



Nuusbrief

Munisipale Nuusbrief / Municipal Newsletter / Incwadi yeendaba zakwa Masipala



Algemene Waardasierol 2021 - 2026

Die nuwe algemene waardasierol vir Breedevallei Munisipaliteit is afgehandel en deur die Munisipale Bestuurder gesertifiseer. Hierdie waardasies sal die basis wees vir eiendomsbelasting heffings vanaf 1 Julie 2021.

Die waardasierol is die amptelike register met die waarde van alle belasbare eiendomme in die jurisdiksie van die Munisipaliteit. In terme van die Munisipale Eiendomsbelasting Wet, 2004 (Wet nr. 6 van 2004) is die waardasierol geldig vir vyf (5) jaar, maar kan verleng word met spesiale toestemming deur die Provinciale Regering. Die datum van waardasie is soos op 1 Julie 2020 bepaal en is van krag vir die tydperk waarvoor die waardasierol saamgestel is, na gelang van die gebruik van die eiendom. 'n Amptelike kennisgewing met die waardasie besonderhede sal aan elke eienaar van eiendom wat gewaardeer is, gestuur word.

Besware teen Waardasies

Enige persoon mag teen die waardasie van 'n spesifieke individuele eiendom op die waardasierol beswaar aanteken. Die indiening van 'n beswaar verleen nie uitstel van die verpligtig om belasting te betaal op die datum waarop belasting betaalbaar is nie.

Waardasie

Die waardasie is bepaal deur die markwaarde van eiendom. Dit is die bedrag wat 'n eiendom in die ope mark sou behaal op die datum van waardasie (1 Julie 2020) deur 'n gevillige verkoper aan 'n gevillige koper. Die totale eiendomme wat gewaardeer is, is ongeveer 29077 en sluit alle eiendomme (bv. landbou, residensieel, kommersieel en ander eiendomme) in. Eiendomsbelasting sal bereken word op die nuwe waardasie vanaf 1 Julie 2021. Aanvullende waardasies (bv. eiendomme wat onderverdeel of gekonsolideer is, nuwe erwe, aanbouings, slopings, wetgewing oor grondgebruik) sal ten minste eenkeer per jaar op 'n eiendom uitgevoer word om die Algemene Waardasierol aan te vul. Die eiendomme wat op die aanvullende waardasierol gewaardeer word sal op die dieselfde markwaarde (1 Julie 2020) gewaardeer word as die eiendomme op die algemene waardasierol.

Die proses hiervandaan

- Eienaar/s aanvaar die nuwe waardasie – geen beswaar.
- Eienaar/s teken beswaar aan teen die waardasie van 'n eiendom (markwaarde soos op 1 Julie 2020), wanneer dit vir hom/haar te hoog of te laag is. In hierdie geval moet 'n voorgeskrewe beswaarvorm ingevul en in die tenderbus geplaas word - albei beskikbaar by die munisipale kantore en biblioteke. Besware kan ook elektronies by valuations@bvm.gov.za ingedien word. Om u waardasie te toets kan u selfs afvra of u bereid is om u eiendom

General Valuation Roll 2021 – 2026

The new Valuation Roll for Breede Valley Municipality was completed and certified by the Municipal Manager. These valuations will be used as basis for the property rates from 1 July 2021.

The Valuation Roll is the official record of the value of all ratable properties within the jurisdiction of our Municipality. In terms of the Local Government Municipal Property Rates Act, 2004 (Act No 6 of 2004), the Valuation Roll is valid for five (5) years but can be extended with special consent of the Provincial Government. The valuation date is 1 July 2020 and will be fixed for the period that the Valuation Roll is valid. A notice will be sent to the owner of every property that was valued, according to the use of the property.

Objections to valuation roll

Any person may object to the valuation of a specific individual property on the Valuation Roll. An objection or appeal does not defer the liability for the payment of rates on due date.

Valuation

The valuation was determined through the market value of the property. It is the amount the property would have been sold for on the date of valuation (1 July 2020) in the open market by a willing seller to a willing buyer. The total properties valued are about 29 077 and include agricultural, residential, commercial and other properties. Property rates will be calculated on the new valuation from (1 July 2021). Supplementary valuations (e.g. properties that are subdivided and consolidated, new properties, demolition, category changes) will be performed at least once a year to supplement the Valuation Roll with new properties or changes to properties and will be valued on the fixed date of 1 July 2020 to ensure that properties are valued on the same basis.

