

**FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (E.G.  
BUSINESSES, FACTORIES, OFFICES, SCHOOLS**

**UMDONI MUNICIPALITY**

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**Office of the Chief Financial Officer**

THE MUNICIPAL MANAGER

OBJECTION NO. \_\_\_\_\_

**UMDONI MUNICIPALITY LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED  
FROM THE VALUATION ROLLFOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2028**

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO. \_\_\_\_\_ SUBURB \_\_\_\_\_  
FARM/SCHEME - \_\_\_\_\_

**SECTION 1: OBJECTOR INFORMATION** FARM NO. \_\_\_\_\_ REG DIV. \_\_\_\_\_

1.1. OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY: \_\_\_\_\_

IDENTITY NO. \_\_\_\_\_ COMPANY OR C.C. \_\_\_\_\_  
REGISTRATION NO. \_\_\_\_\_  
OF OWNER \_\_\_\_\_ PHYSICAL ADDRESS \_\_\_\_\_

OF OWNER \_\_\_\_\_ CODE \_\_\_\_\_  
OF OWNER \_\_\_\_\_ POSTAL ADDRESS \_\_\_\_\_  
OF OWNER \_\_\_\_\_ CODE \_\_\_\_\_

TELEPHONE NO. HOME: \_\_\_\_\_ WORK: \_\_\_\_\_

CELL NO. \_\_\_\_\_ FAX NO.: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

1.2. OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR \_\_\_\_\_ COMPANY OR C.C. \_\_\_\_\_  
IDENTITY NO. \_\_\_\_\_ REGISTRATION NO. \_\_\_\_\_  
OF OWNER \_\_\_\_\_ POSTAL ADDRESS OF  
OBJECTOR: \_\_\_\_\_ CODE \_\_\_\_\_

TELEPHONE NO. HOME: \_\_\_\_\_ WORK: \_\_\_\_\_

CELL NO. \_\_\_\_\_ FAX NO.: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality etc.)  
\_\_\_\_\_

1.3. AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE \_\_\_\_\_  
POSTAL ADDRESS: \_\_\_\_\_ CODE \_\_\_\_\_  
TELEPHONE NO. HOME: \_\_\_\_\_ WORK: \_\_\_\_\_  
CELL: \_\_\_\_\_ FAX NO.: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_

IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED.

Complete Erf/Unit No. \_\_\_\_\_ Area/Scheme Name \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

## FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (E.G. BUSINESSES, FACTORIES, OFFICES, SCHOOLS)

**NB: THE OBJECTION IS TOWARD THE VALUATION OF THE PROPERTY, NOT RATES**  
**SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)**

PHYSICAL ADDRESS: \_\_\_\_\_ CODE: \_\_\_\_\_

OF \_\_\_\_\_ m<sup>2</sup>

ACCOUNT \_\_\_\_\_ (If available)

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 \_\_\_\_\_ m<sup>2</sup>

IN FAVOUR OF \_\_\_\_\_

FOR WHAT PURPOSE:

WAS COMPENSATION PAID YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES:

DATE OF PAYMENT \_\_\_\_\_ AMOUNT R \_\_\_\_\_

### SECTION 3: DESCRIPTION OF BUILDINGS

(FOR SECTIONAL TITLES COMPLETE 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 CONTRIBUTIONS	TERM OF LEASE	START DATE
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3.2 SCHEDULE OF EXPENSES INCLUDING MUNICIPAL, ADMINISTRATION, INSURANCES, ANNEXURE B

3.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR – ANNEXURE C

3.4 BUILDING SIZES - ANNEXURE D

BUILDING NO.	SIZE M <sup>2</sup>	DESCRIPTION e.g. used as a shop, offices etc.	CONDITION
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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

\_\_\_\_\_ m<sup>2</sup>

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY)

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Complete Erf/Unit No. \_\_\_\_\_ Area/Scheme Name \_\_\_\_\_

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### SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. \_\_\_\_\_ NAME OF SCHEME \_\_\_\_\_ FLATS NO./  
DOOR NO. \_\_\_\_\_ UNIT \_\_\_\_\_ m<sup>2</sup>

NAME OF MANAGING AGENT \_\_\_\_\_ TEL. NO. ( \_\_\_\_ )

SHOPS \_\_\_\_\_ m<sup>2</sup> OTHER  
\_\_\_\_\_ m<sup>2</sup>

OFFICES \_\_\_\_\_ m<sup>2</sup> OTHER  
\_\_\_\_\_ m<sup>2</sup>

FACTORIES \_\_\_\_\_ m<sup>2</sup> OTHER  
\_\_\_\_\_ m<sup>2</sup>

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
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MONTHLY LEVY

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#### COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

#### DETAILS OF EXCLUSIVE USE AREAS

GARAGE		M <sup>2</sup>
CARPORT		M <sup>2</sup>
OPEN PARKING		M <sup>2</sup>
STORE ROOM		M <sup>2</sup>
GARDEN		M <sup>2</sup>
OTHER		M <sup>2</sup>

### SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET	
WHAT IS THE ASKING PRICE?	R
OFFER RECEIVED	R
NAME OF AGENT	R

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS	
WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY  
OBJECTED TO

**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

Complete Erf/Unit No. \_\_\_\_\_ Area/Scheme Name \_\_\_\_\_

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**SECTION 6 OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE 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 THIS OBJECTION (ANNEXURE G CAN BE PROVIDED)

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**SECTION 7: DECLARATION**

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE ACT WHICH 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: \_\_\_\_\_

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**OFFICIAL USE**

**SECTION 8: DECISION OF MUNICIPAL VALUER**

DESCRIPTION OF THE PROPERTY/UNIT NO	
CATEGORY	
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	
EXTENT	
MARKET VALUE	

Complete Erf/Unit No. \_\_\_\_\_ Area/Scheme Name \_\_\_\_\_

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NAME OF OWNER	
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**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

**SECTION 9: NOTIFICATION OF OUTCOME**

SIGNATURE

DATE

VALUATION ROLL ADJUSTED \_\_\_\_\_

OBJECTOR NOTIFIED \_\_\_\_\_

OWNER NOTIFIED \_\_\_\_\_

SECTION 52(1)(a)  
WHERE APPLICABLE \_\_\_\_\_

Complete Erf/Unit No. \_\_\_\_\_ Area/Scheme Name \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE