

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

OBJECTION NO.



**THE MUNICIPAL MANAGER**  
City of Tshwane Metropolitan Municipality

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2008 TO 31 MAY 2009**

**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

**SECTION 1: OBJECTOR INFORMATION**

FARM NO.  REG. DIV

**1.1 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  FAX NO. (  )

E-MAIL ADDRESS

**1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR**

NAME OF OBJECTOR:

IDENTITY NO.  COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS OF OBJECTOR  CODE

TELEPHONE NO.: HOME (  )  WORK (  )

CELL  FAX NO. (  )

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 (  )

CELL  FAX NO. (  )

E-MAIL ADDRESS

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

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

PLEASE COMPLETE THE BOTOM OF EACH PAGE

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

PHYSICAL ADDRESS  CODE

EXTENT OF PROPERTY  m<sup>2</sup>

MUNICIPAL ACCOUNT NO.  (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(If applicable)
<input type="text"/>	<input type="text"/>	

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY AGAINST THE PROPERTY (If applicable)

<input type="text"/>			
SERVITUDE NO.	<input type="text"/>	AFFECTED AREA	<input type="text"/> m <sup>2</sup>
IN FAVOUR OF	<input type="text"/>		
FOR WHAT PURPOSE	<input type="text"/>		

WAS COMPENSATION PAID IF YES:-

YES	NO	<input type="text"/>
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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 CONTRIBUTIONS	TERM OF LEASE	START DATE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY etc. - ANNEXURE B**

**3.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR - ANNEXURE C**

**3.4 BUILDING SIZES - ANNEXURE D**

BUILDING NO.	SIZE m <sup>2</sup>	DESCRIPTION e.g used as a shop, office etc.	CONDITION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

m<sup>2</sup>

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO.	<input type="text"/>	NAME OF SCHEME	<input type="text"/>	FLAT NO./ DOOR NO.	<input type="text"/>	UNIT SIZE	<input type="text"/> m <sup>2</sup>
NAME OF MANAGING AGENT	<input type="text"/>					TEL NO.	<input type="text"/>

SHOPS	<input type="text"/> m <sup>2</sup>	OTHER	<input type="text"/> m <sup>2</sup>
OFFICES	<input type="text"/> m <sup>2</sup>	OTHER	<input type="text"/> m <sup>2</sup>
FACTORIES	<input type="text"/> m <sup>2</sup>	OTHER	<input type="text"/> m <sup>2</sup>

**TENANT AND RENT INFORMATION - ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
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MONTHLY LEVY  R

**DETAILS OF EXCLUSIVE USE AREAS**

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	<input type="text"/>
TENNIS COURT	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

GARAGE	<input type="text"/> m <sup>2</sup>
CARPORT	<input type="text"/> m <sup>2</sup>
OPEN PARKING	<input type="text"/> m <sup>2</sup>
STORE ROOM	<input type="text"/> m <sup>2</sup>
GARDEN	<input type="text"/> m <sup>2</sup>
OTHER	<input type="text"/> m <sup>2</sup>

**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

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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**SECTION 6: OBJECTION DETAILS**

DESCRIPTION OF THE PROPERTY/UNIT NO.	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	<input type="text"/>	<input type="text"/>
EXTENT	<input type="text"/>	<input type="text"/>
MARKET VALUE	<input type="text"/>	<input type="text"/>
NAME OF OWNER	<input type="text"/>	<input type="text"/>

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 BOTOM OF EACH PAGE

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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 APPEAL BOARD.

I / WE \_\_\_\_\_ 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	

**REASONS OF THE MUNICIPAL VALUER**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME OF MUNICIPAL VALUER/  
ASSISTANT MUNICIPAL VALUER\* 

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*\* Delete whichever is not applicable*  
 SIGNATURE: 

--

DATE 

YEAR	MONTH	DAY

**SECTION 9: NOTIFICATION OF OUTCOME**

VALUATION ROLL ADJUSTED	<table border="1" style="width: 100%;"><tr><th style="width: 50%;">SIGNATURE</th><th style="width: 50%;">DATE</th></tr><tr><td style="height: 20px;"></td><td></td></tr></table>	SIGNATURE	DATE		
SIGNATURE	DATE				
OBJECTOR NOTIFIED	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td><td></td></tr></table>				
OWNER NOTIFIED	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td><td></td></tr></table>				
SECTION 52(1)(a) WHERE APPLICABLE	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td><td></td></tr></table>				

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

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