

FORM B: PROPERTIES OTHER THAN RESIDENTIAL (e.g. businesses, factories, offices)



OBJECTION NO.

THE MUNICIPAL MANAGER
SUNDAYS RIVER VALLEY MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTING IN OR OMITTED FROM THE GENERAL VALUATION ROLL
FOR THE PERIOD 01 JULY 2020 TO 30 JUNE 2024

COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO

ERF NO.

SUBURB

UNIT NO.

SCHEME

FARM NO.

REG.DIV

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER

IDENTITY NO

COMPANY REGISTRATION NO

PHYSICAL ADDRESS

CODE

POSTAL ADDRESS

CODE

TELEPHONE NUMBER

WORK

CELL

EMAIL ADDRESS

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF THE OBJECTOR

IDENTITY NO

COMPANY REGISTRATION NO

POSTAL ADDRESS

CODE

TELEPHONE NUMBER

HOME

CELL

EMAIL ADDRESS

STATUS OF THE OJECTOR (e.g. tenant or municipality)

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE

POSTAL ADDRESS

CODE

TELEPHONE NUMBER

HOME

CELL

EMAIL ADDRESS

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

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SECTION 2: PROPERTY DETAILS

(for sectional titles see section 4)

PHYSICAL ADDRESS

CODE

EXTENT

 m²

MUNICIPAL ACCOUNT NO

 (if available)

NAME OF BOND HOLDER

REGISTERED AMOUNT OF BOND

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY

SERVITUDE NO
IN FAVOUR OF

	AFFECTED AREA	
m ²		
FOR PURPOSE OF		

WAS COMPENSATION PAID:

YES	NO
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DATE OF PAYMENT

AMOUNT PAID

 R

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING

3.1 TENANT AND RENT INFORMATION - INCLUDE AS ANNEXURE

NAME OF TENANT	SIZE PER m ²	RENTAL (excl VAT)	ESCALATION RATE	TERM OF LEASE	STARTING DATE

3.2 SCHEDULE OF EXPENSES - INCLUDE AS ANNEXURE

3.3 STATEMENT OF INCOME AND EXPENDITURE FOR PREVIOUS FINANCIAL YEAR - INCLUDE AS ANNEXURE

3.4 BUILDING SIZES - INCLUDE AS ANNEXURE

BUILDING NO	SIZE m ²	DESCRIPTION	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

 m²

3.6 OTHER FEATURES OF BUILDINGS - INCLUDE ANNEXURE

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SECTION 4: SECTIONAL TITLES

SCHEME NO SCHEME NAME

UNIT NO UNIT SIZE m²

NAME OF MANAGING AGENT TEL NO

SHOPS	<input type="text"/> m ²	OTHER	<input type="text"/> m ²
OFFICES	<input type="text"/> m ²	OTHER	<input type="text"/> m ²
FACTORIES	<input type="text"/> m ²	OTHER	<input type="text"/> m ²

MONTHLY LEVY R

TENANT AND RENT INFORMATION - INCLUDE AS ANNEXURE

NAME OF TENANT	SIZE PER m ²	RENTAL (excl VAT)	ESCALATION RATE	TERM OF LEASE	STARTING DATE

COMMON PROPERTY CONSISTS OF

EXCLUSIVE USE AREAS

GARAGE	<input type="text"/> m ²
CARPORT	<input type="text"/> m ²
OPEN PARKING	<input type="text"/> m ²
STORE ROOM	<input type="text"/> m ²
GARDEN	<input type="text"/> m ²
OTHER	<input type="text"/> m ²

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

WHAT IS THE ASKING PRICE R

OFFER RECEIVED R

NAME OF AGENT

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

OFFER RECEIVED R

TEL NO

SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO

ERF/ UNIT NO	SUBURB/ FARM/ SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 6: OBJECTION DETAILS

	PARTICULARS AS REFLECTING IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/ UNIT NO		
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION CAN BE PROVIDED AS ANNEXURES

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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 THE 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 APPEAL BOARD

I/WE _____ HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT

DATE _____

SIGNATURE _____

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY/ UNIT NO		
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

REASONS OF MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER

SIGNATURE DATE

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		