

UMSOBOMVU MUNICIPALITY

LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, ACT 2000 (6 OF 2000)
GENERAL VALUATION ROLL 2020/21 TO 2024/25

OBJECTION PERIOD: 1 MARCH 2020 – 31 MARCH 2020

OBJECTION FORM B - COMMERCIAL

OBJECTION NUMBER		MUNICIPAL DATE STAMP
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Any person may, within the period stated above; (a) inspect the roll during office hours; (b) on payment of a reasonable fee, request the municipality during office hours to make extracts from the roll and (c) lodge an objection with the municipal manager against any matter reflected in or omitted from the roll. An objection 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. **Note: A separate objection must be completed per individual property objected to.**

This objection form contains the minimum information to be captured for lodging of a valid objection. The objection must be submitted to the Municipal Manager by no later than the date stated above. No late objections will be accepted.

SECTION A	REGISTERED PROPERTY DESCRIPTION
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ERF NUMBER		PORTION		TOWNSHIP	
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SECTIONAL SCHEME NAME		UNIT NUMBER	
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SECTION B	INFORMATION OF THE REGISTERED OWNER
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NAME		SURNAME	
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ID NUMBER	
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COMPANY / TRUST	
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POSTAL ADDRESS		SUBURB		CODE	
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STREET ADDRESS		CODE	
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EMAIL	
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CONTACT NUMBER (H)		(W)	
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CONTACT NUMBER (C)		FAX	
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SECTION C	INFORMATION OF OBJECTOR OR REPRESENTATIVE
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NAME		SURNAME	
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ID NUMBER	
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POSTAL ADDRESS		SUBURB		CODE	
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EMAIL	
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CONTACT NUMBER (W)		CELL	
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IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED AS ANNEXURE A

OBJECTION FORM B - COMMERCIAL

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SECTION F	FILLING STATIONS
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The following documents must be attached as **ANNEXURE E**; a) Three years of audited statements b) Three years of audited statements of fuel and Diesel sales. c) Certified head- and sub- lease agreements.

FUEL COMPANY	<input style="width:95%;" type="text"/>
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OPERATOR	<input style="width:95%;" type="text"/>
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AVERAGE FUEL SALES OVER THE PAST THREE YEARS	<input style="width:95%;" type="text"/>
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AVERAGE DIESEL SALES OVER THE PAST THREE YEARS	<input style="width:95%;" type="text"/>
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SECTION G	GUESTHOUSES AND OTHER HOSPITALITY PROPERTIES
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The following document must be attached as **ANNEXURE F**, a) Three years audited financial statements

NAME OF GUEST HOUSE / LODGE	<input style="width:95%;" type="text"/>		
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NUMBER OF RENTABLE ROOMS	SINGLE	<input style="width:95%;" type="text"/>	DOUBLE	<input style="width:95%;" type="text"/>
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PRICE PER ROOM	SINGLE	R <input style="width:95%;" type="text"/>	DOUBLE	R <input style="width:95%;" type="text"/>
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RECEPTION FACILITIES - MAX CAPACITY	<input style="width:95%;" type="text"/>
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NUMBER OF RECEPTION / CONFERENCE ROOMS	<input style="width:95%;" type="text"/>
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PRICE PER RENTING OF RECEPTION / CONFERENCE FACILITY	R <input style="width:95%;" type="text"/>
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Indicate which items are included and excluded from price. All prices must be stated as **VAT EXCLUDED**

<input style="width:95%;" type="text"/>
<input style="width:95%;" type="text"/>

AVERAGE OCCUPATION OF ROOMS	<input style="width:95%;" type="text"/> % based over 365 days
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AVERAGE OCCUPATION OF RECEPTION / CONFERENCE	<input style="width:95%;" type="text"/> % based over 365 days
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SECTION H	PROPERTY OPERATING EXPENCES
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Complete the table below and attach the following documents as **ANNEXURE G**; a) Rates and Taxes account. b) proof of expenditure by means of invoices and agreements.

