



"A world class city where all communities enjoy a h

Complete: Portion/Holding \_\_\_\_\_ Farm/Holding Name \_\_\_\_\_ Page 1 of 4

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

THE MUNICIPAL MANAGER  
Rustenburg Local Municipality

OBJECTION NO. \_\_\_\_\_

**LODGING OF AN OBJECTION AGAINSTS THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFELECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL\* FOR THE PERIOD 1 JULY \_\_\_\_\_ TO 30 JUNE \_\_\_\_\_** \*Delete whichever is not applicable  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE (COMPLETE A SEPERATE FORM FOR EACH ENTRY OBJECTED TO)  
ERF/PORITION/UNIT NO. \_\_\_\_\_ SUBURB/FARM/SCHEME \_\_\_\_\_  
FARM NO. \_\_\_\_\_ REG. DEV \_\_\_\_\_

**SECTION 1: OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY \_\_\_\_\_  
IDENTITY NO. \_\_\_\_\_ COMPANY OR C.C REGISTRATION NO. \_\_\_\_\_  
PHYSICAL ADDRESS OF OWNER \_\_\_\_\_ CODE \_\_\_\_\_  
POSTAL ADDRESS OF OWNER \_\_\_\_\_ CODE \_\_\_\_\_  
TELEPHONE NO. HOME \_\_\_\_\_ WORK \_\_\_\_\_  
CELL \_\_\_\_\_ FAX \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

**1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR**

NAME OF OBJECTOR \_\_\_\_\_  
IDENTITY NO \_\_\_\_\_ COMPANY OR C.C REGISTRATION NO \_\_\_\_\_  
POSTAL ADDRESS OF OBJECTOR \_\_\_\_\_ CODE \_\_\_\_\_  
TELEPHONE NO HOME \_\_\_\_\_ WORK \_\_\_\_\_  
CELL \_\_\_\_\_ FAX \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_  
STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc) \_\_\_\_\_

**1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR\***

NAME OF REPRESENTATIVE \_\_\_\_\_  
POSTAL ADDRESS \_\_\_\_\_ CODE \_\_\_\_\_  
TELEPHONE NO. HOME \_\_\_\_\_ WORK \_\_\_\_\_  
CELL \_\_\_\_\_ FAX \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

\* IF A RESPRESENTATIVE 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 \_\_\_\_\_

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

**3.1 TENT AND RENT INFORMATION – ANNEXURES 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, ADMINSTRATION, INSURANCES, SECURITY etc. - ANNEXURES B**

**3.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR**

**3.4 BUILDINGS SIZES – ANNEXURES D**

BUILDING NO. \_\_\_\_\_ SIZE \_\_\_\_\_

DESCRIPTION e.g. Used as a 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 OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO. \_\_\_\_\_ NAME OF SCHEME \_\_\_\_\_ FLAT NO. /DOOR NO. \_\_\_\_\_ UNIT SIZE \_\_\_\_\_  
 NAME OF MANAGING AGENT \_\_\_\_\_ TEL 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) \_\_\_\_\_ CARPORT (m2) \_\_\_\_\_  
 OTHER (m2) \_\_\_\_\_ OPEN PARKING (m2) \_\_\_\_\_  
 OTHER (m2) \_\_\_\_\_ STORE ROOM (m2) \_\_\_\_\_  
 OTHER (m2) \_\_\_\_\_ GARDEN (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 (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. _____	_____
CATEGORY _____	_____
PHYSICAL ADDRESS/DOOR NO. /FLAT NO. _____	_____
EXTENT _____	_____
MARKET VALUE _____	_____
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 PROPERTY/UNIT NO. \_\_\_\_\_ CATEGORY \_\_\_\_\_  
PHYSICAL ADDRESS/DOOR NO/FLAT NO. \_\_\_\_\_ EXTENT \_\_\_\_\_  
MARKET VALUE \_\_\_\_\_ NAME OF OWNER \_\_\_\_\_  
REASONS OF THE VALUATION BOARD \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME OF THE CHAIRPERSON OF THE VALUATION BOARD \_\_\_\_\_  
DATE YEAR \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

**SECTION 9: NOTIFICATION OF OUTCOME**

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_  
VALUATION ROLL ADJUSTED \_\_\_\_\_  
APPELLANT NOTIFIED \_\_\_\_\_  
OWNER NOTIFIED \_\_\_\_\_

OBJECTION NO. \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE OF PERSON WHO RECEIVED THE OBJECTION \_\_\_\_\_