

# 2021 GENERAL VALUATION

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

Objection No.

*The Valuation Office will mail an acknowledgement of receipt letter within three weeks receipt of an objection. Should you not receive such a notification kindly contact the **CUSTOMER CARE CENTRE ON 041 506 5555***

**RETURN THE COMPLETED FORM TO:**

**THE CITY MANAGER  
NELSON MANDELA BAY MUNICIPALITY**  
Postal Address:  
P.O. BOX 834  
Port Elizabeth  
6000

**E-MAIL:** [objections@mandelametro.gov.za](mailto:objections@mandelametro.gov.za)

**LOGGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2025**  
\*Delete whichever is not applicable

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
**(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)**

ERF/PORTRION NO	<input style="width: 100%;" type="text"/>	SUBURB/FARM / SCHEME NAME	<input style="width: 100%;" type="text"/>
FARM NO	<input style="width: 100%;" type="text"/>	REGISTRATION DIVISION	<input style="width: 100%;" type="text"/>

**SECTION 1: OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY				
IDENTITY NO.			COMPANY OR CC REGISTRATION NO	
PHYSICAL ADDRESS OF OWNER				CODE
POSTAL ADDRESS OF OWNER				CODE
TELEPHONE NO	HOME	(      )	WORK	(      )
	CELL		FAX	(      )
E-MAIL ADDRESS				

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

NAME OF OBJECTOR				
IDENTITY NO.			COMPANY OR CC REGISTRATION NO	
POSTAL ADDRESS OF OBJECTOR				CODE
TELEPHONE NO	HOME	(      )	WORK	(      )
	CELL		FAX	(      )
E-MAIL ADDRESS				
STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality				

Complete: Erf No ..... Area .....

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

**1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE			
IDENTITY NO.		COMPANY OR CC REGISTRATION NO	
POSTAL ADDRESS OF REPRESENTATIVE			CODE
TELEPHONE NO	HOME ( )	WORK	( )
	CELL	FAX	( )
E-MAIL ADDRESS			

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

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

PHYSICAL ADDRESS  CODE

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

MUNICIPAL ACCOUNT NO  (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND

(If available)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE)

SERVITUDE NO	AFFECTED AREA	M <sup>2</sup>
IN FAVOUR OF		
FOR WHAT PURPOSE		

WAS COMPENSATION PAID	YES	NO
IF YES: DATE OF PAYMENT	AMOUNT	R

**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 AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTIONS	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 <sup>2</sup>	DESCRIPTION e.g. used as a shop, offices 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<sup>2</sup>

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY) \_\_\_\_\_

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Complete: Erf No ..... Area .....

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO.		NAME OF SCHEME		FLAT NO/ DOOR NO		UNIT SIZE	M <sup>2</sup>
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NAME OF MANAGING AGENT		TEL NO.	( )
SHOPS	M <sup>2</sup>	OTHER	M <sup>2</sup>
OFFICES	M <sup>2</sup>	OTHER	M <sup>2</sup>
FACTORIES	M <sup>2</sup>	OTHER	M <sup>2</sup>

**TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
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MONTHLY LEVY	R
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**DETAILS OF EXCLUSIVE USE AREAS**

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

GARAGE		M <sup>2</sup>
CARPORT		M <sup>2</sup>
OPEN PARKING		M <sup>2</sup>
STORE ROOM		M <sup>2</sup>
GARDEN		M <sup>2</sup>
OTHER		M <sup>2</sup>

**SECTION 5: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS

WHAT IS THE ASKING PRICE?	R
OFFER RECEIVED	R
NAME OF AGENT	

WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R
TEL NO	( )

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO

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

Complete: Erf No ..... Area .....

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

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

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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 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.

YEAR	MONTH	DAY

\_\_\_\_\_  
SIGNATURE

**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 FOR THE MUNICIPAL VALUER**

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NAME OF MUNICIPAL VALUER/ASSISTANT MUNICIPAL VALUER\*  
Delete whichever if not applicable

SIGNATURE


DATE

YEAR	MONTH	DAY

**SECTION 9: NOTIFICATION OF OUTCOME**

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

Complete: Erf No ..... Area .....

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**