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

**Page 1**

|  |  |
| --- | --- |
| OBJECTION NO: |  |

**THE MUNICIPAL MANAGER**

**MANGAUNG METROPOLITAN MUNICIPALITY**

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SEVENTH SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD JUNE 2014 TO AUGUST 2014**

**DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE:**

(Complete a separate form for each entry objected to)

|  |  |
| --- | --- |
| Property Identity Number |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Erf / Portion / Unit No |  | Suburb / Farm  Scheme Name |  |

|  |  |
| --- | --- |
| Farm No | Reg Div |

## SECTION 1: OBJECTOR INFORMATION

* 1. **OBJECTOR IS THE OWNER**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Registered Owner of Property: | |  | | |
| Identity No: |  | | Company or C.C.  Registration no |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Physical Address of Owner |  | Code |  |
| Postal Address of Owner |  | Code |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Telephone No:  Home | ( ) | Work | ( ) |
| Cell No: |  | Fax No: | ( ) |

|  |  |
| --- | --- |
| E-mail Address |  |

* 1. **OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name of Objector | |  | | |
| Identity No: |  | | Company or C.C.  Registration |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Postal Address of Objector |  | Code |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Telephone No:  Home | ( ) | | Work | ( ) |
| Cell No: |  | | Fax No: | ( ) |
| E-mail Address | |  | | |

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc.)

|  |
| --- |
|  |

* 1. **AUTHORIZED REPRESENTATIVE OF THE OBJECTOR**

|  |  |
| --- | --- |
| Name of Representative |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Postal Address |  | | | Code | |  |
| Telephone No:  Home | ( ) | | Work | | ( ) | |
| Cell No: |  | | Fax No: | | ( ) | |
| E-mail Address | |  | | | | |

**\*IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORIZATION 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)**

**Page 2**

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

|  |  |  |  |
| --- | --- | --- | --- |
| Address |  | Code |  |

|  |  |  |
| --- | --- | --- |
| Extent of Property |  | m² |

|  |  |  |
| --- | --- | --- |
| Municipal Account Number |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 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 | m² |
| 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 COMPLETE SECTION 4)**

**(Information under 3.1 to 3.4 to be supplied by means of Annexure as follows)**

* 1. **Tenant And Rent Information – Annexure A**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **NAME OF TENANT** | **SIZE**  **m²** | **RENTAL**  **(Excl VAT)** | **ESCALATION OF RENTAL** | **OTHER CONTRIBUTION** | **TERM OF LEASE** | **START DATE** |

* 1. **Schedule of Expenses Including: Municipal, Administration, Insurances, Security etc, - Annexure B**
  2. **Statement of Income and Expenditure for Previous Financial Year – Annexure C**
  3. **Building Size – Annexure D**

|  |  |  |  |
| --- | --- | --- | --- |
| **BUILDING NO** | **SIZE m²** | **DESCRIPTION**  **(e.g. used as a shop, office etc)** | **CONDITION** |

* 1. **If the property has not been developed to its highest and best use, indicated the extent of land that is available for further development.**

|  |
| --- |
| **m²** |

**OTHER FEATURES OF BUILDINGS (Provide Annexure E if necessary) :**

**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)**

**Page 3**

**SECTION 4: SECTIONAL TITLE UNITS:**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Scheme No: |  | Name of Scheme |  | Flat No / Door No |  | Unit Size | m² |

|  |  |  |  |
| --- | --- | --- | --- |
| **Name of Managing Agent** |  | **Tel No** |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Shops | M² | Other | M² |
| Offices | M² | Other | M² |
| Factories | M² | Other | M² |

TENANT AND RENT INFORMATION – ANNEXURE A

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Name of Tennant | M² | Rental (excl VAT) | Escalation | Other Contribution | Term of Lease | Start Date |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Monthly Levy | R |  | Details of Exclusive use Areas |  |
| COMMON PROPERTY CONSISTS OF: | |  | Garage | m² |
| Swimming Pool |  |  | Carport | m² |
| Tennis Court |  |  | Open Parking | m² |
| Other |  |  | Store Room | m² |
| Other |  |  | Garden | m² |
| Other |  |  | Other | m² |

**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? |
| R |  | R |
| Offer Received: R |  | Offer Received: R |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name of Agent: |  |  | Tel No: |  |

Sales Transactions used by the Objector in determining the Market Value of the 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):**

**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)**

**Page 4**

**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.**

**I / WE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ HEREBY DECLARE THAT THE INFORMATION AND**

**PARTICULARS SUPPLIED ARE TRUE AND CORRECT.**

**SIGNED ON THE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ SIGNATURE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**OFFICIAL USE**

**SECTION 8: DECISION OF THE 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\* : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\****Delete whichever is not Applicable*

**SIGNATURE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**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**