

**FORM B: BUSINESSES, OFFICES, FACTORIES, SCHOOLS**



**Lodging of an objection against a matter reflected in or omitted from  
the Supplementary Valuation Roll.**

**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 2017 to 30 June 2022

(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. <input type="text"/>
Email address	<input type="text"/>		
Status of Objector (e.g. Tenant, pending Purchaser, Municipal, etc.)	<input type="text"/>		

**1.3 Authorized Representative of the Objector**

Name of Representative	<input type="text"/>		
Postal Address of Owner	<input type="text"/>		
	<input type="text"/>	Code	<input type="text"/>
Tel No.	Home	( )	
	Work	( )	
Cell.	<input type="text"/>	Fax No.	<input type="text"/>
Email address	<input type="text"/>		

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

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

Physical Address	<input type="text"/>		
	<input type="text"/>	Code	<input type="text"/>
Extent of Property.	<input type="text"/>		sqm (If applicable)
Municipal Account No	<input type="text"/>		
Name of Bond Holder	Registered amount of Bond		(If applicable)
<input type="text"/>	<input type="text"/>		

Provide full details of all servitudes, road proclamations or other endorsements against the Property (if applicable)

<input type="text"/>			
Servitude No.	<input type="text"/>	Affected area	<input type="text"/> sqm
In favour of	<input type="text"/>		
For what purpose	<input type="text"/>		
<b>Complete:</b>	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)

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

Received

R

**Complete:** Erf/Unit No.

**If your property has been on the on the market**

**The last 3 years what was the asking price?**

R

Received

R

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)**