

**FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL**  
(e.g business, factories, offices, schools)

THE MUNICIPAL MANAGER  
MOSSSEL BAY MUNICIPALITY

OBJECTION NO.

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL 1 DECEMBER 2022 TO 1 MAY 2023 (DATE OF VALUATION 1 JULY 2021)**

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

ERF/PORION/UNIT NO.  SUBURB/FARMS/SCHEME   
FARM NO.  REG. DIV

**SECTION 1: OBJECTOR INFORMATION**

**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  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  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 .....

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

ADDRESS  CODE

OF  m<sup>2</sup>

ACCOUNT NO.  (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/>

(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	<input type="text"/>	<input type="text"/>
FOR WHAT PURPOSE	<input type="text"/>	<input type="text"/>

WAS COMPENSATION PAID IF YES:-

YES	NO
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DATE OF PAYMENT  AMOUNT R

**SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLE 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 CONTRIBUTION	TERM OF LEASE	START DATE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCE, SECURITY, etc. – ANNEXURE “B”

3.3 STATEMENT OF INCOME AND 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, office, etc.	CONDITION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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  FLAT NO./ DOOR NO.  UNIT SIZE  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>

TENANT AND RENT INFORMATION – ANNEXURE “A”

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

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

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

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

**SECTION 6: OBJECTION DETAILS**

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 (ANNEXURES “G” CAN BE PROVIDED)

Complete: Erf/Unit No ..... Area/Scheme Name .....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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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.

	YEAR	MONTH	DAY
DATE:			

\_\_\_\_\_  
SIGNATURE

**OFFICIAL USE**

**SECTION 8: DECISION OF MUNICIPAL VALUER**

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

8.1 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