

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 GENERAL VALUATION ROLL 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 (m ²) | 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.

| <i>OBJECTION DETAILS</i> | <i>PARTICULARS AS REFLECTED IN THE VALUATION/SUPPLEMENTARY VALUATION</i> | <i>CHANGES REQUESTED</i> |
|-------------------------------------|--|--------------------------|
| 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 ² |
|------------------|---------------|----------------|
| 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 ²) | 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 ² | 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 _____M²

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 ² | GRANNY FLAT | | M ² |
| GARAGE | | M ² | STORAGE | | M ² |
| CARPORT | | M ² | OTHER | | M ² |
| TOTAL SECTION EXTENT | | | | | M² |

COMMON PROPERTY CONSISTS OF:

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

DETAILS OF EXCLUSIVE USE AREAS:

| | | |
|--------------|--|----------------|
| GARAGE | | M ² |
| CARPORT | | M ² |
| OPEN PARKING | | M ² |
| STORE ROOM | | M ² |
| GARDEN | | M ² |
| OTHER | | M ² |

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

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

| | SIGNATURE | DATE |
|-------------------------|-----------|------|
| VALUATION ROLL ADJUSTED | | |
| APPLICANT NOTIFIED | | |
| OWNER NOTIFIED | | |