The process from here

- Owner/s accepts the new valuation: no objection.
- Owner/s objects against the valuation of a property (market value as at 1 July 2020), if it is too high or too low. In this case a prescribed objection form must be completed and be placed in the sealed box - both of which will be available at the municipal offices and libraries or objection can be submitted electronically to valuations@bvm.gov.za. The question one can ask to test the new valuation, "Am I prepared to sell my house at the market price as determined?"
- If the objection against the valuation is rejected, then the owner can appeal

Umqulu woQingqo-maxabiso kwiindawo zobumnini ukususela kunyaka Ka 2021 - 2026

Umqulu omtsha omalunga noqingqo-maxabiso ezindaweni zobumnini jikelele wakwa Masipala wase Breede Valley uqukunjelwe kwaye wagunyaziswa nguMphathi ka Masipala. Lo mqlu uzakusentyenziswa njengesikhokhelo samaxabiso erhafu kwiindawo zobumnini ukususela ngo we 1 Julai 2021.

Lo mqlu woqingqo-maxabiso ngumgcini zinkukukacha ogunyazisiweyo wendawo zakwa masipala ezirhafelwayo. Ngoko mthetho wakwa Masipala omalunga nendawo ezirhafelwayo, (Umhetho no. 6 ka 2004) lo mqlu uzakusetyenziswa kangangethuba leminyaka emihlanu (5), unganako ukwandselwa ithuba xa kunokufunyanwa imvume ekhethekileyo esuka kuRhulumente wePhondo. Umhla wokuqikelelwka kwamaxabiso ngowe 1 Julai 2020 kwaye uzakuhlala usisigxina ngethuba lo mqlu usagunyazisiwe. Isazio sizakuthunyelwa kubo bonke abanini-ndawo zobumnini ezithe zaqingqelwa amaxabiso. Isazio esisemthethweni esiquiathe iinkukukacha zoqingqo-maxabiso sizakuthunyelwa kumnni-ndawo.

Ukuchasa umqulu wokuqingqwa kwamaxabiso

Nawuphi na umntu angaphikisana noqingqo-maxabiso kwindawo yobumnini ekuluhlu loqingqo-maxabiso. Ukuchaswa okanye isibheno asithethi into yokuba irhafu mayingahlawulwa ngexesha elifanelekileyo.

Ukuholowa koqikelelo Iwamaxabiso

Ixabiso liqingqwe lixabiso lentengiso yendawo yobumnini. Lixabiso eliya kufezekiswa kwindawo yobumnini kwintengiso evulekileyo ngomhla woqingqo-maxabiso (1 Julai 2020) ngumthengisi ovumayo kumthengi ozimiseleyo. lindawo zobumnini zizonke ezibabekileyo zimalunga ne 29 077 kwaye zibandakanya zonke iindawo zobumnini (umzekelo ezolimo, zokuhlala, ezorhwebo nezinye iindawo zobumnini). Irhafu yendawo yobumnini izakubalwa kuqingqo-maxabiso olutsha ukususela ngomhla we 1 Julai 2021. Amaxabiso ongezelelweyo (umz. lindawo zobumnini ezahluliweyo okanye ezidityanisiweyo, iiploti ezintsha, ukongezwa, ukudilizwa, umthetho wokusetyenziswa komhlaba) ziayakwensiwa kwindawo yobumnini kube kanye ngonyaka Gcwalisa uLuhlu loQingqo-maxabiso. lindawo zobumnini ezinexabiso kuluhlu loqingqo-maxabiso olungezelelweyo ziya kuqingqwa ngexabiso elifanayo (1 Julai 2020) njengeendawo zobumnini ezikuluhlu lwamaxabiso ngokubanzi.

Inkqubo ezakulandelwa ukususela ngoku

te koop/verkoop teen die waarde wat op u eiendom geplaas is.

Indien die beswaar teen die waardasie verworp word, kan die beswaarmaker appéé aan teken teen die beslissing.

Munisipale eiendomsbelasting

Dle jaarlikse eiendomsbelasting word bereken deur die markwaarde van die eiendom te vermenigvuldig met 'n Sent-bedrag in die Rand soos gedurende die begrotingsproses deur die Raad bepaal. Hierdie tarief is nog nie vasgestel nie en sal eers beskikbaar wees in Maart 2021 wanneer die begroting ter tafel kom in die Raad voor die finale goedkeuring in Mei 2021.

Die mees algemene vraag wat die meeste eienaars het, is: "*Sal die verhoging in die waarde van my eiendom tot hoër belasting lei?*" Die antwoord is nee, maar as die stygging in waarde van u eiendom meer is as die gemiddelde dan is die antwoord ja.

