

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (E.G. BUSINESSES, FACTORIES, OFFICES, SCHOOLS ETC)



UMZUMBE MUNICIPALITY

Enquiries: The Debtors Department

Tel : 039 972 0005

Office of the Chief Financial Officer

THE MUNICIPAL MANAGER

OBJECTION NO. _____

UMZUMBE MUNICIPALITY : LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2018 TO 30 JUNE 2023

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

PORTION/UNIT NO. _____ ERF/FARM NO. _____ FARM/
TOWNSHIP _____ SCHEME
NAME _____

SECTION 1: OBJECTOR INFORMATION

1.1. OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY : _____

IDENTITY NO. _____ COMPANY OR C.C.
REGISTRATION NO. _____

PHYSICAL ADDRESS _____ CODE _____
OF OWNER

POSTAL ADDRESS _____ CODE _____
OF OWNER

TELEPHONE NO. HOME : (____) _____ WORK : (____) _____

CELL NO. _____ 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. _____

PHYSICAL ADDRESS _____ CODE _____
OF OBJECTOR

POSTAL ADDRESS _____ CODE _____
OF OBJECTOR

TELEPHONE NO. HOME : (____) _____ WORK : (____) _____

CELL NO. _____ 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 NO. _____ FAX NO : (____) _____

E-MAIL ADDRESS: _____

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

Please Complete : Portion _____ Erf/Unit No. _____ Township / Scheme Name / Farm No _____

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

PHYSICAL ADDRESS : _____ CODE : _____

EXTENT OF PROPERTY : _____ m²

MUNICIPAL ACCOUNT NO. : _____ (If available)

NAME OF BOND HOLDER : _____ (If applicable)

REGISTERED AMOUNT OF BOND : R_____

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? Tick (✓) YES NO

IF YES:

DATE OF PAYMENT _____ AMOUNT R_____

SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLES 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 m ²	RENTAL (EXCL. VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
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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 e.g. used as a shop office etc.	CONDITION
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3.5. FURTHER DEVELOPMENT

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

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

Please Complete : Portion _____ Erf/Unit No. _____ Township / Scheme Name / Farm No _____

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. _____ NAME OF SCHEME _____

UNIT NO. _____ FLAT NO / DOOR NO. _____ UNIT SIZE _____ m²

NAME OF MANAGING AGENT _____ TELEPHONE NO. _____

SHOPS _____ m² OTHER _____ m²

OFFICES _____ m² OTHER _____ m²

FACTORIES _____ m² OTHER _____ m²

4.1 TENANT AND RENT INFORMATION – ANNEXURE A

INFORMATION TO BE SUPPLIED BY MEANS OF ANNEXURE AS FOLLOWS

NAME OF TENANT	SIZE m ²	RENTAL (EXCL. VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
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MONTHLY LEVY R _____

COMMON PROPERTY CONSISTS OF

TENNIS COURT _____

SWIMMING POOL _____

OTHER _____

OTHER _____

OTHER _____

OTHER _____

DETAILS OF EXCLUSIVE USE AREAS

GARAGE _____ m²

CARPORT _____ m²

OPEN PARKING _____ m²

STORE ROOM _____ m²

GARDEN _____ m²

OTHER _____ m²

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. (_____) _____

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

PORTION NO.	ERF/ UNIT NO.	TOWNSHIP/ FARM NO/ SCHEME NAME	DATE OF SALE	YEAR/MONTH/DAY	SELLING PRICE
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SECTION 6: OBJECTION DETAILS

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)

Please Complete : Portion _____ Erf/Unit No. _____ Township / Scheme Name / Farm No _____

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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.

DATE YEAR MONTH DAY SIGNATURE _____

DATE YEAR MONTH DAY 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 _____

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 _____ ITO SECTION 52(1)(a) WHERE APPLICABLE

Please Complete : Portion _____ Erf/Unit No. _____ Township / Scheme Name / Farm No _____

PLEASE COMPLETE THE BOTTOM OF EACH PAGE