

FORM B: NON RESIDENTIAL
(PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL e.g. commercial, industrial etc)



ACCOUNT NUMBER	
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THE MUNICIPAL MANAGER
 UMNGENI MUNICIPALITY

LOGGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD **1 JULY 2015 TO 30 JUNE 2019**

Notes for Completing this Form:

1. Complete a separate form for each property objected to.
2. In the case of Sectional Titles, a form must be completed for each section objected to.
3. Delete whichever is not applicable.

SECTION 1: OBJECTOR INFORMATION

1.0 DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

ERF NUMBER/ SECTION NUMBER	PORTION	TOWNSHIP NAME/ SCHME NAME	TOWNSHIP EXT / SCHEME NO
ERF EXTENT/ UNIT SIZE	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	
M ²			

1.1 OBJECTOR DETAILS (Please mark the appropriate box with a X)

OWNER	REPRESENTATIVE OR AGENT	MUNICIPALITY	OTHER
NAME OF OBJECTOR			
IDENTITY NO.	COMPANY OR C C NO REGISTRATION		
POSTAL ADDRESS OF OBJECTOR			CODE
TELEPHONE NO	HOME	WORK	
	CELL	FAX	
E-MAIL ADDRESS (if available)			
STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality, Representative			

If a representative is appointed, then proof of such authorization from the Owner must be attached.

SECTION 2: OBJECTION DETAILS

At least one of the following must be completed to be a valid objection. In the case of Market Value objections, the objector MUST provide the requested change.

OBJECTION TYPE	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT (m ²)		
MARKET VALUE (R)		



SECTION 6: SECTIONAL TITLES UNITS

NAME OF MANAGING AGENT	TEL NO.
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SIZE OF SECTION (For Market Value objections, this section must be completed)

SHOPS	M ²	GARAGE	M ²
OFFICES	M ²	STORAGE	M ²
FACTORY/WAREHOUSE	M ²	OTHER	M ²
TOTAL SECTION EXTENT	M ²		

TENANT AND RENT INFORMATION - ANNEXURE A

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

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

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

DETAILS OF EXCLUSI	VE USE AREAS	
GARAGE		M ²
CARPORT		M ²
OPEN PARKING		M ²
STORE ROOM		M ²
GARDEN		M ²
OTHER		M ²

SECTION 7: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET		IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3-YEARS	
IF WHAT IS THE ASKING PRICE?	RR	WHAT WAS THE ASKING PRICE?	RR
IF OFFER RECEIVED	RR	OFFER RECEIVED	RR
NAME OF AGENT	RR	TEL NO	

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO
NB - For Market Value Objections, at least one Comparable Sale must be provided as EVIDENCE

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

SECTION 8: DECISION OF THE MUNICIPAL VALUER (FOR OFFICIAL USE ONLY)

DESCRIPTION OF THE PROPERTY UNIT NO.

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ECATEGORY	
EPHYSICAL ADDRESS/DOOR NO./FLAT NO.	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

NAME OF THE MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

SECTION 9: NOTIFICATION OF OUTCOME

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

DATE	YEAR	MONTH	DAY