



MUSINA LOCAL MUNICIPALITY

PRIVATE BAG X 611 TEL: 015 534 6100 EXT 6165/6128 FAX: 086 548 1606



FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULURAL (e.g. Businesses, Industrials, Offices, Schools)

Objection No. []

GENERAL VALUATION ROLL 2019 – 2024

OBJECTION FORM

ERF/UNIT NO..... SUBURB/SCHEMEME NAME.....

PORTION NO.....

Reason for query.....

Table with 6 rows and 4 columns for owner details: Registered Owner of Property, Identity No., Company or c.c Registration No., Physical Address the Owner, Code, Postal Address of Owner, Code, Telephone No., Home, Work, Cell, Fax, E-Mail Address.

PROPERTY DETAILS:

PHYSICAL ADDRESS [] CODE: []

EXTENT OF PROPERTY [] M²

MUNICIPAL ACCOUNT NO []

DESCRIPTION OF BUILDINGS – INFORMATION TO BE SUPPLIED BY MEANS OF ANNEXURES

Tenant and rent information – Annexure A

Name of Tenant	Size	Rental (excl VAT)	Escalation of Rental	Other contribution	Term of lease	Start date
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Schedule of expenses including: municipal, administration, insurance, security, etc. – Annexure B

Statement of income & expenditure for previous financial year – Annexure C

Building sizes – Annexure D

Building No	Size m ²	Description e.g. used as shop, office, etc.	Condition
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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)

Name of Managing Agent:

Tel:

Shops	M²	Other	M²
Offices	M²	Other	M²
Industrial	M²	Other	M²

OTHER BUILDINGS

Swimming Pool		Borehole			
Tennis Court		Garden	Good	Average	Poor
Other		Carport			

Other		Open parking	
Other		Store Room	

FENCING

	Front	Back	Side 1	Side 2
Type				
Height				

Monthly Levy

R	
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Market Information

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

R	
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Offer received

R	
---	--

Name of Agent:
No.

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Tel

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If your property has been on the market in the past 3 years what was the asking price?

R	
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Offer Received

R	
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SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVED ANNEXURE D)

ERF/UNIT NO	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE

Query Details	Particulars as reflected in the Valuation Roll	Changes Requested
Description of the Property No.		
Extent		
Market Value		
Category		
Name of Owner		

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

I, FULL NAME:

SIGNATURE:

DATE:

HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT TO OUR/ MY KNOWLEDGE

(To be filled by the Municipal Valuer)

Name of a Municipal Valuer

Signature of Valuer

Date