

MSUNDUZI MUNICIPALITY

CITY OF CHOICE



PIETERMARITZBURG
M S U N D U Z I

General Valuation Roll Objection Form FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)

The Completed Forms must be submitted by 30 June 2023:

Enquiries

Telephone: For enquiries please telephone 033 3922004

For Office Use

Objector Name: _____

Date Received: ____/____/2023

Objection No: _____

Objection Form Received by: _____



MSUNDUZI MUNICIPALITY'S GENERAL VALUATION OBJECTION AND INSPECTION

General Valuation Roll Objection Form

1.0 INTRODUCTION

In terms of Section 49 (1) (a) (i)/78(2) of the Local Government: Municipal Property Rates Amendments Act, 2014 (Act No. 29 of 2014), hereinafter referred to as the Act, that the supplementary valuation roll number 5 for the financial years 2022/23 is open for public inspection at the Msunduzi Municipality municipal offices or at website www.msunduzi.gov.za from the 22nd of May to the 30th of June 2023.

An invitation is hereby made in terms of section 49(l)(a)(ii)/78(2) of the Act that any owner of a property or other person who so desires should lodge an objection with the municipal manager in respect of any matter reflected in, or omitted from, the supplementary valuation roll within the above-mentioned period.

Attention is specifically drawn to the fact that an objection must be in relation to a specific individual property and not against the supplementary valuation roll as such. The form for the lodging of an objection is obtainable at the following address 341 Church Street Professor Nyembezi Centre or www.msunduzi.gov.za. The completed forms must be returned to the following address, 341 Church Street Professor Nyembezi Centre by 16h00 on the 30th of June 2023.

For enquiries please contact the valuations Division on 033 392 2869/2004/2274/2279/2455

2.0 GUIDELINES

In order to ensure that Objection Forms are processed accurately, objectors are required to:-

- a) Complete this document with all information available to the objector, in **NEAT, LEGIBLE HANDWRITING**. Failure to do could result in the inability to process your objection. Where the information requested does not pertain to the Objector, please insert the symbol "**N/A**" in the appropriate space.
- b) Objectors are advised that only **ORIGINAL** copies of this document shall be processed.
- c) In order to the Objection to be considered valid, the following information **MUST** be provided: i) Objector Information (Section 1); ii) Property Details (Section 2); iii) Objection Details (Section 5 or 6) and signed "**DECLARATION**" sections.
- d) Any alterations made by the Objector must be initialed.
- e) All Objections forms will be collated during the Objection and Inspection Period and handed to the Municipal Valuer for further processing. Any additional information must be in the form of an Annexure.
- f) The Objector must contend a valuation figure that he/she believes is more accurate, and must provide a motivation.
- g) The Municipal Valuer will review the Market Value and/or other Valuation Roll Details, in the light of any additional information provided. Objectors will be notified of the outcome of their objection timeously. Should an objector not be satisfied with the outcome, he/she may appeal. Your appeal will be heard by the Valuation Appeal Board, which is a tribunal appointed by the Provincial Government.
- h) Details regarding the appeal requirements and process will be provided to the objector together with the outcome of his/her objection.

Msunduzi

_____ Municipality
LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLLS/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2022 TO 30 JUNE
_____2023

ERF/PORTION/UNIT NO.		FARM NO.		SUBURB	
SECTION 1: OBJECTOR INFORMATION				REG. DIV	

1.1	NAME				
		COMPANY OR CC REGISTRATION NO.			
	PHYSICAL ADDRESS OF			CODE	
	OWNER			CODE	
	IDENTITY No.				
	OWNER				
	POSTAL ADDRESS OF				
	TELEPHONE NO.	HOMEWORK	((
	CELLFAX				
	EMAIL ADDRESS				
	NAME OF OBJECTOR	(
	IDENTITY No.				

1.2	OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR				
		COMPANY OR CC REGISTRATION NO.			
	PHYSICAL ADDRESS OF			CODE	
	OBJECTOR			CODE	
	OBJECTOR POSTAL ADDRESS OF				
	TELEPHONE NO.	HOMEWORK	((
	CELLFAX				
	EMAIL ADDRESS				
	STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality etc)				

NAME OF REPRESENTATIVE

--

POSTAL ADDRESS

CODE

The diagram shows three vertical bars of equal height, representing the number of people in each age group. The bars are positioned above the labels 'Young', 'Middle-aged', and 'Old'.

TELEPHONE NO.

HOMework

()

()

CELLFAX

[illegible]

()

EMAIL ADDRESS

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

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

POSTAL ADDRESS

CODE

EXTENT OF PROPERTYM²[illegible]MUNICIPAL ACCOUNT (IF
NO.[illegible]

1(AVAILABLE)

NAME OF BOND
HOLDER

--

REGISTERED AMT OF
BOND (if applicable)

--	--	--	--	--	--	--	--	--

SERVITUDE NO.

--

AFFECTED AREA

 Γ_M^2

IN FAVOUR OF

FOR WHAT PURPOSE

--

WAS COMPENSATION PAID IF YES
PAYMENT

DATE OF

YES		NO	
-----	--	----	--

--	--	--	--	--	--	--	--	--

AMOUNT

[illegible]

Complete: Erf/Unit No Area/Scheme Name

SECTION 3: DESCRIPTION (FOR SECTIONAL TITLES SEE SECTION 4) (INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

NAME OF TENANT		
SIZE		
RENTAL (EXCLUDING VAT)		
ESCALATION OF RENTAL		
OTHER CONTRIBUTION		
TERM OF LEASE		
START DATE		
BUILDING NO.		
SIZE M ²	<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	M ₂
DESCRIPTION E.G. USED AS A SHOP, OFFICE ETC)		
CONDITION		
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	M ₂	

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY)

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____ No: _____

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

SECTION 4: SECTIONAL TITLE UNITS

M²

(| | | | | | | | | | | | | | | | | | | |)

SCHEME NO.

NAME OF SCHEME

FLAT NO./ DOOR NO.

UNIT SIZE

NAME OF MANAGING AGENT

TEL. NO.

SHOPS	M ₂	OTHER		M ₂
OFFICES	M ₂			M ₂
FACTORIES	M ₂			M ₂

TENANT AND RENT INFORMATION - ANNEXURE A

	R					
NAME OF TENANT	SIZE	RENTAL (EX VAT)	ESCALA-TION	OTHER CONTRI-BUTION	TERMS OF LEASE	START DATE

MONTHLY LEVYDETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERN CONSISTS OF:

SWIMMING POOLCARPORT

TENNIS COURTOPEN PARKING

OTHERSTORE ROOM

OTHERGARDEN

OTHEROTHER

GARAGE

M₂

M₂

M₂

M₂

M₂

M₂

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____ No: _____

SECTION 5 : MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE

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

RECEIVED

NAME OF AGENT

TEL. NO.

SALES TRANSATIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE F)

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

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

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools) 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 APPEAL BOARD.

I/WE _____ HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

	YEAR	MONTH	DAY
DATE			

SIGNATURE

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: ____ No: _____

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	

REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/ ASSISTANT

MUNICIPAL VALUER*
*Delete whichever is not applicable)

SIGNATURE _____

	YEAR	MONTH	DAY
DATE			

SECTION 9: NOTIFICATION OF OUTCOME

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

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____ No: _____