

UMSOBOMVU MUNICIPALITY

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL

(e.g. businesses, factories, offices, schools)

Date: _____

Objection No.

The Municipal Manager
Umsobomvu Municipality
Private Bag X6
COLESBERG
9795

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013

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		
		Farm No.		Reg Div

1.1 Objector is the Owner

Registered Owner of Property			
Identity No.		Company or CC Registration No.	
Physical Address of Owner		Code	
Postal Address of Owner		Code	
Telephone No.: Home	()	Work	()
Cell		Fax	()
E-mail Address			

1.2 Objector is not the Owner or Municipality is the Objector

Name of Objector:			
Identity No.		Company or CC Registration No.	
Postal Address of Objector		Code	
Telephone No.: Home	()	Work	()
Cell		Fax	()

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

Please complete the bottom of each page.

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

()

E-mail Address

* If a representative is appointed, proof of authorization 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

Registered Amount of Bond

(if applicable)

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Provide full details of all servitudes, road proclamations or other endorsements against the property (if applicable)

Servitude No.		Affected Area	m ²
In favour or			
For what purpose			

Was Compensation paid

Yes

No

If Yes: -

Date of Payment

Amount

R

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

Please complete the bottom of each page.

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 Contribution	Term of lease	Start date

3.2 Schedules 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 sizes – Annexure D

Building No.	Size (m ²)	Description e.g. used as a shop, office etc.	Condition

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

m²

Other features of buildings: (provide Annexure E if necessary)

SECTION 4: SECTIONAL TITLES UNITS

Scheme No. Name of Scheme of Flat No./ Door No. Unit size m²

Name of managing agent

Telephone no. ()

Shops	<input style="width: 50px;" type="text"/> m ²	Other	<input style="width: 50px;" type="text"/> m ²
Offices	<input style="width: 50px;" type="text"/> m ²	Other	<input style="width: 50px;" type="text"/> m ²
Factories	<input style="width: 50px;" type="text"/> m ²	Other	<input style="width: 50px;" type="text"/> m ²

Tenant and rent information – Annexure A

Name of tenant		Size	Rental (Excl VAT)

Escalation of rental	Other Contribution	Term of lease	Start date

Monthly Levy

R	
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Common property consists of

Swimming Pool	
Tennis court	
Other	
Other	
Other	

Details of exclusive use areas

Garage	
Carport	
Open Parking	
Store room	
Garden	
Other	

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?
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	R	
Received	R	
Name of agent:		

Received
Tel. No.

	R	
	R	

Sale transactions used by the objector in determining the market value of 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).

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 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 *
Delete whichever is not applicable

Signature:

Date:

Year	Month	Day

SECTION 9: NOTIFICATION OF OUTCOME

	Signature	Date
Valuation Roll adjusted		
Objector notified		
Owner notified		
Section 52(1)(a) where applicable		