

GENERAL NOTICE

General Valuation of Rateable Property

NOTICE is hereby given that, in terms of the Local Government: Municipal Property Rates Act, Act No. 6 of 2004, (the Act), Section 30, the Municipality has appointed a municipal valuer to conduct a general valuation of all properties in the municipal demarcated area. The general valuation must reflect the market value of properties as on 1 July 2020 determined in accordance with Section 31 of the Act. The general valuation will take effect on 1 July 2021.

In terms of section 41 of the Act, the valuer of the municipality, assistant municipal valuer, data-collector or other person authorised by the municipal valuer in writing, may—

- (a) between 07:30 and 19:00 on any day except a Sunday or public holiday, enter any property in the municipality that must be valued in terms of the Act; and
- (b) inspect that property for the purpose of the valuation.

It must be noted that the municipal valuer, assistant municipal valuer, data-collector or other person authorized in writing, when entering any property—

- (a) must, on demand by a person on that property, produce his or her identity card; and
- (b) may be accompanied by an interpreter or any other person whose assistance may reasonably be required in the circumstances.

In addition, in terms of section 42 of the Act, a municipal valuer or assistant municipal valuer may—

- (a) require the owner, tenant or occupier of a property which the valuer must value in terms of the Act, or the agent of the owner to give the valuer access to any document or information in possession of the owner, tenant, occupier or agent which the valuer reasonably requires for purpose of valuing the property;
- (b) make extracts from any such document or information; and
- (c) in writing require the owner, tenant or occupier of the property, or the agent of the owner, to provide the valuer, either in writing or orally, regarding the property which the valuer reasonably requires for purpose of valuing the property.

It must also be noted that, where any document, information or particulars were not provided when required 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 document, information or particulars has placed an unnecessary burden on the functions of the municipal valuer or the appeal board.

All enquiries may be directed to Mr. B. Benjamin, on telephone number: 023 348 2662 (office hours) or at fax number: 023 347 2599 or by e-mail at: bbenjamin@bvm.gov.za

D.McTHOMAS

MUNICIPAL MANAGER

