

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

Acting Municipal Manager
Ba-Phalaborwa Local Municipality
Civic Centre
Nelson Mandela Drive
Phalaborwa
1390



OBJECTION NO

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL 2025/2030
(OBJECTION PERIOD 17 FEBRUARY 2025 TO 17 MARCH 2025)**

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF / UNIT NO:

SUBURB / FARM /
SCHEME NAME :

FARM NO

REG DIV

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF THE PROPERTY

IDENTITY NO

COMPANY OR CC
REGISTRATION 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 OR CC
REGISTRATION NO

POSTAL ADDRESS
OF OBJECTOR

CODE

TELEPHONE NO:

HOME

()

WORK

()

CELL

FAX NO

()

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 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

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)**SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES, SEE SECTION 4)**

ADDRESS

CODE

EXTENT OF PROPERTY

m²

MUNICIPAL ACCOUNT NO

(if available)

NAME OF BOND HOLDER

REGISTERED AMOUNT OF BOND

<input type="text"/>	<input type="text"/>
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(if available)

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

SERVITUDE NO	<input type="text"/>	AFFECTED AREA	<input type="text"/>
IN FAVOUR OF	<input type="text"/>		
FOR WHAT PURPOSE	<input type="text"/>		

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 TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
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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 SIZES - ANNEXURE D**

BUILDING NO	SIZE m ²	DESCRIPTION e.g. used as a shop, office etc	CONDITION
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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 DEVELOPMENTm²

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY)

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

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO		NAME OF SCHEME		FLAT NO / DOOR NO:		UNIT SIZE	m ²
NAME OF MANAGING AGENT					TEL NO		

SHOPS	m ²	OTHER		m ²
OFFICES	m ²	OTHER		m ²
FACTORIES	m ²	OTHER		m ²

TENANT AND RENT INFORMATION – ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (EXL 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 ²
CARPORT		m ²
OPEN PARKING		m ²
STORE ROOM		m ²
GARDEN		m ²
OTHER		m ²

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET, WHAT IS THE ASKING PRICE?

R	
RECEIVED	

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE?

R	
RECEIVED	

NAME OF AGENT

TEL NO

SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO:
(IF INSUFFICIENT SPACE PROVIDES ANNEXURE F)

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		
PHYSICAL ADDRESS / DOOR NO. / FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

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

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SECTION 7: DECLARATION

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (ACT NO 6 OF 2994) 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	

8.1 REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER /
ASSISTANT MUNICIPAL VALUER *
* Delete whichever is not applicable

SIGNATURE:

DATE

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