

FORM B: NON RESIDENTIAL
(PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL e.g. commercial, industrial etc)



RATE NUMBER	
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THE MUNICIPAL MANAGER
 NEWCASTLE MUNICIPALITY

LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD **1 JULY 2019 TO 30 JUNE 2024**

Notes for Completing this Form:

1. Complete a separate form for each property objected to.
2. In the case of Sectional Titles, a form must be completed for each section objected to.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory, and must be completed to be a valid objection form.

SECTION 1: OBJECTOR INFORMATION

1.0 DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

ERF NUMBER/ SECTION NUMBER	PORTION	TOWNSHIP NAME/ SCHME NAME	TOWNSHIP EXT / SCHEME NO
ERF EXTENT/ UNIT SIZE	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	
M ²			

1.1 OBJECTOR DETAILS (Please mark the appropriate box with a X)

OWNER		REPRESENTATIVE OR AGENT		MUNICIPALITY		OTHER	
NAME OF OBJECTOR							
IDENTITY NO.				COMPANY OR CC REGISTRATION NO			
POSTAL ADDRESS OF OBJECTOR						CODE	
TELEPHONE NO		HOME		WORK			
		CELL		FAX			
E-MAIL ADDRESS (if available)							
STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality, Representative							

If a representative is appointed, then proof of such authorization from the Owner must be attached.

SECTION 2: OBJECTION DETAILS

At least one of the following must be completed to be a valid objection. In the case of Market Value objections, the objector MUST provide the requested change.

OBJECTION TYPE	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT (m ²)		
MARKET VALUE (R)		
NAME OF OWNER		

SECTION 3: 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 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 _____

Name (Print) _____

Signature _____

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(FOR SECTIONAL TITLES GO TO SECTION 6)

SECTION 4: PROPERTY DETAILS

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	
		(If applicable)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE)

SERVITUDE NO	AFFECTED AREA	
IN FAVOUR OF		M ²
FOR WHAT PURPOSE		

WAS COMPENSATION PAID	YES	NO		AMOUNT	R
IF YES: DATE OF PAYMENT					

SECTION 5: DESCRIPTION OF BUILDINGS

(INFORMATION UNDER 5.1 TO 5.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

5.1 TENANT AND RENT INFORMATION - ANNEXURE A

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
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5.2 SCHEDULE OF EXPENSES INCLUDING MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY etc. ANNEXURE B

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

5.4 BUILDING SIZES - ANNEXURE D

BUILDING NO.	SIZE M ²	DESCRIPTION e.g. used as a shop, offices etc.	CONDITION
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5.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO IT'S HIGHEST AND BEST USE , INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT

	M ²
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OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY)

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SECTION 6: SECTIONAL TITLES UNITS

NAME OF MANAGING AGENT		TEL NO.	
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SIZE OF SECTION (For Market Value objections, this section must be completed)

SHOPS		M ²	GARAGE		M ²
OFFICES		M ²	STORAGE		M ²
FACTORY/WAREHOUSE		M ²	OTHER		M ²
TOTAL SECTION EXTENT					M ²

TENANT AND RENT INFORMATION - ANNEXURE A

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
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MONTHLY LEVY	R
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COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS		
GARAGE		M ²
CARPORT		M ²
OPEN PARKING		M ²
STORE ROOM		M ²
GARDEN		M ²
OTHER		M ²

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

SECTION 7: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET		IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS	
WHAT IS THE ASKING PRICE?	RR	WHAT WAS THE ASKING PRICE?	RR
OFFER RECEIVED	RR	OFFER RECEIVED	RR
NAME OF AGENT	RR	TEL NO	

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO
NB - For Market Value Objections, at least one Comparable Sale must be provided as EVIDENCE

ERF/UNIT NO	SUBURB/SCHEME NAME	IFDATE OF SALE	IFSELLING PRICE



SECTION 8: DECISION OF THE MUNICIPAL VALUER (FOR OFFICIAL USE ONLY)

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 THE MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

SECTION 9: NOTIFICATION OF OUTCOME

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

DATE	YEAR	MONTH	DAY