

FORM B – BUSINESS - OBJECTION



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CONTACT PERSON

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VALUATION OBJECTION FORM

OFFICE USE:	
GV	2018 - 2023
SUP	SV- 01
OBJECTION NO	
FINAL DATE FOR OBJECTIONS	06 July 2018

FORM B: BUSINESSES

LOGGING of an Objection against a matter reflected in or omitted from the valuation roll or supplementary valuation roll for the period 1 July 2018 – 30 June 2023

COMPLETE IN PRINT: (complete a separate form for each entry to object)

ERF NR/ UNIT NR	
TOWN / SCHEME NAME	
SUBURB	

<u>OFFICE USE:</u>	
Date to Valuer:	
Date of Appeal hearings :	Week:
Valuation as on roll : R	
Reviewed Value : R	

IMPORTANT INFORMATION

- ❖ If you are **NOT** the person who submitted the objection, but have been appointed to represent the appellant, **then a signed power of attorney or resolution** must be included with **office stamp as proof of the representatives appointment.**
- ❖ Income and Expenditure statements to be attached as proof.
- ❖ The valuation office accepts no responsibility for any information not included by the appellant. Applicants must please attach valid reasons, motivating their objection.
- ❖ **Please note** that any objections must focus on the valuation and not on the amount payable for rates and taxes
- ❖ Sectional title units must be completed in section 4, and not in section 2.
- ❖ Forms without Annexures as required will be invalid
- ❖ Owners are requested **not to post the objections** unless no alternative is available in which case the envelope needs to be **CLEARLY MARKED** "Attention: Marinda vd Merwe / Wendy Jonkers - Valuation office".
- ❖ Objection forms can be sent **per e-mail or fax** see details above.
- ❖ If you have not received an objection number, your objection will be invalid.
- ❖ Objections received **after closing** date will be invalid.

SECTION 1 : OBJECTORS INFORMATION

1.1. Objector is the owner

A. NAME AND SURNAME	
B. IDENTITY NUMBER	
C. NAME OF CC.TRUST OR COMPANY	
D . REGISTRATION NR OF CC. TRUST OR COMPANY	
E. TELEPHONE NR	Home: Work:
F. EMAIL ADDRESS (PLEASE PRINT!!)	
G. CELL NR	
H. STREET ADDRESS	
I. POSTAL ADDRESS	

1.2. OTHER OBJECTORS

1.2.1. Objector is neither the owner nor the representative

A. NAME AND SURNAME	
B. IDENTITY NUMBER	
C. NAME OF CC.TRUST OR COMPANY	
D . REGISTRATION NR OF CC. TRUST OR COMPANY	
E. TELEPHONE NR	Home: Work:
F. EMAIL ADDRESS (PLEASE PRINT!!)	
G. CELL NR	
H. STREET ADDRESS	
I. POSTAL ADDRESS	
J. MUNICIPAL ACCOUNT NUMBER	

2.2. Objector is the Municipality

A. NAME OF MUNICIPALITY	
B. ERF NR	
C. CONTACT PERSON	
D . TELEPHONE NR	
E. TELEPHONE NR	Home: Work:
F. EMAIL ADDRESS (PLEASE PRINT!!)	

1.3. Authorised Representative of the Appellant

(Proof of Authorisation must be attached)

A. NAME OF OWNER	
B. NAME OF REPRESENTATIVE	
C. CAPACITY	
D. POSTAL ADDRESS	
E. TELEPHONE NR. OF CONTACT PERSON.	
F. CELL NR.	
G. EMAIL ADDRESS (Please Print!)	

FORM B – BUSINESS - OBJECTION

SECTION 2 : PROPERTY DETAILS. (For sectional titles see Section 4)

Undeveloped Property

YES		NO	
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A. PROPERTY STREET ADDRESS					
B. EXTEND OF PROPERTY					
C. MUNICIPAL ACCOUNT NR					
D. NAME OF BOND HOLDER (If any)					
E. REGISTERED AMOUNT OF BOND					
Provide full details of all servitudes, road proclamations or other endorsements					
F. SERVITUDE NR					
• AFFECTED AREA					
• IN FAVOUR OF					
• FOR WHAT PURPOSE					
• WAS COMPENSATION PAID	<table border="1" style="display: inline-table; border-collapse: collapse;"><tr><td style="width: 40px; text-align: center;">YES</td><td style="width: 40px;"></td><td style="width: 40px; text-align: center;">NO</td><td style="width: 40px;"></td></tr></table>	YES		NO	
YES		NO			
• AMOUNT					

SECTION 3 : DESCRIPTION OF BUILDINGS (Not for sectional titles)
(Information to be supplied by means of annexures as follows)

