



MARULENG MUNICIPALITY

65 SPRINGBOK STREET
P.O. BOX 627
HOEDSPRUIT
1380

015 590 1650

MOPANI DISTRICT MUNICIPALITY

DEPARTMENT OF SPATIAL PLANNING AND ECONOMIC DEVELOPMENT

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

Objection No.

2ND SUPPLEMENTARY VALUATION ROLL 2023 – 2024

OBJECTION FORM

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

PORTION NO.....

Reason for query.....

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

	M ²
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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:

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Tel:

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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

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

Offer received

R	
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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