

MSUNDUZI MUNICIPALITY



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

The Completed Forms must be submitted by 29 April 2014:

Enquiries

Telephone: For enquiries please telephone 033 3922279/2088

For Office Use

Objector Name: _____

Date Received: ____/____/2014

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) read together with section 78(2) of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the "Act", that the valuation roll for the financial years 2014/15, 2015/16, 2016/17 and 2017/18 is open for inspection at the Municipal offices, listed below, from 28th March 2014 to 29th April 2014. In addition the valuation roll is available on the Msunduzi website: www.msunduzi.gov.za

An invitation is hereby made in terms of section 49(1)(a)(ii) of the Act that any owner of 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 valuation roll within the abovementioned period.

During office hours from 28th March 2014 to 29th April 2014 the Valuation Roll can be viewed, and Objection Forms Submitted, at the following Municipal offices:

Reception Counter, City Hall; 1st Floor, Compen Building, Information Centre, Church Street; 4th Floor, Valuation Division - Professor Nyembezi Centre, 341 Church Street; Banking Hall, A S Chetty Centre, 333 Church Street; Northdale – Civic Centre, Bombay Road; Ashburton Municipal Office; Gedi Offices, Imbali; Old Edendale / Vulindlela Office; Ashdown Municipal Office; Sobantu Municipal Office; Municipal Libraries: Besse Head; Ashdown; Georgetown, ward 17 Imbali unit BB

Attention is specifically drawn to the fact that in terms of section 50(2) of the Act an objection **must be in relation to a specific individual property** and not against the valuation roll as such. The form for lodging of an objection is obtainable at the Municipal offices, listed above, or on the Municipal website: www.msunduzi.gov.za

It is noted that staff are available at the following inspection points to assist any person who may require help in the completion of an objection form. Objection Forms should be submitted by 16h00 on the 29th April 2014.

Northdale cc Bombay Road (ABM Office); Ashburton Municipal Office (ABM Office); Gedi Offices / Imbali (ABM Office); Old Edendale / Vulindlela Office (ABM Office); Sobantu Municipal Office (ABM Office).

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) Only documents with complete objectors (Section 1) and property details (Section 2), together with a completed "**OBJECTION DETAILS**" (Section 6/7) and signed "**DECLARATION**" sections, will be accepted and processed.
- d) Any alterations made by the Objector must be initialled.
- 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.

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

OBJECTION NO.

THE MUNICIPAL MANAGER
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 2014 TO 30 JUNE 2018**

ERF/PORTION/UNIT No.	<div style="border: 1px solid black; width: 100%; height: 20px;"></div>	SUBURB	<div style="border: 1px solid black; width: 100%; height: 20px;"></div>	
		FARM No.	<div style="border: 1px solid black; width: 100%; height: 20px;"></div>	REG. DIV <div style="border: 1px solid black; width: 100%; height: 20px;"></div>

SECTION 1: OBJECTOR INFORMATION

1.1 NAME

IDENTITY No. COMPANY OR CC REGISTRATION No.

PHYSICAL ADDRESS OF OWNER CODE:

POSTAL ADDRESS OF OWNER CODE:

TELEPHONE No. HOME WORK

CELL No. 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 OBJECTOR CODE:

POSTAL ADDRESS OF OBJECTOR CODE:

TELEPHONE No. HOME WORK

CELL No. FAX

EMAIL ADDRESS

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

Complete: Erf/Unit No. 0 0 0 0 .0 Area/Scheme Name 0 0 0 0 0 0 0 0

Please complete the bottom of each page

Objection No. _____

AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE

POSTAL ADDRESS CODE:

TELEPHONE No. HOME WORK

CELL No. FAX

EMAIL ADDRESS

COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO

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 PROPERTY M²

MUNICIPAL ACCOUNT No. (IF AVAILABLE)

NAME OF BOND HOLDER REGISTERED AMT OF BOND (if available)

SERVITUDE No. AFFECTED AREA M²

IN FAVOUR OF

FOR WHAT PURPOSE

WAS COMPENSATION PAID

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

IF YES DATE OF PAYMENT AMOUNT R

Complete: Erf/Unit No. 0 0 0 0 .0 Area/Scheme Name 0 0 0 0 0 0 0 0

Please complete the bottom of each page

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 RETAL	
OTHER CONTRIBUTION	
TERM OF LEASE	
START DATE	
BUILDING No.	
SIZE M ²	M ²
DESCRIPTION E.G. USED AS A SHOP, OFFICE ETC	
CONDITION	

M2

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY)

Complete: Erf/Unit No. 0 0 0 0 .0 Area/Scheme Name 0 0 0 0 0 0 0 0

Please complete the bottom of each page

Objection No. _____

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

SECTION 4: SECTIONAL TITLE UNITS

SCHEME No. NAME OF SCHEME FLAT No./ DOOR No. UNIT SIZE M²

NAME OF MANAGING AGENT TEL. No.

SHOPS	M ²
OFFICE	M ²
FACTORIES	M ²

OTHER	M ²
OTHER	M ²
OTHER	M ²

TENANT AND RENT INFORMATION . ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (EX VAT)	ESCALATION	OTHER CONTRIBUTION	TERMS OF LEASE	START DATE

MONTHLY LEVY R

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	<input type="text"/>
TENNIS COURT	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

GARAGE	M ²
CARPORT	M ²
OPEN PARKING	M ²
STORE ROOM	M ²
GARDEN	M ²
OTHER	M ²

Complete: Erf/Unit No. 0 0 0 0 0 0 .. Area/Scheme Name 0 0 0 0 0 0 0 0 ..

Please complete the bottom of each page

Objection 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 TRANSACTIONS 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. 0 0 0 0 0 0 .. Area/Scheme Name 0 0 0 0 0 0 0 0 ..

Please complete the bottom of each page

Objection 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

	YEAR	MONTH	DAY
DATE			

*Delete whichever is not applicable)

SIGNATURE _____

SECTION 9: NOTIFICATION OF OUTCOME

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

Complete: Erf/Unit No. 0 0 0 0 0 0 0 .. Area/Scheme Name 0 0 0 0 0 0 0 0 0 ..

Please complete the bottom of each page

Objection No. _____