

BEAUFORT WEST MUNICIPALITY

GENERAL VALUATION 2008

OBJECTION: VALUATION

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL(eg. business, offices, schools, museums, factories etc.)

THE MUNICIPAL MANAGER

**Beaufort West Municipality
Private Bag X 582
BEAUFORT WEST
6970**

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL* FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Erf/Ptn. /unit no:..... suburb/farm/scheme:.....

SECTION 1: OBJECTOR INFORMATION Farm No.:.....Reg.Div.:.....

1.1 OBJECTOR IS THE OWNER

**Registered owner of property:.....Identity No.:.....
Physical address of owner:.....Company or CC Reg. No.:.....
Postal address of owner:.....Code:.....
TelephoneNo.(H).....(W).....
Cell:..... Fax:.....E-mail:.....**

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

**Name of objector:.....Identity No.:.....
Postal address of objector:.....Code:.....
Company or CC Reg.No.:.....Telephone No.(H).....
(W).....Cell:.....Fax:.....
E-mail:.....
Status of objector (e.g. Tenant, Pending Purchaser, Municipality etc.....**

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

**Name of representative:.....
Identity No.:.....
Postal
Address:.....Code.....
Telephone
No.(H).....(W).....
Cell:.....Fax No:.....
E-mail:.....**

(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(eg. business, offices, schools, museums, factories etc.)

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

Address:.....Code:.....

Of:.....m² Account no.:..... (if available)

Name of Bond Holder:.....Registered amount of bond:.....

Provide full details of all servitudes, road proclamations, or other endorsements against property:.....

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 TITLE COMPLETE SECTION 4)
(INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)**

3.1 TENANT & RENT INFORMATION:ANNEXURE A:

Name of tenant size rental (excl. VAT) Escalation other term of lease Start date of rental construction

3.2 SCHEDULE OF EXPENSES INCLUDING MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY ETC. ANNEXURE B

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

3.4 BUILDING SIZES – ANNEXURE D

Building No.:..... Size:.....m² Description e.g. use as shop, office etc.....

Condition:.....

**3.5 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
.....m²**

**Other features of buildings (provide annexure E if necessary):
.....
.....
.....
.....**

**Complete : Erf/Unit No.:.....Area/Sheme name:.....
PLEASE COMPLETE THE BOTTOM OF EACH PAGE.**

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SECTION 4 : SECTIONAL TITLE UNITS:

Scheme No.:.....Name of Scheme:.....Flat No/.....Unit size:.....m²
.....Door No.....

Name of managing agent:.....Tel. No.:.....

Shops:.....m² Offices:.....m² Factories:.....m²

Other:.....m² Other:.....m² Other:.....m² Other:.....m²

TENANT & 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 :

Details of exclusive use areas:

Swimming pool:.....

Garage:.....m²

Tennis court:.....

Carport:.....m²

Other:.....

Open Parking:.....m²

Other:.....

Store room:.....m²

Other:.....

Garden:.....m²

Other:.....

Other:.....m²

SECTION 5: MARKET INFORMATION

If your property is currently on the market what is the asking price ?

If your property has been on the market in the last three years what was the asking

R.....

R.....

Received: R.....

Received: R.....

Name of Agent:.....

Tel.No.:.....

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

ERF/PTN/UNIT NO.: SUBURB/FARM/SCHEME NAME : DATE OF SALE : SELLING PRICE

.....

Complete : Erf/Unit No.:.....Area/Sheme name:.....
PLEASE COMPLETE THE BOTTOM OF EACH PAGE.

SECTION 6: OBJECTION DETAILS: PARTICULARS AS REFLECTED CHANGES REQUESTED IN VALUATION ROLL BY OBJECTOR

Description of Property/unit No.:.....

Category:.....

Physical Address/Door No./flatNo.:.....

Extent:.....

Market Value:.....

Name of owner:.....

Adverse features and/or further reasons in support of this objection (annexure G can be provided)

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 SECTION 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 PLCED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

I/WEhereby declare that the information and particulars supplied are true and correct

Date:..... Signature:.....

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

Description of the property/Unit No......

Category:.....

Physical address/door no/flatno.:.....

Extent:.....

Market value:.....

Name of owner:.....

Reasons of the Municipal Valuer:

.....
.....

Name of Municipal

Valuer/Asst. Valuer:.....

Signature:.....

Date:.....

Complete : Erf/Unit No.:.....Area/Sheme name:.....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE.

