

UMUZIWABANTU MUNICIPALITY

Enquiries: Ivor Ogle

e-mail : ivor@umuziwabantu.org.za

Office of the Chief Financial Officer

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

THE MUNICIPAL MANAGER

OBJECTION NO. _____

Umuziwabantu Municipality LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013

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. _____

PHYSICAL ADDRESS OF OWNER _____ CODE _____

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 _____

IDENTITY NO. _____ COMPANY OR C.C.
REGISTRATION NO. _____

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

SECTION 2: PROPERTY DETAILS

(FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS: _____ CODE: _____

OF _____ m²

ACCOUNT _____ (If available)

NAME OF BOND HOLDER _____ REGISTERED AMOUNT OF BOND _____

 PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS
 AGAINST THE PROPERTY (If applicable)

SERVITUDE NO. _____ AFFECTED AREA _____ m²

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 _____ OTHER _____ TERM OF LEASE _____ START DATE _____
 OF RENTAL CONTRIBUTION _____

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 m ²	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

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY) _____ m²

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)
SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. _____ NAME OF SCHEME _____ FLATS NO./ DOOR NO. _____ UNIT SIZE _____ m²
 NAME OF MANAGING AGENT _____ TEL. NO. (____) _____

SHOPS _____ m² OTHER _____ m²
 OFFICES _____ m² OTHER _____ m²
 FACTORIES _____ m² OTHER _____ m²

TENANT AND RENT INFORMATION – ANNEXURE A
 NAME OF TENANT _____ SIZE RENTAL (EXCL. VAT) _____ ESCALATION OTHER CONTRIBUTION _____ TERM OF LEASE _____ START DATE _____

MONTHLY LEVY _____ R _____

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF _____ GARAGE _____ m²
 SWIMMING POOL _____ CARPORT _____ m²
 TENNIS COURT _____ OPEN PARKING _____ m²
 OTHER _____ STORE ROOM _____ m²
 OTHER _____ GARDEN _____ m²
 OTHER _____ OTHER _____ m²

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET
 WHAT IS THE ASKING PRICE?

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

RECEIVED R _____
 RECEIVED R _____

RECEIVED R _____
 RECEIVED R _____

NAME OF 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.	SUBURB/FARM/SCHEME 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 THIS OBJECTION (ANNEXURE G CAN BE PROVIDED)

Complete Erf/Unit No. Area/Scheme Name.....
 PLEASE COMPLETE THE BOTTOM OF EACH PAGE

