

# FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL

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

Objection No

THE MUNICIPAL MANAGER  
EPHRAIM MOGALE LOCAL MUNICIPALITY

LOGGING 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 1 JULY \_\_\_\_\_ TO 30 JUNE \_\_\_\_\_

\*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)

PORTION NO

SUBURB / 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               |      |  |                               |      |  |

### 1.2 OBJECTOR IS NOT THE OWNER OR THE 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                           |      |  |
| E-MAIL ADDRESS  |      |  |                               |      |  |
| STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality |      |  |                               |      |  |

### 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                           |      |  |

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Ephraim Mogale Local Municipality

**Note – All data fields on the form must be completed in full and omitted data may invalidate your objection. For fields that do not apply to your circumstance then to reflect as Not Applicable (N/A). The onus is on the objector to confirm that your objection has been received by the Municipality within the prescribed objection period for validation, and late objections received after the close of the objection period, not will not be accepted.**

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|                |  |
|----------------|--|
| E-MAIL ADDRESS |  |
|----------------|--|

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

**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 available)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE)

| SERVITUDE NO     | AFFECTED AREA |                |
|------------------|---------------|----------------|
|                  |               | M <sup>2</sup> |
| 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 EXPENSE S 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, offices 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**

|  |                |
|--|----------------|
|  | M <sup>2</sup> |
|--|----------------|

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



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## SECTION 4: SECTIONAL TITLES UNITS

|           |  |                |  |                  |  |           |                |
|-----------|--|----------------|--|------------------|--|-----------|----------------|
| SCHEME NO |  | NAME OF SCHEME |  | FLAT NO/ DOOR NO |  | UNIT SIZE | M <sup>2</sup> |
|-----------|--|----------------|--|------------------|--|-----------|----------------|

|                        |  |         |  |
|------------------------|--|---------|--|
| NAME OF MANAGING AGENT |  | TEL NO. |  |
|------------------------|--|---------|--|

|           |  |                |       |  |                |
|-----------|--|----------------|-------|--|----------------|
| SHOPS     |  | M <sup>2</sup> | OTHER |  | M <sup>2</sup> |
| OFFICES   |  | M <sup>2</sup> | OTHER |  | M <sup>2</sup> |
| FACTORIES |  | M <sup>2</sup> | OTHER |  | 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 |
|----------------|------|------------------|------------|---------------------|---------------|------------|

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

## DETAILS OF EXCLUSIVE USE AREAS

|              |  |                |
|--------------|--|----------------|
| GARAGE       |  | M <sup>2</sup> |
| CARPORT      |  | M <sup>2</sup> |
| OPEN PARKING |  | M <sup>2</sup> |
| STORE ROOM   |  | M <sup>2</sup> |
| GARDEN       |  | M <sup>2</sup> |
| OTHER        |  | M <sup>2</sup> |

## COMMON PROPERTY CONSISTS OF:

|               |  |
|---------------|--|
| SWIMMING POOL |  |
| TENNIS COURT  |  |
| OTHER         |  |
| OTHER         |  |
| OTHER         |  |

## SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

|                           |   |
|---------------------------|---|
| WHAT IS THE ASKING PRICE? | R |
| OFFER RECEIVED            | R |
| NAME OF AGENT             |   |

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS

|                            |   |
|----------------------------|---|
| WHAT WAS THE ASKING PRICE? | R |
| OFFER RECEIVED             | R |

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



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|  | 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 (ANNEXURES CAN BE PROVIDED)

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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 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