Kan ek die waardeerder ontmoet? Die waardeerder sal op die volgende datums en tye beskikbaar wees by die munisipale kantore:

Plek Venue Indawo	Adres Address Idilesi	Datum Date Umhla	Tyd Time Ixesha
Touwsrivier	Loganstraat	19 Jan. 2021	9:00 – 12:45 & 13:30 – 16h00
De Doorns	La Rochellestraat 4	20 Jan. 2021	9:00 – 12:45 & 13:30 – 16h00
Zwelethemba	Library, Mtwazi Street	22 Jan. 2021	9:00 – 12:45 & 13:30 – 16h00
Worcester	Baringstraat 45	21 Jan. 2021	9:00 – 12:45 & 13:30 – 16h00
Rawsonville	Le Seuerstraat 17	25 Jan. 2021	9:00 - 13:00

Die algemene waardasierol sal vanaf 14 Desember 2020 tot 1 Februarie 2021 vir insae beskikbaar wees by die volgende plekke:

Lo mqlu wokuqingqwa kwamaxabiso uzakufumaneka ze uhlolwe ukususela ngowe 14 Disemba 2020 ukuya kutsho ngowe 1 Februari 2021 kwezindawo zilandelayo:

The valuation roll will be available for inspection from 14 December 2020 till 1 February 2021 at the following venues:

against the decision.

Municipal property rates

The annual property rates are calculated by multiplying the market value of the property by a Cent amount in the Rand as determined by Council during the budget process. This tariff has not been determined yet and will only be available in March 2021 when the draft budget and budget related policies including tariffs are tabled by Council before the final adoption in May 2021.

The most frequently asked question from owners: "*Will the increase in the value of my property lead to higher rates?*" The general answer will be no, but if the increase in the value of your house is higher than the average, the answer is yes.

Can I meet the valuer? The valuer will be available at the Municipal offices on the following dates:

- Umnini / abanini-ndawo balwamkele uqingqo Iwexabiso lendawo olutsha - kungabikho sibheno/sichaso.
- Umnini-ndawo akhalaze ngoqingqo Iwexabiso lendawo (ngokwexabiso lemarike ukususela ngowe 1 Julaiy 2020), xa linyukile okanye lihlile kuye.
- Kuyakufuneka isichaso/isikhala zo sibhalwe kwincwadi yezikhala zo ifakwe kwibhokisi evaliweyo efumaneka kwi ofisi zikaMasipala nakumathala eencwadi okanye zingathunyelwa kwa valuations@ bvm.gov.za. Umbuzo onokuzibuba wona ngowokuba Ingaba ndingawuthengisa na umzi wam ngelixabiso likolu luhlu
- Ukuba isichaso/isikhala zo siye sakhatya, lowo unesikhala zo unako ukwenza isibheno kwasigqibo.

Irhafu kwindawo zobumnini zika Masipala

Irhafu yonyaka ibalwa ngokuphinda-phinda ixabiso lentengiso yendawo yobumnini ngerhafu yerhafu (lisenti ngokweRandi). Lo mgangatho awukagqitywa kwaye uya kumiselwa liBhunga kuphela ngo Matshi 2021 ngenqubo yohlahlo-lwabiwo mali lonyaka, ngaphambi kokuba ekugqibeleni wamkelwe ngo Meyi 2021.

Owona mbuzo ka wonke-wonke kubanini-ndawo abaninzi ngowokuba, "**Ngaba ukunyuka kwexabiso yendawo yam yobumnini kuya kukhokelela kwirhafu ephezulu?**" Impendulo nguhayi, kodwa ukuba ukunyuka kwexabiso kwindawo yakho kungaphezulu komndilili, impendulo ngu-ewe.

Ngaba ndingadibana nalowo uqingqa amaxabiso? Lowo uqingqa amaxabiso uya kufumaneka kwii-ofisi zethu zikamasipala ngale mihra namaxesha alandelayo:

Worcester	Valuation section, Ground Floor, 45 Baring Str.	Public Library, Waterloo Street Esselen Library, Van Huyssteen Avenue Avianpark Library, Pelikaan Street
Zwelethemba		Zwelethemba Library, Mtwazi Street
De Doorns		Municipal Building, 4 La Rochelle Road
Rawsonville		Municipal Building, 17 Le Seuer Street
Touwsrivier		Municipal Building, Logan Street Steenvliet Library, Dwars Street

The valuation roll is also available on our website www.bvm.gov.za