ITEM DESCRIPTION	COST PER MONTH
RATES AND TAXES	R <input style="width:95%;" type="text"/>
PROPERTY INSURANCE	R <input style="width:95%;" type="text"/>
SECURITY	R <input style="width:95%;" type="text"/>
CLEANING SERVICES	R <input style="width:95%;" type="text"/>
MANAGEMENT FEES	R <input style="width:95%;" type="text"/>
REPAIRS & MAINTENANCE	R <input style="width:95%;" type="text"/>
OTHER_1:	R <input style="width:95%;" type="text"/>
OTHER_2:	R <input style="width:95%;" type="text"/>
OTHER_3:	R <input style="width:95%;" type="text"/>

ITEM DESCRIPTION	COST PER MONTH
OTHER_4:	R <input style="width:95%;" type="text"/>
OTHER_5:	R <input style="width:95%;" type="text"/>
OTHER_6:	R <input style="width:95%;" type="text"/>
OTHER_7:	R <input style="width:95%;" type="text"/>
OTHER_8:	R <input style="width:95%;" type="text"/>
OTHER_9:	R <input style="width:95%;" type="text"/>
OTHER_10:	R <input style="width:95%;" type="text"/>
OTHER_11:	R <input style="width:95%;" type="text"/>
TOTAL PER MONTH	R <input style="width:95%;" type="text"/>

OBJECTION FORM B - COMMERCIAL

OBJECTION NUMBER

Comparable sales / rentals must be completed below as a comparison to the subject property;

ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT	SS SCHEME NAME AND UNIT NUMBER
Describe the sale / rental with specific reference to lease information, operating expenses and related information					

ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT	SS SCHEME NAME AND UNIT NUMBER
Describe the sale / rental with specific reference to lease information, operating expenses and related information					

ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT	SS SCHEME NAME AND UNIT NUMBER
Describe the sale / rental with specific reference to lease information, operating expenses and related information					

ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT	SS SCHEME NAME AND UNIT NUMBER
Describe the sale / rental with specific reference to lease information, operating expenses and related information					

OBJECTION FORM B - COMMERCIAL

OBJECTION NUMBER

SECTION K	GENERAL VALUATION
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Provide, in the table below, the suggested changes to the General Valuation Roll;

DESCRIPTION	INFORMATION AS REFLECTED IN THE VALUATION ROLL	SUGESTED CHANGES REQUESTED BY THE OBJECTOR
ERF NUMBER		
PORTION		
TOWNSHIP		
SECTIONAL SCHEME NAME		
SECTION NUMBER		
DOOR NUMBER		
PROPERTY CATEGORY		
ERF EXTENT	m ²	m ²
MARKET VALUE	R	R
REGISTERED OWNER		

SECTION L	DECLARATION
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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

HEREWITH DECLARE THAT THE INFORMATION PROVIDED IN THE OBJECTION IS TRUE AND CORRECT

YEAR	MONTH	DAY

_____ SIGNATURE OF OBJECTOR

ANNEXURE	ANNEXURE DESCRIPTION	ATTACHED	
		YES	NO
A	REPRESENTATIVE - CERTIFIED DOCUMENT		
B	APPROVED BUILDING PLANS AND / OR SECTIONAL REGISTER		
C	RENTAL SCHEDULE		
D	CERTIFIED COPIES OF LEASE AGREEMENTS		
E	FILLINGSTATION- (a) AUDITED FINANCIAL STATEMENTS (b) CERTIFIED FUEL AND DIESEL SALES OVER THE PAST THREE YEARS (c) CERTIFIED HEAD- AND SUB-LEASE AGREEMENTS		
F	AUDITED FINANCIAL STATEMENTS		
G	GUESTHOUSE / LODGE AUDITED FINANCIAL STATEMENTS		
H	ADDITIONAL REASONS FOR OBJECTION		

OBJECTION FORM B - COMMERCIAL

OBJECTION NUMBER

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SECTION M	OFFICE USE
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DECISION OF VALUER

DESCRIPTION	DECISION OF VALUER
ERF NUMBER	
PORTION	
TOWNSHIP	
SECTIONAL TITLE SCHEME NAME	
SECTION NUMBER	
DOOR NUMBER	
PROPERTY CATEGORY	
ERF EXTENT	
MARKET VALUE	R
REGISTERED OWNER	

REASON FOR DECISION

DESCRIPTION	COMMENT	DATE
VALUATION ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
IS SECTION 52(1)(a) REQUIRED		

NAME OF MUNICIPAL VALUER	
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REGISTRATION NUMBER (SACPVP)	
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YEAR	MONTH	DAY

SIGNATURE OF VALUER