

**FORM B (O): VALUATION OBJECTION FORM FOR PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (E.G BUSINESSES, MINES, SCHOOLS, INDUSTRIES, ETC)**



|            |  |
|------------|--|
| ACCOUNT NO |  |
|------------|--|

|              |  |
|--------------|--|
| OBJECTION NO |  |
|--------------|--|

TO: THE MUNICIPAL MANAGER

RAY NKONYENI MUNICIPALITY

**LODGING OF AN "OBJECTION" AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL 2 FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2028.**

Notes for completing this form:

1. Complete a separate form for each property objection.
2. In the case of Sectional Title, a form must be completed for each section under objection.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory and must be completed to be a valid objection form.

**SECTION 1 : PROPERTY INFORMATION**

**1.0 DESCRIPTION OF THE PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE**

| ERF NUMBER / SECTION NUMBER | PORTION          | SURBURB/TOWNSHIP NAME/SCHEME NAME | TOWNSHIP EXT/ SCHEME NO |
|-----------------------------|------------------|-----------------------------------|-------------------------|
|                             |                  |                                   |                         |
| ERF EXTENT / UNIT SIZE (m²) | FLAT NO/ DOOR NO | PHYSICAL ADDRESS                  |                         |
|                             |                  |                                   |                         |

**1.1 DETAILS OF INDIVIDUAL/COMPANY LODGING AN OBJECTION IF OWNER**

|                 |      |                              |      |  |
|-----------------|------|------------------------------|------|--|
| NAME OF OWNER   |      |                              |      |  |
| IDENTITY NUMBER |      | COMPANY / CC REGISTRATION NO |      |  |
| POSTAL ADDRESS  |      | CODE                         |      |  |
| TELEPHONE NO    | HOME |                              | WORK |  |
|                 | CELL |                              | FAX  |  |
| EMAIL ADDRESS   |      |                              |      |  |

**1.2 DETAILS OF INDIVIDUAL/COMPANY LODGING AN OBJECTION IF NOT OWNER OR A MUNICIPALITY**

|   |      |                            |      |  |
|---|------|----------------------------|------|--|
| NAME OF APPLICANT   |      |                            |      |  |
| IDENTITY NUMBER   |      | COMPANY/CC REGISTRATION NO |      |  |
| POSTAL ADDRESS  |      | CODE                       |      |  |
| TELEPHONE NO  | HOME |                            | WORK |  |
|   | CELL |                            | FAX  |  |
| EMAIL ADDRESS   |      |                            |      |  |
| STATUS OF APPLICANT, EG TENANT, PENDING PURCHASER, AUTHORISED REPRESENTATIVE, ETC |      |                            |      |  |

- ATTACH PROOF OF AUTHORISATION IF APPLICANT IS AN AUTHORISED REPRESENTATIVE

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**SECTION 2 : OBJECTION DETAILS**

At least one of the following must be completed to be considered.

| OBJECTION DETAILS                   | PARTICULARS AS REFLECTED IN THE VALUATION/SUPPLEMENTARY VALUATION | CHANGES REQUESTED |
|-------------------------------------|---|-------------------|
| DESCRIPTION OF THE PROPERTY         |   |                   |
| CATEGORY                            |   |                   |
| PHYSICAL ADDRESS/DOOR NO. /FLAT NO. |   |                   |
| EXTENT                              |   |                   |
| MARKET VALUE                        |   |                   |
| NAME OF OWNER                       |   |                   |

**SECTION 3 : PROPERTY LIMITATIONS AND CONDITIONS**

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 4 : DESCRIPTION OF BUILDINGS**

**TENANT AND RENT INFORMATION-ANNEXURE A**

| NAME OF TENANT | SIZE OCCUPIED (M <sup>2</sup> ) | MONTHLY RENTAL EXC VAT | ESCALATION OF RENTAL | OTHER CONTRIBUTIONS | TERM OF LEASE | START DATE |
|----------------|---------------------------------|------------------------|----------------------|---------------------|---------------|------------|
|----------------|---------------------------------|------------------------|----------------------|---------------------|---------------|------------|

