



Address : PO Box 21 Jeffrey Bay 6330 Tel 042 2002157/0422008543

**CONTACT PERSON**

<p><b>Marinda van der Merwe</b>                  mvdmerwe@kouga.gov.za                  Fax 086 570 2737</p>		<p><b>Wendy Jonkers</b>  <a href="mailto:pjonkerskouga.gov.za">pjonkerskouga.gov.za</a>                  Fax: 086 481 4127</p>
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**VALUATION OBJECTION FORM**

GV	: 2018 - 2023
SUP	: 02
<b>OBJECTION NR:</b>	
<b>FINALE DATE FOR OBJECTION: 07 June 2019</b>	

**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)**

<b>ERF NR/ UNIT NR</b>	
<b>TOWN / SCHEME NAME</b>	
<b>SUBURB</b>	

<b><u>OFFICE USE:</u></b>	
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!)	

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

Undeveloped Property 

YES		NO	
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<b>A. PROPERTY STREET ADDRESS</b>			
<b>B. EXTEND OF PROPERTY</b>			
<b>C. MUNICIPAL ACCOUNT NR</b>			
<b>D. NAME OF BOND HOLDER (If any)</b>			
<b>E. REGISTERED AMOUNT OF BOND</b>			
<b>Provide full details of all servitudes, road proclamations or other endorsements</b>			
<b>F. SERVITUDE NR</b>			
• <b>AFFECTED AREA</b>			
• <b>IN FAVOUR OF</b>			
• <b>FOR WHAT PURPOSE</b>			
• <b>WAS COMPENSATION PAID</b>	YES		NO
• <b>AMOUNT</b>			

**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 CONTRABUTIONS	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**

**FORM B – BUSINESS - OBJECTION**

**D. PRIMARY USE** : 

m <sup>2</sup>
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**EXTEND:**

SHOPS	m <sup>2</sup>	
OFFICES	m <sup>2</sup>	
WORKSHOPS	m <sup>2</sup>	
STORE	m <sup>2</sup>	
OTHER	m <sup>2</sup>	
OTHER	m <sup>2</sup>	
OTHER	m <sup>2</sup>	

**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**

m <sup>2</sup>
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<b>A. NUMBER OF GARAGES</b>	
<b>B. CARPORTS</b>	
<b>C. OTHER</b>	

G. FENCING

m <sup>2</sup>

<b>TYPE</b>	FRONT		BACK		SIDE 1		SIDE 2	
<b>HEIGHT</b>	FRONT		BACK		SIDE 1		SIDE 2	

H. GENERAL CONDITION OF PROPERTY

<b>GOOD</b>	<b>AVERAGE</b>	<b>POOR</b>

I. OTHER CHARACTERISTICS (Attached additional information)

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**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

<b>GARAGE</b>	YES		NO	
<b>CARPORT</b>	YES		NO	
<b>OPEN PARKING</b>	YES		NO	
<b>STORE ROOM</b>	YES		NO	
<b>GARDEN</b>	YES		NO	
<b>OTHER</b>	YES		NO	
<b>OTHER</b>	YES		NO	
<b>OTHER</b>	YES		NO	

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

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

CONTACT DETAILS OF ESTATE AGENCY

<b>AGENCY NAME</b>	
<b>TEL/ CELL</b>	



**SECTION 6: PARTICULARS AS REFLECTED IN THE VALUATION ROLL**

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

**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**

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

**SECTION 9 : NOTIFICATION OF OUTCOME**

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

<b>MUNICIPAL OFFICIAL</b>	<b>NAME:</b>
<b>CAPACITY</b>	
<b>SIGNATURE</b>	
<b>DATE</b>	

