

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL

LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 01 JULY 2022 TO 30 JUNE 2026

Notes for Completing this Form:

1. Complete a separate form for each property objected to;
2. In the case of Sectional Titles, a form must be completed for each section objected to;
3. Delete whichever is not applicable; and
4. Incomplete forms may result in the objection being rejected.

What is the Municipal Property Rates Act? (*Act 6 of 2004*)

The Municipal Property Rates Act is a national legislation that regulates the power of Municipalities to value and rate immovable properties (that is, land and buildings).

Important concepts

- **Market Value (*Act 6 of 2004 Section 1*).**
Is the amount a property would have realised if sold on the date of valuation.
- **Date of valuation (*Act 6 of 2004 Section 31*).**
Is the date upon which the market value of your property is assessed; and the date of the General Valuation Roll is determined on 01 December 2021 as contemplated in the Act.
- **The date of implementation (*Act 6 of 2004 Section 32*).**
Is the date on which the municipality will implement their Valuation Roll; and The General Valuation Roll will take effect on 01 July 2022.

Public inspection of the Valuation (*Act 6 of 2004 Section 49*)

The municipality must advertise inviting the ratepayer to inspect the Valuation Roll.

In addition, the municipality must post, by ordinary mail, an extract of the Valuation Roll to every property owner together with a notice advising them of the objection process.

The General Valuation Roll 2022 to 2026 is open for inspection at the Mangaung Municipal Offices, from **16 February 2022 to 20 May 2022**.

No late objections will be accepted.

How to lodge an objection (*Act 6 of 2004 Section 50*)

Any property owner may, within the period stated in the Notice referred to in Section 49(1)(a):

- inspect the Roll during office hours;
- on payment of a reasonable fee, request the municipality during office hours to make extracts from the Roll; and
- lodge an objection with the Municipal Manager against any matter reflected in, or omitted from, the Roll.

An objection in terms of Subsection (1)(c) must be in relation to a specific individual property and not against the Valuation Roll as such.

A Municipal Manager must assist an Objector to lodge an objection if that Objector is unable to read or write.

A Municipal Council may also lodge an objection with the Municipal Manager concerned against any matter reflected in, or omitted from, the Roll. The Municipal Manager must inform the Council if any matter reflected in, or omitted from, the Roll affects the interests of the municipality.

A Municipal Manager must, within 14 days after the end of the period stated in the notice referred to in Section 49(1)(a), submit all objections to the Municipal Valuer, who must promptly decide and dispose of the objections in terms of Section 51.

The lodging of an objection does not defer liability for payment of rates beyond the date determined for payment.

CONTACT US

For any inquiries, please contact Mangaung Metropolitan Municipality:

Call centre:

0800 111300 or 051 405 8960 / 051 405 8677

Email:

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Webpage:

www.mangaung.co.za

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)
THE MUNICIPAL MANAGER MANGAUNG METROPOLITAN MUNICIPALITY

OBJECTION NO:

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

Erf / Portion / Unit No: Scheme Name:

SECTION 1.1: OBJECTOR INFORMATION

Registered Owner of Property:

Identity No: Company or C.C.Registration:

Physical Address of Owner: Code:

Postal Address of Owner: Code:

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

Cell No: Fax No:

E-mail Address:

SECTION 1.2: 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) Telephone No: (Work)

Cell No: Fax No:

E-mail Address:

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

SECTION 1.3: AUTHORISED REPRESENTATIVE OF THE OBJECTOR

Name of Objector:

Identity No: Company or C.C.Registration:

Postal Address of Objector: Code:

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

Cell No: Fax No:

E-mail Address:

***IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED**

Erf / Unit No: Suburb / Scheme Name:

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

Physical Address: Code:

Extent of Property (m²):

Municipal Account Number:

Name of Bond Holder: Registered Amount of Bond:

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:

SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLES SEE SECTION 4)

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

3.1 Tenant And Rent Information – Annexure A

Name of Tenant: Extent (m²):

Rental: (Exc VAT) Escalation: Other Contribution

Term of Lease: Start Date:

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 Size – Annexure D

Building Number Size (m²): Description: Condition:

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

OTHER FEATURES OF BUILDINGS (Provide Annexure E if necessary)

Erf / Unit No: Suburb / Scheme Name:

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SECTION 4: SECTIONAL TITLE UNITS

Scheme No: Name of Scheme: Door No: Unit Size (m²):

Shops (m²): Factories (m²):

Offices (m²): Other (m²):

TENANT AND RENT INFORMATION - ANNEXURE A

Name of Tenant: Extent (m²):

Rental: (Exc VAT) Escalation: Other Contribution:

Term of Lease: Start Date:

COMMON PROPERTY CONSISTS OF:

Detail of Exclusive Use Areas

Monthly Levy:

Garage (m²):

Swimming Pool:

Carport (m²):

Tennis Court:

Open Parking (m²):

Other:

Store Room (m²):

Other:

Garden (m²):

SECTION 5: MARKET INFORMATION

Is your property currently on the market: **YES / NO**

Was your property on the market in the last 3 years:

Asking Price: (R)

Asking Price: (R)

Offer Received: (R)

Offer Received: (R)

Name of Agent:

Tel No:

Sale Transactions (of other properties in the vicinity) used by the objector in determining the market value of property objected to

Erf / Unit No	Suburb / 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		

Erf / Unit No: Suburb / Scheme Name:

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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.

DATE: SIGNATURE: _____

OFFICIAL USE

SECTION 8: DECISION OF THE MUNICIPAL VALUER

Description of the Property / Unit No:	<input type="text"/>
Category:	<input type="text"/>
Physical Address / Door No / Flat:	<input type="text"/>
Extent:	<input type="text"/>
Market Value	<input type="text"/>
Name of Owner:	<input type="text"/>

REASON OF THE MUNICIPAL VALUER

Name of Municipal Valuer / Assistant Municipal Valuer*

**Delete whichever is not Applicable*

DATE: SIGNATURE: _____

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) a (Where applicable)		

Erf / Unit No: Suburb / Scheme Name: