



**MHLONTLO LOCAL MUNICIPALITY**

**Supplementary Valuation Roll Objection Form**

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

The Completed Forms must be submitted by 22 July 2016:

Enquiries

Telephone: For enquiries please telephone 047 5537000/7033

For Office Use

Objector Name: \_\_\_\_\_

Date Received: \_\_\_\_/\_\_\_\_/2016

Objection No: \_\_\_\_\_

Objection Form Received by: \_\_\_\_\_

## INTRODUCTION

### MHLONTLO LOCAL MUNICIPALITY NOTICE CALLING FOR THE INSPECTION OF 1<sup>ST</sup> SUPPLEMENTARY VALUATION ROLL

Notice is hereby given in terms of Section 49 (1) (a) (i) read together with Section 78 of the Local Government Municipal Property Rates Act 2004 (Act 6 of 2004), hereinafter referred to as the "Act", that the supplementary valuation roll for the Financial year 2013 is open for public inspection at the Municipal Offices, situated on the following addresses from 22<sup>nd</sup> June 2016- 22<sup>nd</sup> July 2016.

- 96 LG Mabindla Street - Qumbu Municipal Offices
- 123 Dr Malizo Mpehle Avenue -Tsolo Municipal Offices
- Municipalities Website: [www.mhlontlolm.gov.za](http://www.mhlontlolm.gov.za)

An invitation is hereby made terms of Section 49 (1) (a) (ii) of the Act that any owner of property or other person who so desires should lodge an objection with the Municipal Manager in respect of any matter reflected in, or omitted from the valuation roll as such.

Attention is specifically drawn to the fact that in terms of Section 50 (2) of the Act an Objection must be in relation to a specific individual property and against the valuation roll as such.

The form for the lodging of an objecting is obtainable at all Revenue Offices of the Municipality in Qumbu.

The completed forms addressed to the Municipal Manager must be returned to Mhlontlo Municipal Offices.

### UMASIPALA WASE MHLONTLO

#### UBIZO LOKUHLOLA UMQULU WOKUBHATALISA IMIHLABA

Nasi isaziso ngemithetho yesixeko – 49(1)(a)(i) esifundeka kunye no mthetho wesixeko u 78 sokutsalela imihlaba yomasipala 2004 (womgaqo – siseko 6 ka 2004 ), ebizwa apha umgaqo – siseko , umqulu wokuhlawulisa uwonke – wonke (supplementary ) kulo nyaka mali 2013 uviliwe ukuba uhlolwe luluntu lonke zikamasipala ukusukela ngomhla we 22 kweYesilimela 2016 ukuya ku 22 kweyeKhala kwezindawo zilandelyo:

- 96 LG Mabindla Street – I Ofisi zikaMasipala kuQumbu
- 123 Dr Malizo Mpehle Avenue - iOfisi zikaMasipala kuTsolo
- Nakwi website ethi : [www.mhlontlolm.gov.za](http://www.mhlontlolm.gov.za)

Isimemo senziwa ngomthetho wesixeko – 49 (1) (a) (ii) womgaqo siseko ukuba umntu onomhlaba okanye onqwenela ukuba nomhlaba angaphakisa imanajela kamasipala ngalomba, kunye nemiba engafakwanaga kulomqulu.

Ngomthetho wesisekpo 50 (2) womgaqo siseko uphikiso lunga nxulumelana nomhlaba womntu othile, hayi ngomqulu wokuhlawulisa.

Amaphepha okufaka isiphikiso ayafumaneka kwi Ofisi zikamasipala kuQumbu nakuTsolo

Amaphepha abhalwe iziphikiso amele abuyiselwe kwi Ofisi zikamasipala ku Qumbu nakwi ofisi zikamasipala zaku Tsolo.



MHLONTLO LOCAL MUNICIPALITY

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

OBJECTION NO. [ ]

THE MUNICIPAL MANAGER

..... Municipality

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN FOR OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL \* 1 JULY ..... TO 30 JUNE .....

