



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

THE MUNICIPAL MANAGER

NEWCASTLE LOCAL MUNICIPALITY

OBJECTION NO:

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD
01 JULY 2024 TO 30 JUNE 2029**

Erf / Portion / Unit No:

Scheme Name:

SECTION 1.1: OBJECTOR INFORMATION

Registered Owner of Property:

Identity No:

Company or C.C.Registration:

Physical Address of Owner:

Code:

Postal Address of Owner:

Code:

Telephone No: (Home)

Telephone No: (Work)

Cell No:

Fax No:

E-mail Address:

SECTION 1.2: OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

Name of Objector:

Identity No:

Company or C.C.Registration:

Postal Address of Objector:

Code:

Telephone No: (Home)

Telephone No: (Work)

Cell No:

Fax No:

E-mail Address:

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

SECTION 1.3: AUTHORISED REPRESENTATIVE OF THE OBJECTOR

Name of Objector:

Identity No:

Company or C.C.Registration:

Postal Address of Objector:

Code:

Telephone No: (Home)

Telephone No: (Work)

Cell No:

Fax No:

E-mail Address:

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

Erf / Unit No:

Suburb / Scheme Name:



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

Physical Address:

Code:

Extent of Property (m²):

Municipal Account Number:

Name of Bond Holder:

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:

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

(Information under 3.1 to 3.4 to be supplied by means of Annexure as follows)

3.1 Tenant And Rent Information – Annexure A

Name of Tenant:

Extent (m²):

Rental: (Exc VAT)

Escalation:

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 and Expenditure for Previous Financial Year – Annexure C

3.4 Building Size – Annexure D

Building Number

Size (m²):

Description:

Condition:

3.5 If the property has not been developed to its highest and best use, indicated the extent of land that is available for further development.

OTHER FEATURES OF BUILDINGS (Provide Annexure E if necessary)

Erf / Unit No:

Suburb / Scheme Name:



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SECTION 4: SECTIONAL TITLE UNITS

Scheme No: Name of Scheme: Door No: Unit Size (m²):

Shops (m²): Factories (m²):

Offices (m²): Other (m²):

TENANT AND RENT INFORMATION - ANNEXURE A

Name of Tenant: Extent (m²):

Rental: (Exc VAT) Escalation: Other Contribution:

Term of Lease: Start Date:

COMMON PROPERTY CONSISTS OF: Detail of Exclusive Use Areas

Monthly Levy: Garage (m²):

Swimming Pool: Carport (m²):

Tennis Court: Open Parking (m²):

Other: Store Room (m²):

Other: Garden (m²):

SECTION 5: MARKET INFORMATION

If you were to sell your property what would be your asking price? R

How did you arrived on your asking price?

Is your property currently on the market: YES / NO

Was your property on the market in the last 3 years:

Asking Price: (R)

Asking Price: (R)

Offer Received: (R)

Offer Received: (R)

Sale Transactions (of other properties in the vicinity) used by the objector in determining the market value of property objected to

Erf / Unit No	Suburb / 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 Determined in terms of Section 8 of the Act		
Physical Address / Door No / Flat No		
Extent		
Market Value		
Name of Owner		

Erf / Unit No: Suburb / Scheme Name:



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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:

SIGNATURE: _____

OFFICIAL USE

SECTION 8: DECISION OF THE MUNICIPAL VALUER

Description of the Property / Unit No:

Category Determined in terms of
Section 8 of the Act

Physical Address / Door No / Flat:

Extent:

Market Value

Name of Owner:

REASON OF THE MUNICIPAL VALUER

Name of Municipal Valuer / Assistant
Municipal Valuer*

**Delete whichever is not Applicable*

DATE:

SIGNATURE: _____

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) a (Where applicable)		

Erf / Unit No:

Suburb / Scheme Name: