



**VALUATION OBJECTION FORM: NON RESIDENTIAL PROPERTIES  
(PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL e.g. commercial, industrial etc)**

ACCOUNT NUMBER		PIN NUMBER	
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THE MUNICIPAL MANAGER  
WINNIE MADIKIZELA-MANDELA LOCAL MUNICIPALITY

LOGGING OF VALUATION OBJECTION REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN THE SECTION 49 NOTICE SERVED FOR THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2025 TO 30 JUNE 2030

Notes for Completing this Form:

1. Complete a separate form for each property.
2. In the case of Sectional Titles, a form must be completed for each section.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory, and must be completed to be a valid OBJECTION form.

**SECTION 1: PROPERTY INFORMATION**

**1.0 DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE**

ERF NUMBER/ SECTION NUMBER	PORTION	TOWNSHIP NAME/SCHEME NAME	TOWNSHIP EXT / SCHEME NO
ERF EXTENT/ UNIT SIZE M <sup>2</sup>	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	

**1.1 OWNER DETAILS (Please mark the appropriate box with a X)**

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

**SECTION 2: OBJECTION DETAILS**

*At least one of the following must be completed to be considered.*

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

**SECTION 3: DECLARATION**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Signature



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**SECTION 4: PROPERTY DETAILS**

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 5: DESCRIPTION OF BUILDINGS**

(INFORMATION UNDER 5.1 TO 5.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

**5.1 TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
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**5.2 SCHEDULE OF EXPENSES INCLUDING MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY etc. ANNEXURE B**

**5.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR – ANNEXURE C**

**5.4 BUILDING SIZES – ANNEXURE D**

BUILDING NO.	SIZE M <sup>2</sup>	DESCRIPTION e.g. used as a shop, offices etc.	CONDITION
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**5.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO IT'S HIGHEST AND BEST USE , INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT**

	M <sup>2</sup>
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OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY) \_\_\_\_\_

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**SECTION 6: SECTIONAL TITLES UNITS**

NAME OF MANAGING AGENT		TEL NO.	
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**SIZE OF SECTION** (For Market Value queries, this section must be completed)

SHOPS		M <sup>2</sup>	GARAGE		M <sup>2</sup>
OFFICES		M <sup>2</sup>	STORAGE		M <sup>2</sup>
FACTORY/WAREHOUSE		M <sup>2</sup>	OTHER		M <sup>2</sup>
TOTAL SECTION EXTENT					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**

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>

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

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

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**SECTION 7: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

WHAT IS THE ASKING PRICE?	R
OFFER RECEIVED	R

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

WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R

NAME OF AGENT		TEL NO	
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SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED IN DETERMINING THE MARKET VALUE OF PROPERTY QUERIED AGAINST

**NB – For Market Value Queries, at least one Comparable Sale must be provided as EVIDENCE**

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