>					TEL NO	<input type="text"/>	

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

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 ²
CARPORT	<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
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"/>
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)

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

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: _____