



PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL

FORM B

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

OBJECTION NO: _____

The Municipal Manager
Dr Nkosazana Dlamini Zuma Local Municipality

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMMITTED FROM THE 4TH VALUATION ROLL FOR THE PERIOD 1 JULY 2022 TO 30 JUNE 2026

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

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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	_____	_____