A. TENANTS : ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (EX. VAT)	ESCALATION OF RENTAL	OTHER CONTRAIBUTIONS	TERM OF LEASE	START DATE

B. SCHEDULE OF EXPENSES INCLUDING MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY ETC. : ANNEXURE B

C. STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR : ANNEXURE C

D. PRIMARY USE : m²

EXTEND:

SHOPS	m ²	
OFFICES	m ²	
WORKSHOPS	m ²	
STORE	m ²	
OTHER	m ²	
OTHER	m ²	
OTHER	m ²	

E. DETAILS OF EXCLUSIVE USE AREAS

GARAGE	YES		NO	
CARPORT	YES		NO	
OPEN PARKING	YES		NO	
STORE ROOM	YES		NO	
GARDEN	YES		NO	
OTHER	YES		NO	
OTHER	YES		NO	
OTHER	YES		NO	

F. OUTBUILDINGS EXTEND m²

A. NUMBER OF GARAGES	
B. CARPORTS	
C. OTHER	

G. FENCING

m ²

TYPE	FRONT		BACK		SIDE 1		SIDE 2	
HEIGHT	FRONT		BACK		SIDE 1		SIDE 2	

H. GENERAL CONDITION OF PROPERTY

GOOD	AVERAGE	POOR

I. OTHER CHARACTERISTICS (Attached additional information)

SECTION 4 : SECTIONAL TITLE UNITS (Separate Form for each unit)
 (Information to be supplied by means of annexures as follows)

4.1. TENANTS : ANNEXURE D

NAME OF TENANT	SIZE	RENTAL (EX. VAT)	ESCALATION OF RENTAL	UNIT NR	TERM OF LEASE	START DATE

4.2. SCHEDULE OF EXPENSES INCLUDING MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY ETC.
ANNEXURE E

4.3. STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR : ANNEXURE F

4.4. MONTHLY LEVY TO BODY CORPORATE R.....

4.5. DETAILS OF EXCLUSIVE USE AREAS

GARAGE	YES		NO	
CARPORT	YES		NO	
OPEN PARKING	YES		NO	
STORE ROOM	YES		NO	
GARDEN	YES		NO	
OTHER	YES		NO	
OTHER	YES		NO	
OTHER	YES		NO	

SECTION 5 : IF YOUR PROPERTY IS CURRENTLY ON THE MARKET OR HAS BEEN ON THE MARKET FOR THE LAST 3 YEARS

A. PLACED BY THE OWBER ON THE MARKET	YES		NO		OFFER RECEIVED	DATE
					R	
B. ESTATE AGENCY	YES		NO		OFFER RECEIVED	DATE
					R	

CONTACT DETAILS OF ESTATE AGENCY

AGENCY NAME	
TEL/ CELL	

SECTION 6: PARTICULARS AS REFLECTED IN THE VALUATION ROLL

A. DESCRIPTION OF PROPERTY	
• ERF NR	
• SECT NR	
• SECTION NAME	
• AREA/TOWN	
B. CATEGORY (As on valuation roll)	
C. STREET ADDRESS	
D. MARKET VALUE AS ON VALUATION ROLL	
E. REQUESTED VALUE	
F. PROPERTY DETAILS	OWNER: CO-OWNER:

SECTION 7: DECLARATION BY OBJECTOR

Attention is hereby drawn to Section 42(2) of the Act which states that where any document, Information or particulars not provided when required in terms of sub Sec 42(1) of the Act and the owner concerned relies on such document, information or particulars in appeal to an Appeal Board, the Appeal Board may make an order as to cost in terms of section 70 of the Act If the Appeal Board is of the view that the failure to provide any such document, information or particulars has placed an unnecessary burden on the function of the Municipal Valuer or the Appeal Board.

I/we _____ hereby declare that the information and particulars supplied are true and correct.

DATE:

YEAR	DAY	MONTH	Signature:

OFFICIAL USE

SECTION 8 : DECISION OF THE MUNICIPAL VALUER

ERF NO, UNIT NO, FARM NO:	
FARM NAME AND FARM DISTRICT	
CATEGORY	
MARKET VALUE R	
EXTENT M2	
OWNER	
MUNICIPAL VALUER DECISION (SEE ATTACHED OUTCOME)	
MUNICIPAL VALUER: DDP VALUERS	
DATE OF VALUATION	
DATE OF OBJECTION	
DATE REASON REQUESTED	
DATE OF APPEAL	

SECTION 9 : NOTIFICATION OF OUTCOME

VALUATIONS ADJUSTED	GV/SUP : R	ADJSUTED: R	FINAL VALUE: R
OBJECTOR/ APPELANT NOTIFIED	YES	NO	
OWNER NOTIFIED	YES	NO	

MUNICIPAL OFFICIAL	NAME:
CAPACITY	
SIGNATURE	
DATE	