\* Delete whichever is not applicable

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO. [ ] SURBURB/ SCHEME NAME [ ]

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY [ ]

IDENTITY NO. [ ] COMPANY OR CC REGISTRATION NO. [ ]

PHYSICAL ADDRESS OF OWNNER [ ] CODE [ ]

POSTAL ADDRESS OF OWNER [ ] CODE [ ]

TELEPHONE NO: ( ) [ ] 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. [ ]

PHYSICAL ADDRESS OF OWNNER [ ] CODE [ ]

POSTAL ADDRESS OF OWNER [ ] CODE [ ]

TELEPHONE NO: ( ) [ ] WORK ( ) [ ]

CELL [ ] FAX NO. ( ) [ ]

E- MAIL ADDRESS [ ]

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

[ ]

AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE

POSTAL ADDRESS  CODE:

TELEPHONE No. HOME  WORK

CELL No.  FAX

EMAIL ADDRESS

**COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO**

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

SECTION 2: PROPERTY DETAILS

(FOR SECTIONAL TITLES SEE SECTION 4)

POSTAL ADDRESS  CODE

EXTENT OF PROPERTY  M<sup>2</sup>

MUNICIPAL ACCOUNT No.  (IF AVAILABLE)

NAME OF BOND HOLDER  REGISTERED AMT OF BOND (if available)

SERVITUDE No.  AFFECTED AREA  M<sup>2</sup>

IN FAVOUR OF

FOR WHAT PURPOSE

WAS COMPENSATION PAID 

YES	<input type="text"/>	NO	<input type="text"/>
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IF YES DATE OF PAYMENT  AMOUNT R

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

Please complete the bottom of each page

Objection No. \_\_\_\_\_

SECTION 3: DESCRIPTION (FOR SECTIONAL TITLES SEE SECTION 4)  
 (INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

NAME OF TENANT	
SIZE	
RENTAL (EXCLUDING VAT)	
ESCALATION OF RETAL	
OTHER CONTRIBUTION	
TERM OF LEASE	
START DATE	
BUILDING No.	
SIZE M <sup>2</sup>	
DESCRIPTION E.G. USED AS A SHOP, OFFICE ETC	
CONDITION	

M2

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY)

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

Please complete the bottom of each page

Objection No. \_\_\_\_\_

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

SECTION 4: SECTIONAL TITLE UNITS

SCHEME No.  NAME OF SCHEME  FLAT No./ DOOR No.  UNIT SIZE  M<sup>2</sup>

NAME OF MANAGING AGENT  TEL. No.

SHOPS	<input type="text"/>	M <sup>2</sup>
OFFICE	<input type="text"/>	M <sup>2</sup>
FACTORIES	<input type="text"/>	M <sup>2</sup>

OTHER	<input type="text"/>	M <sup>2</sup>
OTHER	<input type="text"/>	M <sup>2</sup>
OTHER	<input type="text"/>	M <sup>2</sup>

TENANT AND RENT INFORMATION – ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (EX VAT)	ESCALATION	OTHER CONTRIBUTION	TERMS OF LEASE	START DATE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

MONTHLY LEVY R

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	<input type="text"/>
TENNIS COURT	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

GARAGE	<input type="text"/>	M <sup>2</sup>
CARPORT	<input type="text"/>	M <sup>2</sup>
OPEN PARKING	<input type="text"/>	M <sup>2</sup>
STORE ROOM	<input type="text"/>	M <sup>2</sup>
GARDEN	<input type="text"/>	M <sup>2</sup>
OTHER	<input type="text"/>	M <sup>2</sup>

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

Please complete the bottom of each page

Objection No. \_\_\_\_\_

**SECTION 5 : MARKET INFORMATION**

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

RECEIVED

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

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

**SECTION 6 : OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF PROPERTY/UNIT NO		
CATEGORY		
PHYSICAL ADDRESS/ DOOR NO. FLAT		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

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

**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 APPEAL BOARD.

I/WE \_\_\_\_\_ HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

	YEAR	MONTH	DAY
DATE			

SIGNATURE \_\_\_\_\_

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

Please complete the bottom of each page

Objection No. \_\_\_\_\_

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	

REASONS OF THE MUNICIPAL VALUER

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NAME OF MUNICIPAL  
VALUER/ ASSISTANT

	YEAR	MONTH	DAY
DATE			

\*Delete whichever is not applicable)

SIGNATURE \_\_\_\_\_

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

Objection No. \_\_\_\_\_