

## MSUKALIGWA MUNICIPALITY

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

OBJECTION NO.

THE MUNICIPAL MANAGER  
MSUKALIGWA MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY  
VALUATION ROLL \*FOR THE PERIOD 1 JULY..... TO 30 JUNE .....

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

REG. DIV

### SECTION 1: OBJECTOR INFORMATION

#### 1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

IDENTITY NUMBER

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 BOTTOM OF EACH PAGE

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

|                      |                                     |                 |                      |
|----------------------|-------------------------------------|-----------------|----------------------|
| ADDRESS              | <input type="text"/>                | CODE            | <input type="text"/> |
| OF                   | <input type="text"/> m <sup>2</sup> |                 |                      |
| ACCOUNT              | <input type="text"/>                | (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 (if applicable)

|                  |                      |               |                                     |
|------------------|----------------------|---------------|-------------------------------------|
| 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<br>IF YES: | YES <input type="checkbox"/> NO <input type="checkbox"/> | DATE OF PAYMENT | <input type="text"/> | AMOUNT | R | <input type="text"/> |
|----------------------------------|--|-----------------|----------------------|--------|---|----------------------|

**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<br>(EXCL VAT) | ESCALATION<br>OF RENTAL | OTHER<br>CONTRIBUTION | TERM OF<br>LEASE | START<br>DATE |
|----------------|------|----------------------|-------------------------|-----------------------|------------------|---------------|
|----------------|------|----------------------|-------------------------|-----------------------|------------------|---------------|

**3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY ect. - 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 |
|--------------|---------------------|--|-----------|
|--------------|---------------------|--|-----------|

**3.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO ITS 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)

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

Complete Erf/Unit No .....

Area/Scheme Name .....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

#### SECTION 4: SECTIONAL TITLE UNITS

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

|                              |                      |                      |                                |                                     |
|------------------------------|----------------------|----------------------|--------------------------------|-------------------------------------|
| MONTHLY LEVY                 | R                    | <input type="text"/> | DETAILS OF EXCLUSIVE USE AREAS |                                     |
| COMMON PROPERTY CONSISTS OF: |                      |                      | GARAGE                         | <input type="text"/> m <sup>2</sup> |
| SWIMMING POOL                | <input type="text"/> |                      | CARPORT                        | <input type="text"/> m <sup>2</sup> |
| TENNIS COURT                 | <input type="text"/> |                      | OPEN PARKING                   | <input type="text"/> m <sup>2</sup> |
| OTHER                        | <input type="text"/> |                      | STORE ROOM                     | <input type="text"/> m <sup>2</sup> |
| OTHER                        | <input type="text"/> |                      | GARDEN                         | <input type="text"/> m <sup>2</sup> |
| OTHER                        | <input type="text"/> |                      | 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 | <input type="text"/> |
|---|----------------------|

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN  
THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

|   |                      |
|---|----------------------|
| R | <input type="text"/> |
|---|----------------------|

OFFER RECEIVED

|   |                      |
|---|----------------------|
| R | <input type="text"/> |
|---|----------------------|

OFFER RECEIVED

|   |                      |
|---|----------------------|
| R | <input type="text"/> |
|---|----------------------|

NAME OF AGENT:

TEL. NO.

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE APPELLANT IN DETERMINING THE MARKET VALUE OF PROPERTY  
APPEALED 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"/> |

#### SECTION 6: APPEAL DETAILS

|                                       | PARTICULARS AS REFLECTED<br>IN VALUATION ROLL | CHANGES REQUESTED BY APPELLANT |
|---------------------------------------|---|--------------------------------|
| DESCRIPTION OF PROPERTY/<br>UNIT NO.  | <input type="text"/>                          | <input type="text"/>           |
| PHYSICAL ADDRESS<br>DOOR NO./FLAT NO. | <input type="text"/>                          | <input type="text"/>           |
| CATEGORY                              | <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 APPEAL (ANNEXURE G CAN BE PROVIDED)

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

COMPLETE: ERF/UNIT NO. ....

AREA/SCHEME NAME: .....

PLEASE COMPLETE THE BOTTOM 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 THE 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 THE VALUATION APPEAL BOARD

|                                      |  |
|--------------------------------------|--|
| DESCRIPTION OF THE PROPERTY/UNIT NO. |  |
| CATEGORY                             |  |
| PHYSICAL ADDRESS/DOOR NO./FLAT NO.   |  |
| EXTENT                               |  |
| MARKET VALUE                         |  |
| NAME OF OWNER                        |  |

#### REASONS OF THE VALUATION APPEAL BOARD

|  |
|--|
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |

NAME OF THE CHAIRPERSON OF THE VALUATION APPEAL BOARD

|  |
|--|
|  |
|  |

DATE

|      |       |     |
|------|-------|-----|
| YEAR | MONTH | DAY |
|      |       |     |

SIGNATURE

#### SECTION 9: NOTIFICATION OF OUTCOME

VALUATION ROLL ADJUSTED

APPELLANT NOTIFIED

OWNER NOTIFIED

|           |      |
|-----------|------|
| SIGNATURE | DATE |
|           |      |
|           |      |
|           |      |

COMPLETE: ERF/UNIT NO.....

AREA/SCHEME NAME: .....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE