

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

Objection No.

Date: _____

The Municipal Manager
Mogalakwena Municipality
P O Box 34
MOKOPANE
0600

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2008 TO 30 JUNE 2012

Description of property in respect of which the objection is made
(Complete a separate form for each entry objected to)

ERF/Portion/Unit No.

Suburb/Farm/Scheme

Farm No.

	Reg Div	
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1.1 Objector is the Owner

Registered Owner of Property

Identity No.

Company or CC
Registration No.

Physical Address
of Owner

Code

Postal Address of
Owner

Code

Telephone Home
No.:

Work

Cell

Fax

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

E-mail Address

1.2 Objector is not the Owner or Municipality is the Objector

Name of Objector:

Identity No.

Company or CC
Registration No.

Postal Address
of Objector

of

Code

Telephone
No.:

Home

()

Work

()

Cell

Fax

()

E-mail Address

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

1.3 Authorised Representative of the Objector

Name of Representative

Postal Address

Code

Telephone No.:

Home

()

Work

()

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

Please complete the bottom of each page.

Cell

Fax

E-mail Address

* If a representative is appointed, proof of authorization 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

Registered Amount of Bond

(if applicable)

Provide full details of all servitudes, road proclamations or other endorsements against the property (if applicable)

Servitude No.		Affected Area	m ²
In favour or			
For what purpose			

Was Compensation paid

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

Please complete the bottom of each page.

If Yes: - Date of Payment

Amount

R

Section 3: Description of buildings (For sectional title complete 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 (Excl VAT)

Escalation of rental	Other Contribution	Term of lease	Start date

3.2 Schedules 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

3.5 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

Other features of buildings: (provide Annexure E if necessary)

Section 4: Sectional Titles Units

Scheme
No.

Name of
Scheme

Flat No./
Door No.

Unit
size

 m²

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

Please complete the bottom of each page.

Name of managing agent	
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Telephone no.

()

Shops	m ²	Other		m ²
Offices	m ²	Other		m ²
Factories	m ²	Other		m ²

Tenant and rent information – Annexure A

Name of tenant	Size	Rental (Excl VAT)

Escalation of rental	Other Contribution	Term of lease	Start date

Monthly
Levy

R	
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Common property consists of

Swimming Pool	
Tennis court	
Other	
Other	
Other	

Details of exclusive use areas

Garage	
Carport	
Open Parking	
Store room	
Garden	
Other	

Section 5: Market Information

If your property is currently on the market. What is the asking price?	If your property has been on the market in the last 3 years what was the asking price?
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Complete: Erf / Unit No. _____ Area / Scheme Name

Please complete the bottom of each page.

	R	
Received	R	
Name of agent:		

Received
Tel. No.

R	
R	

Sale transactions used by the objector in determining the market value of property objected to (if insufficient space provide Annexure F).

Erf / Ptn / Unit No.	Suburb / Farm / Scheme name	Date of Sale	Selling price

Section 6: Objection Details

	Particulars as reflected in the valuation roll	Changes requested by objector
Description of the 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 (Annexure G 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 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.

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

Please complete the bottom of each page.

Hereby declare that the information and particulars supplied are true and correct.

Date:

Year	Month	Day

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

Year	Month	Day

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

Please complete the bottom of each page.

Signature:

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Date:

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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

Please complete the bottom of each page.