



**MADIBENG LOCAL MUNICIPALITY
GENERAL VALUATION OBJECTION FORM
MUNICIPAL OFFICE, VAN VELDEN STREET, BRITS
NORTH-WEST PROVINCE**

FORM B: BUSINESS PROPERTIES (e.g. Business, factory .office, Schools) (PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL)

**THE MUNICIPAL MANAGER:
MADIBENG LOCAL MUNICIPALITY**

OBJECTION NO.

FORM/RECEIPT NO.

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2029, IN TERMS OF SECTION 50(1) OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004{ACT NO 6 OF 2004}

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO.

SUBURB/ SCHEME NAME

SECTION 1: OBJECTION INFORMATION

1.1 WHERE THE OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

IDENTITY NO.

COMPANY OR C.C.
REGISTRATION NO.

PHYSICAL ADDRESS
OF OWNER

CODE

POSTAL ADDRESS
OF OWNER

CODE

TELEPHONE NO.: HOME

()

WORK

()

CEL

FAX NO.

()

E-MAIL ADDRESS

1.2 WHERE THE OBJECTOR IS NOT THE OWNER OR THE MUNICIPALITY IS THE OBJECTOR

NAME OR OBJECTOR:

IDENTITY NO.

COMPANY OR C.C.
REGISTRATION NO.

POSTAL ADDRESS
OF OWNER

CODE

TELEPHONE NO.: HOME

()

WORK

()

CEL

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

()

CEL

FAX NO.

()

E-MAIL ADDRESS

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

IS THIS PROPERTY EXPOSED TO A RIVER?	
YES	NO

FORM C: AGRICULTURAL HOLDINGS OR FARMS

3.5 OTHER

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM? TICK

IF YES -DATE OF CLAIM
 GAZETTE NO:

DO YOU HAVE WATER RIGHTS? TICK YES

IF YES-DETAILS

HAVE YOU APPLIED FOR REZONING OR COSENT USE
 COSENT USE, EG AS GUEST HOUSE, BUSINESS, DETAILS

HAS YOUR AGRICULTURAL HOLDING PROPERTY BEEN EXCISED, TICK YES

IF YES -NEW FARM DESCRIPTION

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?

IF YES DETAILS

TENANT AND RENT INFORMATION-ANNEXURE

NAME OF TENANT	SIZE	RENTAL(EXCLVAT)	ESCALATION	OTHER CONTRIBUTION	TERM OF LEASE	START DATE	USE
----------------	------	-----------------	------------	--------------------	---------------	------------	-----

SECTION 4: MARKET INFORMATION

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

R

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN
 THE PAST 12 MONTHS, WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED R

OFFER RECEIVED R

NAME OF AGENT:

TEL NO:

SALE TRANSACTIONS (OF OTHER SIMILAR PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE DEEMED MARKET VALUE OF THE PROPERTY OBJECTED TO. (IF INSUFFICIENT SPACE PROVIDE ANNEXURE E)

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

SECTION 6: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/ UNIT NO.		
RATING CATEGORY		
PHYSICAL ADDRESS		
EXTENT m ²		
MARKET VALUE AS ON 1 July 2024		
NAME OF OWNER		

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

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

FORM C: AGRICULTURAL HOLDINGS OR FARM

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

PHYSICAL ADDRESS (IF AVAILABLE) CODE

EXTENT OF PROPERTY/STAND m²

MUNICIPAL ACCOUNT NO: (if available)

NAME OF BOND HOLDER	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 YES NO IF YES: DATE OF PAYMENT AMOUNT R.....

SECTION 3: DESCRIPTION OF BUILDING (For sectional titles see section 4)
(INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURE A AS FOLLOWS)

3.1 TENANT AND RENT INFORMATION-ANNEXURE A

NO. OF BEDROOM	NO. OF BATHROOMS	KITCHEN	LOUNGE	TERM CONTRIBUTION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DINING ROOM		STUDY	PLAYROOM	
TELEVISION ROOM		SEPARATE TOILET		
OTHER		SIZE OF MAIN DWELLING M ²		

3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCE, SECURITY etc- ANNEXURE

3.2 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL?

TICK YES NO

IF YES DESCRIBE THE USE(S) _____
IF NECESSARY PROVIDE ANNEXURE B

3.3 BUILDING SIZE-ANNEXURE D

BUILDING NO	SIZE M ²	DESCRIPTION e.g. used as shop, office, etc	CONDITION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.4 LAND USE ANALYSIS

NON AGRICULTURAL REFER TO 3.3	HECTORS	CONDITION OF FENCE		
		GOOD	AVERAGE	POOR
GRAZING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
UNDER IRRIGATION	<input type="text"/>	<input type="text"/>		
DRY LAND	<input type="text"/>	AREA GAME FENCED		
PERMANENT CROPS	<input type="text"/>	<input type="text"/>		
OTHER	<input type="text"/>	NUMBER OF BOREHOLES		
OTHER	<input type="text"/>	<input type="text"/>		
OTHER	<input type="text"/>	OUTPUT: LITRES/HOURS		
TOTAL	<input type="text"/> ha	<input type="text"/>		

FORM C: AGRICULTURAL HOLDINGS OR FARMS

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 DOCUMENTS OR INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTION OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

I/WE _____ HEREBY DECLARE THAT THE ABOVE INFORMATION AND ATTACHED PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

DATE:

YEAR	MONTH	DAY

SIGNATURE: _____

<u>OFFICIAL USE</u>											
SECTION 8: DECISION OF MUNICIPAL VALUER											
DISCRIPTION OF THE PROPERTY											
CATEGORY											
PHYSICAL ADDRESS /DOOR/FLAT											
EXTENT											
MARKET VALUE AS ON 1//7/2024											
NAME OF OWNER											
REASON OF THE MUNICIPAL VALUER											

NAME OF MUNICIPAL VALUER/ ASSISTANT MUNICIPAL VALUER: _____ DATE: _____											
SIGNATURE: _____											
SECTION 9: NOTIFICATION OF OUTCOME											
VALUATION ROLL ADJUSTED	<table border="1"> <thead> <tr> <th>SIGNATURE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	SIGNATURE	DATE								
SIGNATURE	DATE										
OBJECTOR NOTIFIED											
OWNER NOTIFIED											
SECTION 52(1) (a)											
WHERE APPLICABLE											