UMSOBOMVU MUNICIPALITY

LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, ACT 2000 (6 OF 2000) GENERAL VALUATION ROLL 2020/21 TO 2024/25

OBJECTION PERIOD: 1 MARCH 2020 – 31 MARCH 2020

OBJECTION FORM B - COMMERCIAL									
OBJECTION NUMBER		MUNICIPAL DATE STAMP							

Any person may, within the period stated above; (a) inspect the roll during office hours; (b) on payment of a reasonable fee, request the municipality during office hours to make extracts from the roll and (c) lodge an objection with the municipal manager against any matter reflected in or omitted from the roll. An objection must be in relation to a specific individual property and not against the valuation roll as such. A municipal manager must assist an objector to lodge an objection if that objector is unable to read or write. **Note: A**separate objection must be completed per individual property objected to.

This objection form contains the minimum information to be captured for lodging of a valid objection. The objection must be submitted to the Municipal Manager by no later than the date stated above. No late objections will be accepted.

SEC	TION A	REGISTERED	PROPERTY	DESCRIPTION	N				
ERF NUMBER		PORTION		TOWNSHIP					
SECTIONAL S	CHEME NAME				UNIT NUMBER				
SEC	TION B	INFORMATI	ON OF THE	REGISTERED	OWNER				
NAME		<u></u>			SURNAME				
ID NUMBER									
COMPANY /	TRUST								
POSTAL ADDR	ESS			SUBURB			CODE		
STREET ADDR	ESS						CODE		
EMAIL									
CONTACT NU	MBER (H)				(W)				
CONTACT NU	MBER (C)				FAX				
SEC	TION C	INFORMATION OF OBJECTOR OR REPRESENTATIVE							
NAME					SURNAME				
ID NUMBER									
POSTAL ADDR	ESS			SUBURB			CODE		
EMAIL									
CONTACT NU	MBER (W)				CELL				

IF A REPRESENTITIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED AS $\underline{ \text{ANNEXURE A} }$

OBJECTION FORM B - COMME	RCIAL	OBJECTION NUMBER	
SECTION D	DESCRIPTION OF IMPRO	OVEMENTS	
	U .	tached to this objection. If it is a Sec or must be attached. Attach as ANN	
GENERAL DESCRIPTION OF IN	IPROVEMENTS		
L			

Complete the table below, should more space be required, attach as **ANNEXURE C**. Copies of lease agreements must be certified and must be attached to this objection as **ANNEXURE D**. All amounts detailed below must be **VAT EXCLUDED**.

YES

NO

PARTIALLY

LEASE AGREEMENTS

SECTION E

IS THIS A OWNER OCCUPIED PROPERTY

NAME OF TENANT	LEASE EXTENT	LEASE AMOUNT	OTHER INCOME	LEASE START DATE	LEASE END DATE	TERM	ESCALATION
			1	l .	1	l .	1

OBJECTION FORM B - COMME	RCIAL			OBJECTION N	NUMBER					
SECTION F	FILLING STA	TIONS								
The following documents must be attached as <u>ANNEXURE E</u> ; a) Three years of audited states. Three years of audited statements of fuel and Diesel sales. c) Certified head- and sub- lease agr										
FUEL COMPANY										
OPERATOR										
AVERAGE FUEL SALES OVER T	HE PAST TH	REE YEARS								
AVERAGE DIESEL SALES OVER	THE PAST 1	THREE YEARS	5							
SECTION G	GUESTHOU	SES AND OTI	HER HOSPITA	ALITY PROPER	TIES					
The following document mus	st be attach	ed as ANNE	EXURE F, a)	Three years	s audited fir	ancial statements				
NAME OF GUEST HOUSE / LO	DGE									
NUMBER OF RENTABLE ROOM	SINGLE			DOUBLE						
PRICE PER ROOM	SINGLE	R		DOUBLE	R					
RECEPTION FACILITIES - MAX										
NUMBER OF RECEPTION / CO	NFERENCE									

AVERAGE OCCUPATION OF ROOMS	% based over 365 days
AVERAGE OCCUPATION OF RECEPTION / CONFERENCE	% based over 365 days

Indicate which items are included and excluded from price. All prices must be stated as VAT EXCLUDED

SECTION H PROPERTY OPERATING EXPENCES

PRICE PER RENTING OF RECEPTION / CONFERENCE FACILITY

Complete the table below and attach the following documents as **ANNEXURE G**; a) Rates and Taxes account. b) proof of expenditure by means of invoices and agreements.

ITEM DESCRIPTION	COST PER MONTH
RATES AND TAXES	R
PROPERTY INSURANCE	R
SECURITY	R
CLEANING SERVICES	R
MANAGEMENT FEES	R
REPAIRS & MAINTENANCE	R
OTHER_1:	R
OTHER_2:	R
OTHER_3:	R

COST PER MONTH
R
R
R
R
R
R
R
R
R

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SECTION I	PROPERTY CATEGORY

The Act makes provision that a property category must be awarded to each property. The category must be determined in accordance with the following; a) the use of the property, b) the lawful use of the property or c) a combination of both a) and b). A property used for multiple purposes must, for rates purposes, be assigned to a category determined by the municipality for properties used for; (a) a purpose corresponding with the permitted use of the property, (b) a purpose corresponding with the dominant use of the property or c) a multiple purpose use.

