

FORM B: BUSINESSES, OFFICES, FACTORIES, SCHOOLS



**Lodging of an objection against a matter reflected in or omitted from
the supplementary valuation roll for the period 1 July 2012 to 30 June
2016**

LEPELLE-NKUMPI LOCAL MUNICIPALITY

FORM B: BUSINESSES, OFFICES, FACTORIES, SCHOOLS

Objection NO.

The Municipal Manager
LEPELLE-NKUMPI MUNICIPALITY

Lodging of an objection against a matter reflected in or omitted from the valuation roll for the period 1 July 2012 to 30 June 2016

(Complete a separate form for each entry objected to)

ERF/Unit No. Suburb/ Scheme Name

Section 1: Objector information

1.1 Objector is the owner

Registered Owner of Property

Identity Number

Company or CC Registration Number

Physical Address of Owner
 Code

Postal Address of Owner
 Code

Tel No. Home ()

Work ()

Cell Fax No.

Email address

1.2 Objector is not the Owner or Municipality is the Objector

Name of Objector

Identity Number

Company or CC Registration Number

Postal Address of Owner
 Code

Complete: Erf/Unit No. Area/Scheme Name

(Please complete the bottom of each page)

Lepelle-Nkumpi Local Municipality

Tel No.	Home	()	
	Work	()	
Cell.			Fax No.
Email address			
Status of Objector (e.g. Tenant, pending Purchaser, Municipal, etc.)			

1.3 Authorized Representative of the Objector

Name of Representative			
Postal Address of Owner			
		Code	
Tel No.	Home	()	
	Work	()	
Cell.			Fax No.
Email address			

*If a representative is appointed, proof of authorization must be attached

Section 2: Property details (For Sectional Titles see Section 4)

Physical Address			
		Code	
Extent of Property.			sqm (If applicable)
Municipal Account No			
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)

Servitude No.		Affected area	
			sqm
In favour of			
For what purpose			
Complete:	Erf/Unit No.	Area/Scheme Name	

(Please complete the bottom of each page)

Lepelle-Nkumpi Local Municipality

Was compensation paid	Yes	No	
If yes:- Date of payment			Amount R

Section 3: Description of Buildings (For Sectional Titles see 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 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 m2	Description e.g used as a shop, office etc.	Condition

3.5 If the property has not been developed to its highest and best use, indicate the extent of

Land that is available for further development.

	Sqm
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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)

Section 4: Sectional Title Units

Scheme No. Name of Scheme Flat/Door No. Size sqm

Name of Managing Agent Tel No.

Shops	<input type="text"/> sqm	Other	<input type="text"/>	<input type="text"/> sqm
Offices	<input type="text"/> sqm	Other	<input type="text"/>	<input type="text"/> sqm
Factories	<input type="text"/> sqm	Other	<input type="text"/>	<input type="text"/> sqm

Tenant and Rent Information – Annexure A

Name of Tenant	Size	Rental (Excl Vat)	Escalation of Rental	Other Contribution	Term of Lease	Start Date
Monthly levy	R	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Common Property Consists of:

Swimming Pool	<input type="text"/>
Tennis Court	<input type="text"/>
Other	<input type="text"/>
Other	<input type="text"/>
Other	<input type="text"/>

Details of Exclusive Use Areas

Garage	<input type="text"/> sqm
Carport	<input type="text"/> sqm
Open Parking	<input type="text"/> sqm
Stone Room	<input type="text"/> sqm
Garden	<input type="text"/> sqm
Other	<input type="text"/> sqm

Section 5: Market Information

If your property is currently on the market

What is the asking price?

R	<input type="text"/>
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Received

R	<input type="text"/>
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Complete: Erf/Unit No.

If your property has been on the on the market

The last 3 years what was the asking price?

R	<input type="text"/>
---	----------------------

Received

R	<input type="text"/>
---	----------------------

Area/Scheme Name

(Please complete the bottom of each page)

Name of Managing 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 No.	Surbud/Scheme/Farm Name	Date of Sale	Selling Price

Section 6: Objection Details

	Particulars as reflected in Valuation roll	Changes Requested by Objector
Description of 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 HIS OBJECTION (ANNEXURE G CAN BE PROVIDED)

Section 7: Declaration**Section 7: Declaration**

Attention is hereby drawn to Section 42(2) of the Act when 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

Complete: Erf/Unit No.

Area/Scheme Name

(Please complete the bottom of each page)

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

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Name of Municipal Valuer/
Assistant Municipal Valuer
**Delete whichever is not
applicable*
Signature

Date

Year	Month	Day

Complete: Erf/Unit No.

Area/Scheme Name

(Please complete the bottom of each page)

Section 9: Notification of outcome

Valuation Roll Adjusted

Objector Notified

Owner NotifiedSection 52(1)(a) where applicable

Signature	Date

Complete: Erf/Unit No.

Area/Scheme Name

(Please complete the bottom of each page)