

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

THE MUNICIPAL MANAGER

Objection no.

CAPE AGULHAS MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL FOR THE 2017/18 FINANCIAL YEAR

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(COMPLETE A SEPERATE FORM FOR EACH ENTRY OBJECTED TO)

ERF / PORTION / UNIT NUMBER SUBURB / FARM / SCHEME
FARM NUMBER REG. DIV.

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

IDENTITY NO.	<input type="text"/>	COMPANY OR C.C. REGISTRATION NO.	<input type="text"/>
PHYSICAL ADDRESS OF OWNER	<input type="text"/>	CODE	<input type="text"/>
POSTAL ADDRESS OF OWNER	<input type="text"/>	CODE	<input type="text"/>
TELEPHONE NO. HOME	<input type="text"/>	WORK	<input type="text"/>
CELL	<input type="text"/>	FAX NO.	<input type="text"/>
E-MAIL ADDRESS	<input type="text"/>		

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

Code

EXTEND OF PROPERTY m²

ACCOUNT NUMBER (if available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(if applicable)
<input type="text"/>	<input type="text"/>	

PROVIDE FULL DETAILS OF ALL SERVIDUTES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (if applicable)

SERVITUDE NO.	<input type="text"/>	AFFECTED AREA	m ²
IN FAVOUR OF	<input type="text"/>		
FOR WHAT PURPOSE	<input type="text"/>		

WAS COMPENSATION PAID. IF YES:-	YES	NO
DATE OF PAYMENT	<input type="text"/>	

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 (excluding VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.2 SCHEDULE OF EXPENSES 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 ²	DESCRIPTION (Eg. Used as a shop, office etc.)	condition
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO IT'S HIGHEST AND BEST USE, INDICATE THE EXTEND OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT

m²

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

Complete: Erf/ unit no. Area / Scheme Name

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. NAME OF SCHEME FLAT NO. DOOR NO. UNIT SIZE m²

NAME OF MANAGING AGENT TEL NO.

SHOPS	<input type="text"/>	m ²	OTHER	<input type="text"/>	m ²
OFFICES	<input type="text"/>	m ²	OTHER	<input type="text"/>	m ²
FACTORIES	<input type="text"/>	m ²	OTHER	<input type="text"/>	m ²

TENANT AND RENT INFORMATION – ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (excluding VAT)	ESCALATION	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
		R				
MONTHLY LEVY	R					

COMMON PROPERTY CONSISTS OF

SWIMMING POOL	<input type="text"/>	<input type="text"/>
TENNIS COURT	<input type="text"/>	<input type="text"/>
OTHER	<input type="text"/>	<input type="text"/>
OTHER	<input type="text"/>	<input type="text"/>
OTHER	<input type="text"/>	<input type="text"/>

DETAILS OF EXCLUSIVE USE AREAS

GARAGE	<input type="text"/>	m ²
CARPORT	<input type="text"/>	m ²
OPEN PARKING	<input type="text"/>	m ²
STORE ROOM	<input type="text"/>	m ²
GARDEN	<input type="text"/>	m ²
OTHER	<input type="text"/>	m ²

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE?

R

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

R

OFFER RECEIVED

R

OFFER RECEIVED

R

NAME OF AGENT

TEL NO.

SALES TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE F)

ERF / PTN / UNIT NUMBER	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: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF PROPERTY / UNIT NUMBER	<input type="text"/>	<input type="text"/>
ZONING	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS / DOOR NO. FLAT NO.	<input type="text"/>	<input type="text"/>
EXTEND	<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 OBJECTION (ANNEXURE G CAN BE PROVIDED)

Complete: Erf / unit no. Area / Scheme Name

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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.

	Year	Month	Day
Date			

SIGNATURE

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

Description of the Property / Unit Number	
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		

Complete: Erf / Unit No.: Area/Scheme Name.....
PLEASE COMPLETE THE BOTTOM OF EACH PAGE