



DIPALESANG LOCAL MUNICIPALITY

FORM B VALUATION OBJECTION FORM FOR BUSINESS PROPERTIES (e.g factories, offices, schools etc) (PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL)

ACCOUNT NO	
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OBJECTION NO	
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TO: THE MUNICIPAL MANAGER:
DIPALESANG LOCAL MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2024 TO 30 JUNE 2029.

COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO

ERF/PORTION/UNIT NO. SUBURB// SECTIONAL SCHEME _____

FARM NO. REG. DIV _____

SECTION 1: OBJECTION INFORMATION

1.1 WHEN THE OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY _____

IDENTITY NO COMPANY OR C.C.

REGISTRATION NO. _____

PHYSICAL ADDRESS CODE

OF OWNER _____

POSTAL ADDRESS

OF OWNER _____ CODE _____

TELEPHONE NO.: HOME _____

WORK _____

CELL _____

FAX NO _____

E-MAIL ADDRESS _____

1.2 **WHERE THE OBJECTOR IS NOT THE OWNER**

NAME OF OBJECTOR:

IDENTITY NO COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS
OF OWNER _____ CODE _____

TELEPHONE NO.: HOME: _____ WORK : _____

CELL NO: _____

E-MAIL ADDRESS:

STATUS OF OBJECTOR (e.g Tenant, Pending Purchases, Municipality etc)

1..3 **AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE:

POSTAL ADDRESS:

_____ CODE _____

TELEPHONE NO.: HOME _____ WORK _____

CELL NO:

E-MAIL ADDRESS:

*** IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED Page 1**

SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS

(IF AVAILABLE): _____ CODE: _____

EXTENT OF PROPERTY/STAND m² : _____

MUNICIPAL ACCOUNT NO: (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

IN FAVOUR OF FOR WHAT PURPOSE

WAS COMPENSATION PAID

YES	NO
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PAID IF YES: DATE OF PAYMENT

AMOUNT

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE

(INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

- 3.1 TENANT AND RENT INFORMATION – ANNEXURE A
R..... ..
- 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 M²	DESCRIPTION e.g. Used as a shop, office, 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

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

SECTION 4: SECTIONAL TITLE UNITS

UNIT NR. UNIT _____

SCHEME NO. _____

NAME OF SCHEME _____

NAME OF MANAGING AGENT _____

TEL NO. _____

SHOPS	m ²	OTHER		m ²
OFFICES	m ²	OTHER		m ²
FACTORIES	m ²	OTHER		m ²

TENANT AND RENT INFORMATION – ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (excl VAT)	ESCALATION	OTHER CONTRIBUTION	TERM OF LEASE	START DATE

MONTHLY LEVY DETAILS OF EXCLUSIVE USE AREAS

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

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE PAST 12 MONTHS, WHAT IS THE ASKING PRICE? _____

OFFER RECEIVED _____

NAME OF AGENT: _____

TEL NO: _____

SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE D)

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 THE PROPERTY		
RATING CATEGORY		
PHYSICAL ADDRESS/UNIT/FLAT NO		
EXTENT		
MARKET VALUE AS ON 1/7/2008		
NAME OF OWNER		

**ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF
THIS OBJECTION (ANNEXURE E CAN BE PROVIDED)**

Stand /unit / holding/ farm portion no :

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 DOCUMENTS, 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 ABOVE INFORMATION AND ATTACHED PARTICULARS SUPPLIED ARE
TRUE AND CORRECT.

DATE: _____ SIGNATURE: _____

SECTION 8: DECISION OF MUNICIPAL VALUER

DISCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE AS ON 1/7/2008	
NAME OF OWNER	

8.1 REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/ _____ DATE _____
ASSISTANT MUNICIPAL VALUER

SIGNATURE: _____

SECTION 8: NOTIFICATION OF OUTCOME:

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

Stand/ unit/ holding /
arm portion number