**SCHEDULE OF EXPENSES INCLUDING MUNICIPAL, ADMINISTRATION, INSURANCE, ETC-ANNEXURE B**

**LATEST STATEMENT OF FINANCIAL PERFORMANCE (REFLECTING REVENUE & EXPENDITURE)-ANNEXURE C**

**SIZE OF BUILDING/S-ANNEXURE D**

| BUILDING NO | SIZE M <sup>2</sup> | DESCRIPTION E.G USED AS A SHOP, OFFICES, ETC |
|-------------|---------------------|--|
|             |                     |  |

IF THE PROPERTY HAS NOT BEEN DEVELOPED TO ITS HIGHEST AND BEST USE, INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT \_\_\_\_\_M<sup>2</sup>

**GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)**

|      |  |         |  |      |  |
|------|--|---------|--|------|--|
| GOOD |  | AVERAGE |  | POOR |  |
|------|--|---------|--|------|--|

ADDITIONAL INFORMATION CAN BE PROVIDED IN SUPPORT OF THIS OBJECTION BY OTHER ANNEXURES.

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**SECTION 5 : SECTIONAL TITLE UNITS**

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

SIZE OF SECTION (For market value objection, this section must be completed)

|                      |  |                |             |  |                |
|----------------------|--|----------------|-------------|--|----------------|
| MAIN DWELLING        |  | M <sup>2</sup> | GRANNY FLAT |  | M <sup>2</sup> |
| GARAGE               |  | M <sup>2</sup> | STORAGE     |  | M <sup>2</sup> |
| CARPORT              |  | M <sup>2</sup> | OTHER       |  | M <sup>2</sup> |
| TOTAL SECTION EXTENT |  |                |             |  | M <sup>2</sup> |

COMMON PROPERTY CONSISTS OF:

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

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> |

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION

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**SECTION 6 : MARKET INFORMATION**

6.1 IF THE PROPERTY IS CURRENTLY ON THE MARKET:

6.2 IF THE PROPERTY HAS BEEN ON THE MARKET FOR THE LAST 3 YEARS:

|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| WHAT IS THE ASKING PRICE | R | WHAT WAS THE ASKING PRICE | R |
| OFFER RECEIVED           | R | OFFER RECEIVED            | R |
| NAME OF AGENT            |   | TEL NO                    |   |

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**SALE TRANSACTION (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE APPLICANT IN DETERMINING THE MARKET VALUE OF PROPERTY UNDER OBJECTION. NB – For market value objections, at least one comparable Sale must be provided as evidence**

| ERF/ UNIT NO | SUBURB/ SCHEME NAME | DATE OF SALE | SELLING PRICE |
|--------------|---------------------|--------------|---------------|
|              |                     |              |               |
|              |                     |              |               |
|              |                     |              |               |
|              |                     |              |               |

**SECTION 7 : DECLARATION**

I / WE ..... HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

\_\_\_\_\_ (Date) \_\_\_\_\_ (Name Print) \_\_\_\_\_ (Signature)

**OFFICIAL USE**

**SECTION 8 : DECISION OF MUNICIPAL VALUER**

|                                     |  |
|-------------------------------------|--|
| DESCRIPTION OF THE PROPERTY/UNIT NO |  |
| CATEGORY                            |  |
| PHYSICAL ADDRESS/DOOR NO/FLAT NO    |  |
| EXTENT                              |  |
| MARKET VALUE                        |  |
| NAME OF OWNER                       |  |
| VALUER'S REASONS                    |  |

**NAME OF MUNICIPAL VALUER/ASSISTANT MUNICIPAL VALUER**

**SIGNATURE**

**DATE**

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

**SECTION 9 : NOTIFICATION OF OUTCOME**

**VALUATION ROLL ADJUSTED**

**APPLICANT NOTIFIED**

**OWNER NOTIFIED**

| SIGNATURE | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |