



**FORM B: OBJECTION (Non-Residential, e.g. Retail, Industrial, Commercial, Schools, Churches, Hospitals, and other)**

REF

DATE

The Municipal Manager  
**Dr AB Xuma Local Municipality**

Objection No:

Lodging of an objection against a matter reflected in or omitted from the general valuation roll for the period **1 July 2024 to 30 June 2029**.

Description of property in respect of which the objection is made:

**(Complete a separate form for each entry/property objected to)**

ERF/PORION /UNIT No:  Suburb /Scheme Name

**Section 1: Objector Information**

**1.1 Objector is the Owner**

Registered Owner of Property

Identity No.  Company or CC Registration No.

Physical address Of Owner  Code

Postal address

Of Owner

Code

Telephone No.

Home

( )

Work

( )

Cell

Fax

( )

E-mail Address

### 1.2 Objector is the Municipality

Name of objector

Identity No.

Company or CC  
Registration No.

Postal Address  
Of Owner

Code

Telephone No.

Home

( )

Work

( )

Cell

Fax

( )

E-mail Address

Status of the Objector (e.g. Tenant, pending Purchaser, Municipality etc)

### 1.3 Authorised Representative of the Objector

Name of objector

Identity No.

Company or CC  
Registration No.

Postal Address

Of Owner

Code

Telephone No.

Home

( )

Work

( )

Cell

Fax

( )

E-mail Address

If a representative is appointed, proof of authorisation must be attached

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

**Section 2: Property Details (for Sectional Title see Section 4)**

Address

Code

Of

m<sup>2</sup>

Account

if available

Name of Bond Holder	Registered Amount of Bond

Provide full details of all servitudes, roads 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

Amount

If yes:- Date of payment

R

**Section 3: Description of complete Section 4)**

**buildings (for sectional title**

**(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)	Description e.g. used as a shop, office , etc	Other contribution	Term of lease	Start date

3.2 Schedules of expenses including municipal, administration, insurances, security, etc- Annexure B.

3.3 Statement of income and expenditure for previous financial year- Annexure C

3.4 Building size- Annexure D.

Building No.	Size m <sup>2</sup>	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

m<sup>2</sup>

Other features of the buildings: (provide Annexure E if necessary)

.....

.....

.....

.....

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

**Section 4: Sectional Title Units**

Scheme No.  Name of scheme  Flat No. / Door No.

Unit size

Name of  
Managing Agent

Tel no.

Shops	m <sup>2</sup>
Offices	m <sup>2</sup>
Factories	m <sup>2</sup>

Other	m <sup>2</sup>
Other	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	

Details of exclusive use areas

Garage	
Carport	
Open parking	
Storeroom	
Garden	
Other	

**Section 5: Market Information**

If your property is currently on market, what is the asking price?

R	
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Offer received

If your property has been on the Market in the last 3 years what was the asking price?

R	
---	--

Offer received

R	
---	--

R	
---	--

Name of agent

Tel

Sale transactions (of other properties in the vicinity) used by the objector in determining the market value of the property objected to

Erf / Unit No		Suburb / Scheme name	Date of Sale	Selling price

**Section 6: Objection Details**

	Particulars as reflected in the valuation roll	Changes requested by the objector
Description of the property		
Category		
Physical address / Door No / Flat No.		
Extent		
Market Value		
Name of Owner		

Adverse features and /or further reasons in support of this objection

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

**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 have so have provided any such document, 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 information and particulars supplied are true and correct.

Date

Year	Month	Day

.....  
Signature

**OFFICIAL USE**

**Section 8: Decision of the Municipal Valuer**

Description of the property / Unit No.	
Category	
Physical address / Door No/ Flat No.	
Extent	
Market value	
Name of owner	

Reasons of the Municipal Valuer

.....  
 .....  
 .....  
 .....

Name of Municipal Valuer / Assistant  
Municipal Valuer\*

\*Delete whichever is not applicable

Signature

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.....