IS THE PROPERTY BEING USED FOR MULTIPLE PURPOSES					ES	N	0	
IF (YES), CONI	FIRM THE DIFFEI	RENT USES						
USE 2	USE 2 USE 3							
WHAT IS THE	EXTENT FOR EA	CH USE		USE 1			m²	
USE 2			m²	USE 3			m²	
IS THE PROPE	RTY, OR A PORT	ION OF THE PROPERTY I	BEING USED	AS A GAME I	ARM	YES	NO	
ARE THERE ANY MINING ACTIVITIES ACTIVE OVER THE PROPERTY YES NO								
SECTION J MARKET INFORMATION AND OPEN MARKET VALUE								

For the purposes of a general valuation, a municipality must determine a date that may not be more than 12 months before the start of the financial year in which the valuation roll is to be first implemented. The general valuation must reflect the market value of properties determined in accordance with; (a) market conditions which applied as at the date of valuation; and (b) any other applicable provisions of this Act.

DATE OF VALUATION AS DETERMINED UNDER SECTION 31 01-Jul-19

Subject to any other applicable provisions of the Act, the market value of a property is the amount the property would have realised if sold on the date of valuation in the open market by a willing seller to a willing buyer. Should it be the opinion of the objector that the value of the property as reflected in the valuation roll is incorrect. The objector must provide ample reasons, by means of comparable sales, that proofs the opposite. The comparable sale must be a reasonable replacement of the property objected to. It must be reasonable similar to the objected property in terms of, amongst others, extent, shape, land use and other features. It must be confirmed that the sale used for comparison, must conform to the definition of Open Market Value.

It is important to note, that the objection must be in terms of the information presented or omitted from the valuation roll, and it should not be an objection against levying of Rates and Taxes

REASON FOR OBJECTION. Should more space be required, attach as ANNEXURE H

OBJECTION FO	RMB-COMME	RCIAL		OBJECTION NUMBER	
Comparable s	sales / rentals ı	must be com	pleted below as a com	parison to the subject p	oroperty;
ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT	SS SCHEME NAME AND UNIT NUMBER
Describe the sa	ale / rental with	specific refe	rence to lease informati	on, operating expenses	and related information
ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT	SS SCHEME NAME AND UNIT NUMBER
Describe the sa	ale / rental with	specific refe	rence to lease informati	on, operating expenses	and related information
ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT	SS SCHEME NAME AND UNIT NUMBER
	ale / rental with	specific refe	rence to lease informati	on, operating expenses	and related information

ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT	SS SCHEME NAME AND UNIT NUMBER
Describe the s	ale / rental with	specific refe	erence to lease informati	on, operating expenses	and related information

OBJECTION FO	ORM B - COMME	RCIAL	OBJECTION I	NUMBER		
SEC	TION K	GENERAL V	ALUATION			
Provide, in th	ne table below,	the suggest	ed changes to the General Valuatio	n Roll;		
	DESCRIPTION		INFORMATION AS REFLECTED IN THE VALUATION ROLL		CHANGES R	-
ERF NUMBER	1					
PORTION						
TOWNSHIP						
SECTIONAL S	CHEME NAME					
SECTION NUM	1BER					
DOOR NUMBE	ER					
PROPERTY CA	TEGORY					
ERF EXTENT			m ²			m²
MARKET VALU	JE		R	R		
REGISTERED C	OWNER					
SEC	TION L	DECLARATI	ON			
APPEAL BO BOARD IS O	INFORMAT ARD MAY MAK F THE VIEW TH	ION OR PAF (E AN ORDE AT THE FAII PLACED AN	AND THE OWNER CONCERNED REI RTICULARS IN AN APPEAL TO AN AP R AS TO COSTS IN TERMS OF SECTION LURE TO SO HAVE PROVIDED ANY S UNNECESSARY BURDEN ON THE FU VALUER OR THE APPEAL BOARD	PEAL BOAR ON 70 OF TH SUCH DOCU	D, THE HE ACT IF TH MENT, INRO	HE APPEAL
I / WE						
HEREWITH DI	ECLARE THAT TH	E INFORMAT	FION PROVIDED IN THE OBJECTION IS	TRUE AND C	ORRECT	
YEAR	MONTH	DAY	SIGNA	TURE OF OBJ	ECTOR	
ANNEXURE		^	NNEYLIPE DESCRIPTION		ATTACHED	
ANNEXORE	ANNEXURE DESCRIPTION				YES	NO
Α	REPRESENTATIV	'E - CERTIFIE	D DOCUMENT			
В	APPROVED BUI	LDING PLAN	S AND / OR SECTIONAL REGISTER			
С	RENTAL SCHEDU	JLE				
D	CERTIFIED CODIES OF LEASE AGREEMENTS					

FILLING STATION-(a) AUDITED FINANCIAL STATEMENTS (b) CERTIFIED FUEL

GUESTHOUSE / LODGE AUDITED FINANCIAL STATEMENTS

AND DIESEL SALES OVER THE PAST THREE YEARS (c) CERTIFIED HEAD- AND SUB-

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LEASE AGREEMENTS

AUDITED FINANCIAL STATEMENTS

ADDITIONAL REASONS FOR OBJECTION

OBJECTION FORM B - COMMERCIAL			OBJECTI	ON NUMBER	
SECTION M	OFFICE USE				
DECISION OF VALUER					
DESCRIPTION	l		DECISI	ON OF VALUER	
ERF NUMBER					
PORTION					
TOWNSHIP					
SECTIONAL TITLE SCHEME	NAME				
SECTION NUMBER					
DOOR NUMBER					
PROPERTY CATEGORY					
ERF EXTENT					m²
MARKET VALUE		R			
REGISTERED OWNER					
REASON FOR DECISION					
DESCRIPTION			СОММ	ENT	DATE
VALUATION ADJUSTED					
OBJECTOR	NOTIFIED				
OWNER I	NOTIFIED				
IS SECTION 52(1)(a) REQUIRE)			
NAME OF MUNICIPAL VALUER					

			1
			SIGNATURE OF VALUER
YEAR	MONTH	DAY	
			I .

REGISTRATION NUMBER (SACPVP)