

OBJECTION FORM B : NON-RESIDENTIAL (e.g. businesses, industrial, offices, school)
(COMPLETE A SEPARATE FORM FOR EACH ERF / PROPERTY OBJECTED TO)

OBJECTION NO.

MUNICIPAL MANAGER: MAKANA LOCAL MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL
FOR THE PERIOD 1 JULY 2025 TO 30 JUNE 2030

ERF/UNIT NO SUBURB / SCHEME NAME

SECTION 1 : OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

Identity Number

COMPANY OR CC
REGISTRATION NO

PHYSICAL ADDRESS

CODE

POSTAL ADDRESS

CODE

TELEPHONE NO :

HOME

Work

CELL

Fax

Email

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

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

Identity Number

COMPANY OR CC
REGISTRATION NO

PHYSICAL ADDRESS

CODE

POSTAL ADDRESS

CODE

TELEPHONE NO :

HOME

Work

CELL

Fax

Email

AUTHORISED REPRESENTATIVE OF THE OBJECTOR (IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE

1.3 ATTACHED)

NAME OF REPRESENTATIVE

POSTAL ADDRESS

CODE

TELEPHONE NO :

HOME

Work

CELL

Fax

Email

PLEASE COMPLETE

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

PHYSICAL ADDRESS CODE

EXTENT OF PROPERTY (SITE)	M ₂
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MUNICIPAL ACCOUNT NO		<i>If available</i>
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NAME OF BONDHOLDER	REGISTERED AMOUNT OF BID	If Applicable

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATION OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable)

SERVITUDE NO.	AFFECTED AREA
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IN FAVOUR OF	
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FOR WHAT PURPOSE

WAS COMPENSATION PAID YES ☐ NO ☐

IF YES	DATE OF PAYMENT	AMOUNT	R
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SECTION 3 : DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLE SEE SECTION 4)

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

3.1 ANNEXURE A - TENANT AND RENT INFORMATION (Use information below)

NAME OF TENANT	SIZE	RENTAL (Excl VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
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3.2 ANNEXURE B - SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCE, SECURITY, etc.

3.3 ANNEXURE C - STATEMENT OF INCOME & EXPENDITURES FOR PREVIOUS FINANCIAL YEAR

3.4 ANNEXURE D - BUILDING SIZES (Use information below)

BUILDING NO	SIZE m²	DESCRIPTION e.g. USED AS A SHOP, OFFICE, etc.	CONDITION
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3.5 ANNEXURE E - IF THE PROPERTY HAS NOT BEEN DEVELOPED TO IT'S HIGHEST AND BEST USE, INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT

3.6 ANNEXURE E - (IF NECESSARY) OTHER FEATURES OF BUILDINGS:

[illegible]

PLEASE COMPLETE

ERF/UNIT NO		SUBURB / SCHEME NAME	

OBJECTION FORM B : NON-RESIDENTIAL (e.g. businesses, industrial, offices, school)**SECTION 4 : SECTIONAL TITLE UNITS**SCHEME NO. NAME OF SCHEME | FLAT NO UNIT SIZE m²NAME OF MANAGING AGENT TEL NO

UNIT (INDICATE NUMBER OR STATE YES / NO IN APPROPRIATE BOX)

SHOPS m² OTHER m²OFFICES m² STUDY m²FACTORIES m² SEPARATE TOILET m²SECURITY SYSTEM OTHER OTHER OTHER MONTHLY LEVY R

COMMON PROPERTY CONSISTS OF		EXCLUSIVE USED AREAS	
SWIMMING POOL	<input type="text"/>	GARAGE	<input type="text"/> m ²
TENNIS COURT	<input type="text"/>	CARPORT	<input type="text"/> m ²
OTHER	<input type="text"/>	OPEN PARKING	<input type="text"/> m ²
OTHER	<input type="text"/>	STORE ROOM	<input type="text"/> m ²
OTHER	<input type="text"/>	GARDEN	<input type="text"/> m ²
OTHER	<input type="text"/>	OTHER	<input type="text"/> m ²

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 OFFER RECEIVED R OFFER RECEIVED R NAME OF AGENT TEL NO

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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

SECTION 6 : OBJECTION DETAILS

	PARTICULARS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF PROPERTY / UNIT	<input type="text"/>	<input type="text"/>
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS / DOOR NO / FLAT NO	<input type="text"/>	<input type="text"/>
EXTENT	<input type="text"/>	<input type="text"/>
MARKET VALUE	<input type="text"/>	<input type="text"/>
NAME OF OWNER	<input type="text"/>	<input type="text"/>

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

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

PLEASE COMPLETEERF/UNIT NO SUBURB / SCHEME NAME

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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 THAN 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.

DATE	YEAR	MONTH	DAY

SIGNATURE _____

OFFICIAL USE ONLY

SECTION 8 : DECISION OF MUNICIPAL VALUER

DESCRIPTION OF PROPERTY / UNIT	
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

DATE	YEAR	MONTH	DAY

SIGNATURE _____

SECTION 9 : NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
PHYSICAL ADDRESS / DOOR NO / FLAT NO		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		

ERF/UNIT NO		SUBURB / SCHEME NAME	
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