

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 2018/19 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.

COMPANY OR C.C.
REGISTRATION NO.

PHYSICAL
ADDRESS
OF OWNER

CODE

POSTAL
ADDRESS
OF OWNER

CODE

TELEPHONE NO.
HOME

WORK

CELL

FAX NO.

E-MAIL ADDRESS

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

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

SECTION 2: PROPERTY DETAILS (For sectional titles see section 4)

ADDRESS			Code	
EXTEND OF PROPERTY		m ²		
ACCOUNT NUMBER		(if available)		

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(if applicable)

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

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SERVITUDE NO.		AFFECTED AREA	m ²
IN FAVOUR OF			
FOR WHAT PURPOSE			

WAS COMPENSATION PAID. IF YES:-	YES	NO	AMOUNT	R	
DATE OF PAYMENT					

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

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

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

	m ²
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OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E, IF NECESSARY)

Complete: Erf/ unit no..... Area / Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

