

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

Objection No

/GV2021

THE MUNICIPAL MANAGER  
KWADUKUZA MUNICIPALITY



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 2021 to 30 June 2026

\*Delete whichever is not applicable

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Erf Portion SS Unit No

PORTION NO

--	--	--

TOWNSHIP / SCHEME  
NAME

--

## **SECTION 1: OBJECTOR INFORMATION**

### **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				

### **1.1 OBJECTOR IS NOT THE OWNER OR THE MUNICIPALITY IS THE OBJECTOR**

NAME OF OBJECTOR				
IDENTITY NO.		COMPANY OR CC REGISTRATION NO		
POSTAL ADDRESS OF OWNER				CODE
TELEPHONE NO	HOME		WORK	
	CELL		FAX	
E-MAIL ADDRESS				

### **1.1 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE				
IDENTITY NO.		COMPANY OR CC REGISTRATION NO		
POSTAL ADDRESS OF REPRESENTATIVE				CODE
TELEPHONE NO	HOME		WORK	
	CELL		FAX	
E-MAIL ADDRESS				

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

-----

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

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

PHYSICAL ADDRESS	<div></div>	CODE	<div></div>
EXTENT OF PROPERTY	<div></div>	<div></div>	M2
MUNICIPAL ACCOUNT NO	<div></div> (if available)		
NAME OF BONDHOLDER		REGISTERED AMOUNT OF BOND	
<div></div>		<div></div> (if available)	

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	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

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 SIZES - ANNEXURE D

BUILDING NO	SIZE M2	DESCRIPTION e.g used as a shop, offices 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

M2

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



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

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO		NAME OF SCHEME		Unit No/ Door No		UNIT SIZE		M	2
NAME OF MANAGING AGENT						TEL NO			
SHOPS		M <sup>2</sup>	OTHER					M	2
OFFICES		M <sup>2</sup>	OTHER					M	2
FACTORIES		M <sup>2</sup>	OTHER					M	2

TENANT AND RENT INFORMATION - ANNEXURE A

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

MONTHLY LEVY	R
--------------	---

COMMON PROPERTY CONSISTS OF	
OTHER	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS	
GARAGE	
CARPORT	
OPEN PARKING	
STORE ROOM	
OTHER	
OTHER	

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET		IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS	
WHAT IS THE ASKING PRICE?		ASKING PRICE?	
OFFER RECEIVED		OFFER RECEIVED	
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	CHANGE REQUESTED BY OBJECTOR
DESCRIPTION OF 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 (ANNEXURES 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 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

YEAR	MONTH	DAY

-----  
SIGNATURE

**OFFICIAL USE****SECTION 8: DECISION OF THE MUNICIPAL VALUER**

DESCRIPTION OF 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

--

-----  
SIGNATURE

**SECTION 9: NOTIFICATION OF OUTCOME**

VALUATION ROLL ADJUSTED	
OBJECTOR NOTIFIED	
OWNER NOTIFIED	
SECTION 52 (1) (a) WHERE APPLICABLE	

YEAR	MONTH	DAY

-----  
SIGNATURE