



Msunduzi Local Municipality
Real Estate & valuations

Phone: (033) 392 2869/2004/2274/2279/2455

www.msunduzi.gov.za

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FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (EG. BUSINESS, FACTORIES, OFFICES, SCHOOLS)



THE MUNICIPAL MANAGER

Msunduzi Local Municipality

LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN/OR OMITTED FROM THE VALUATION ROLL

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 objected to)

RE/Ptn/Erf/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 _____

EMAIL ADDRESS _____

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR _____

IDENTITY NO. _____ COMPANY OR CC REGISTRATION NO. _____

PHYSICAL ADDRESS OF OWNER _____ CODE _____

POSTAL ADDRESS OF OWNER _____ CODE _____

TELEPHONE NO. HOME _____ WORK _____

CELL _____ FAX _____

EMAIL ADDRESS _____

STATUS OF OBJECTOR (eg. Tenant, Pending, Purchaser, Municipality, etc) _____

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR*

NAME OF REPRESENTATIVE _____

POSTAL ADDRESS _____ CODE _____

TELEPHONE NO. HOME _____ WORK _____

CELL _____ FAX _____

EMAIL ADDRESS _____

***IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED, TO THIS FORM**

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

PHYSICAL ADDRESS _____ CODE _____

EXTENT OF PROPERTY (m²) _____

MUNICIPAL ACCOUNT NO. _____ (if available)

NAME OF BONDHOLDER _____ REGISTERED AMOUNT OF BOND _____ (if applicable)

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

SERVITUDE NO. _____ AFFECTED AREA (m²) _____

IN FAVOUR OF _____

FOR WHAT PURPOSE _____

WAS COMPENSATION PAID? YES _____ NO _____ IF YES DATE OF PAYMENT _____ AMOUNT R _____

SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLES SEE SECTION 4)

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 _____

3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY etc - ANNEXURE B

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

3.4 BUILDING SIZES - ANNEXURE D

BUILDING NO. _____ SIZE _____

DESCRIPTION e.g. Used as 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 _____(m²)

OTHER FEATURES OR BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY) _____

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. _____ NAME OF SCHEME _____ FLAT NO./DOOR NO. _____

UNIT SIZE(m²) _____

NAME OF MANAGING AGENT _____ TELL NO. _____

SHOPS(m²) _____ OTHER(m²) _____

OFFICES(m²) _____ OTHER(m²) _____

FACTORIES(m²) _____ OTHER(m²) _____

TENANT AND RENT INFORMATION - ANNEXURE A (ADD ANNEXURE FOR ADDITIONAL INFORMATION)

NAME OF TENANT _____ SIZE _____

RENTAL (EXCL VAT) _____ ESCALATION _____

OTHER CONTRIBUTIONS _____ TERM OF LEASE _____ START DATE _____

MONTHLY LEVY R _____

COMMON PROPERTY CONSISTS OF: DETAILS OF EXCLUSIVE AREAS

SWIMMING POOL(m²) _____ GARAGE(m²) _____ TENNIS COURT(m²) _____ CARPOT(m²) _____

OPEN PARKING(m²) _____ GARDEN(m²) _____ STORE ROOM(m²) _____ OTHER(m²) _____

OTHER(m²) _____ OTHER(m²) _____ OTHER(m²) _____ OTHER(m²) _____

SECTION 5: MARKET INFORMATION

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

R _____ OFFER RECEIVED R _____

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

R _____ OFFER RECEIVED R _____

NAME OF AGENT _____ TEL NO. _____

SALES TRANSACTIONS(OF OTHER PROPERTIES IN THE VICINITY) USED BY OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY
OBJECTED TO

ERF/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 THE PROPERTY/UNIT NO.	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
WITH EFFECT DATE		
NAME OF OWNER		

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



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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

DATE YEAR _____ MONTH _____ DAY _____ SIGNATURE _____

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTYTY/UNIT NO. _____ CATEGORY _____

PHYSICAL ADDRESS/DOOR NO/FLAT NO. _____ EXTENT _____

MARKET VALUE _____ NAME OF OWNER _____

WITH EFFECT DATE: YEAR _____ MONTH _____ DAY _____

REASONS _____

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER* _____ DATE YEAR _____ MONTH _____ DAY _____

* Delete whichever is not applicable

SIGNATURE _____

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	PRINT NAME	DATE
VALUATION ROLL ADJUSTED	_____	_____	_____
OBJECTOR NOTIFIED	_____	_____	_____
OWNER NOTIFIED	_____	_____	_____

OBJECTION NO. _____ SIGNATURE OF PERSON WHO RECEIVED THE OBJECTION _____

NAME OF OWNER _____ DATE _____

NAME OF OBJECTOR IF NOT THE SAME _____

ERF NUMBER _____ TOWNSHIP NAME _____