



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

THE MUNICIPAL MANAGER  
LESEDI LOCAL MUNICIPALITY

OBJECTION NO.

**LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL  
FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2024**

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE (COMPLETE  
A SEPARATE FORM FOR  EACH ENTRY OBJECTED TO)

ERF/PORCION/UNIT NO.	<input type="text"/>	SUBURB/FARMS/SCHEME	<input type="text"/>	
		FARM NO.	<input type="text"/>	REG. DIV <input type="text"/>

**SECTION 1: OBJECTOR INFORMATION**

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER  COMPANY OR C.C. REGISTRATION NO.  OF PROPERTY

IDENTITY NO.

PHYSICAL ADDRESS OF OWNER  CODE

POSTAL ADDRESS OF OWNER  CODE

TELEPHONE NO.: HOME ( )  WORK ( )

CELL  FAX NO. ( )

E-MAIL ADDRESS

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR:

IDENTITY NO. COMPANY REGISTRATION NO.  OR C.C.

POSTAL ADDRESS OF OBJECTOR  CODE

TELEPHONE HOME ( )  WORK ( )  NO.

CELL  FAX NO. ( )

E-MAIL ADDRESS

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

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

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NAME OF REPRESENTATIVE:

POSTAL ADDRESS  CODE

TELEPHONE HOME ( )  WORK ( )  NO.

CELL  FAX NO. ( )

E-MAIL  ADDRESS

\* IF A

**REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED**

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

ADDRESS CODE

OF  m<sup>2</sup>

ACCOUNT NO.  (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(If applicable)
<input type="text"/>	<input type="text"/>	

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

SERVITUDE NO.	AFFECTED AREA	m <sup>2</sup>
IN FAVOUR OF		
FOR WHAT PURPOSE		

WAS COMPENSATION PAID IF YES:-

YES	NO
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DATE OF PAYMENT  AMOUNT R

**SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLE COMPLETE SECTION 4)** (INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

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

3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCE, SECURITY, etc. – ANNEXURE “B”

3.3 STATEMENT OF INCOME AND EXPENDITURE FOR PREVIOUS FINANCIAL YEAR – ANNEXURE “C”

3.4 BUILDING SIZES – ANNEXURE “D”

BUILDING NO.	SIZE m <sup>2</sup>	DESCRIPTION e.g. used as a shop, office, etc.	CONDITION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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  m<sup>2</sup>

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OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE "E" IF NECESSARY) \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME  NO. NAME OF FLAT  NO./ m<sup>2</sup>  
 SCHEME  DOOR NO.  UNIT SIZE

NAME OF  
 MANAGING  
 AGENT

TEL.NO.

( )

SHOPS		m <sup>2</sup>	OTHER		m <sup>2</sup>
OFFICES		m <sup>2</sup>	OTHER		m <sup>2</sup>
FACTORIES		m <sup>2</sup>	OTHER		m <sup>2</sup>

TENANT AND RENT INFORMATION – ANNEXURE "A"

NAME OF TENANT	SIZE	RENTAL (EXCL. VAT)	ESCALATION	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
MONTHLY LEVY	R					

COMMON PROPERTY CONSISTS OF:	
SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS	
GARAGE	m <sup>2</sup>
CARPORT	m <sup>2</sup>
OPEN PARKING	m <sup>2</sup>
STORE ROOM	m <sup>2</sup>
GARDEN	m <sup>2</sup>
OTHER	m <sup>2</sup>

**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

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RECEIVED 

R
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 RECEIVED 

R
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 NAME OF AGENT: 

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 TEL NO. 

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

ERF/PORTION/UNIT NO	SUBURB/FARM/SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 6: OBJECTION DETAILS	PARTICULARS AS REFLECTED IN THE 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 (ANNEXURES "G" CAN BE PROVIDED)**

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

**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.

	YEAR	MONTH	DAY
DATE:			

\_\_\_\_\_ 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	

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8.1 REASONS OF THE MUNICIPAL VALUER

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NAME OF MUNICIPAL VALUER/  
ASSISTANT MUNICIPAL VALUER

• Delete whichever is not applicable DATE

SIGNATURE


YEAR	MONTH	DAY

**SECTION 9: NOTIFICATION OF OUTCOME**

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

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE