



City of uMHLATHUZE

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

QUERY NO:

The Municipal Manager

LODGING OF A VALUATION QUERY AGAINST A MATTER(S) REFLECTED IN / OR OMITTED FROM THE GENERAL AND SUPPLEMENTARY VALUATION ROLLS FOR THE PERIOD JULY 2020 TO JUNE 2025 REGARDING A SPECIFIC PROPERTY

ERF / UNIT NO:

SUBURB / FARM
/SCHOOL/FACTORY
NAME:

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY:

ID NO:

COMPANY / CC REG. NO:

PHYSICAL
ADDRESS OF
OWNER:

CODE:

POSTAL
ADDRESS OF
OWNER:

CODE:

TEL. NO:

(H)	(W)	(Cell)
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FAX NO:

E-mail:

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR:

ID NO:

COMPANY / CC REG. NO:

POSTAL
ADDRESS OF
OBJECTOR:

CODE:

TEL. NO:

(H)	(W)	(Cell)
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FAX NO: E-mail:

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

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE:

POSTAL ADDRESS: CODE:

TEL. NO: (H) (W) (Cell)

FAX NO: E-mail:

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

SECTION 2: PROPERTY DETAILS

PHYSICAL ADDRESS: CODE:

EXTENT OF PROPERTY: M²

MUNICIPAL ACCOUNT NO: (If available)

NAME OF BONDHOLDER	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: M²

IN FAVOUR OF:

FOR WHAT PURPOSE:

WAS COMPENSATION PAID IF YES:-

YES	NO
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DATE OF PAYMENT:		AMOUNT:	R	
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SECTION 3: DESCRIPTION OF BUILDINGS (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

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 M ²	DESCRIPTION e.g. used as a shop, office, etc.	CONDITION

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

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO: NAME OF SCHEME: FLAT NO / DOOR NO. UNIT SIZE M²

NAME OF MANAGING AGENT: TEL. NO.

SHOPS		M ²	OTHER		M ²
OFFICES		M ²	OTHER		M ²
FACTORIES		M ²	OTHER		M ²

ROOM					
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TENANT AND RENT INFORMATION - ANNEXURE A

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

MONTHLY LEVY

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

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?

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

OFFER RECEIVED

OFFER RECEIVED

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

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

REASONS FOR OBJECTION:

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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 MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY / UNIT NO.	
CATEGORY	
PHYSICAL ADDRESS/DOOR/FLAT NO	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

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NAME OF MUNICIPAL VALUER/ASSISTANT MUNICIPAL VALUER		DATE	<u>YEAR</u>	<u>MONTH</u>	<u>DAY</u>
<i>*Delete whichever is not applicable</i>					
SIGNATURE					

SECTION 9: NOTIFICATION OF OUTCOME

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