



PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL

FORM B

(e.g. BUSINESSES, FACTORIES, OFFICES, SCHOOLS)

OBJECTION NO: _____

The Municipal Manager
Kwa Sani Municipality

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMMITED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2012 TO 30 JUNE 2016

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO: _____ SUBURB/SCHEME/FARMS NAME: _____

FARM NO.: _____ REG DIV: _____

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

Registered Owner of Property: _____

Identity No: _____ Company/C.C. Registration No: _____

Physical Address of Owner: _____ Code: _____

Postal Address of Owner: _____ Code: _____

Telephone No: Home () _____ Work: () _____

Cellular No: _____ Fax No: () _____

E-mail Address: _____

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

Name of Objector: _____

Identity No: _____ Company/C.C. Registration No: _____

Physical Address of Objector: _____ Code: _____

Postal Address of Objector: _____ Code: _____

Telephone No: Home () _____ Work: () _____

Cellular No: _____ Fax No: () _____

E-mail Address: _____

Status of Objector (e.g. Tenant, Pending Purchaser, Municipality, etc.)

OBJECTION - OTHER THAN RESIDENTIAL OR AGRICULTURAL

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1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

Name of Representative: _____

Postal Address: _____ Code: _____

Telephone No: Home () _____ Work: () _____

Cellular No: _____ Fax No: () _____

E-mail Address: _____

*** If a Representative is appointed, proof of authorisation must be attached**

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: _____ (if applicable)

Registered amount of Bond: _____ (if applicable)

Provide Full Details of All Servitudes, Road Proclamations or Other Endorsements _____

Servitude No: _____ Affected Area: _____ m²

In Favour of: _____

For what Purpose: _____

Was Compensation Paid? Yes No

(If Yes) Date of Payment: _____ Amount: R _____

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO: _____ NAME OF SCHEME: _____ FLAT NO: / DOOR NO: _____ UNIT SIZE _____ m²
 NAME OF MANAGING AGENT: _____ TEL NO: () _____

Indicate Quantity and Complete Description of "Other" if applicable

| | |
|---------------------------------|-----------------------------|
| Shops: _____ m ² | Other: _____ m ² |
| Offices: _____ m ² | Other: _____ m ² |
| Factories: _____ m ² | Other: _____ m ² |

3.5 Tenant and Rent Information – ANNEXURE A:

- Name of Tenant
- Size
- Rental (excl. VAT)
- Escalation of Rental
- Other Contributions
- Term of Lease
- Start Date

Monthly Levy: R _____

DETAILS OF EXCLUSIVE USE AREAS:

COMMON PROPERTY CONSISTS OF:

| |
|-----------------------|
| Swimming Pool _____ |
| Tennis Court _____ |
| Other _____ |
| Other _____ |
| Other _____ |
| <i>Describe Other</i> |

| | |
|--------------------|----------------|
| Garage _____ | m ² |
| Carport _____ | m ² |
| Open Parking _____ | m ² |
| Store Room _____ | m ² |
| Garden _____ | m ² |
| Other _____ | m ² |

SECTION 5: MARKET INFORMATION

| | |
|--|---|
| If your Property is currently on the market, what is the Asking Price? R _____ Offers Received: R _____ Name of Agent: _____ | If your property has been on the market in the last 3 years, what was the Asking Price? R _____ Offers Received: R _____ |
|--|---|

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Sale Transactions (of Other Property in the vicinity) used by the Objector in determining the Market Value of Property Objected to:

| <u>ERF/UNIT NO:</u> | <u>SUBURB / SCHEME NAME:</u> | <u>DATE OF SALE:</u> | <u>SELLING PRICE:</u> |
|---------------------|------------------------------|----------------------|-----------------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

SECTION 6: OBJECTION DETAILS

| | <u>PARTICULARS AS REFLECTED IN THE VALUATION ROLL</u> | <u>CHANGES REQUESTED BY OBJECTOR</u> |
|-----------------------------------|---|--|
| Description of Property/Unit No: | _____ | _____ |
| Category: | _____ | _____ |
| Physical Address/Door No/Flat No: | _____ | _____ |
| Extent: | _____ | _____ |
| Market Value: | _____ | _____ |
| Name of Owner: | _____ | _____ |

Adverse features and/or further reasons in support of this objection (Annexures can be provided).

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 failure to have provided any such document, information or particulars has placed an unnecessary burden on the functions of the Municipal Valuer of the Appeal Board.

I / We _____ hereby declare that the
(FULL NAME)

information and particulars supplied are true and correct.

Signed at _____ on the

Date: 20 / _____ / _____
YYYY MM DD SIGNATURE

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

| | |
|-------------------------------------|-------|
| Description of Property/Unit No.: | _____ |
| Category: | _____ |
| Physical Address/Door No./Flat No.: | _____ |
| Extent: | _____ |
| Market Value: | _____ |
| Name of Owner: | _____ |

Reasons of the Municipal Valuer:

_____ / _____ / _____
 *Name of Municipal/Assistant Municipal Valuer Signature YYYY MM DD

**Delete whichever is not applicable*

SECTION 9: DECISION OF MUNICIPAL VALUER

| | SIGNATURE | DATE |
|-----------------------------------|-----------|-------|
| Valuation Roll Adjusted | _____ | _____ |
| Objector Notified | _____ | _____ |
| Owner Notified | _____ | _____ |
| Section 52(1)(a) Where applicable | _____ | _____ |