



Municipality GEORGE Munisipaliteit

DDP Valuers Pty (Ltd)
Me. Corne Louw
E-mail: corne.louw@ddp.co.za
Tel: 012 369 9100

George Municipality
P O Box 19, GEORGE, 6530
E-mail: valuations@george.gov.za
Tel: 044-8019111

GENERAL VALUATION OF PROPERTIES – GENERAL NOTICE

The George Municipality is busy with a general valuation of all the properties in the Greater George Area. This new valuation is done in terms of the Local Government Municipal Property Rates Act (No. 6 of 2004, as amended (hereafter referred to as “MPRA”), which requires that a valuation roll of all properties be compiled every 4 to 5 years.

Date of Valuation is the data upon which the market value of your property is assessed. (Sec 31 of MPRA).

Date of Implementation is the date on which the George Municipality will implement the valuation roll, namely 1 July 2023. This general valuation will replace the valuations that were done previously.

Market Value is the amount a property would have realised if sold on the date of valuation in the open market by a willing seller to a willing buyer. (Sec 46 of the MPRA)

These are inter alia land and buildings which are valued and rated as one value based on the market valuation, sectional title units are valued separately and each sectional title owner will receive a separate rates account.

General Valuation Roll Process

George Municipality will be compiling a new General Valuation Roll which is going to be implemented from 1 July 2023 and is valid for four (4) years ending 30 June 2027.

Municipality’s right to access premises

Although the property must be valued in accordance with generally recognised valuation practices, methods and standards for which purpose, the physical inspection of the property to be valued is optional (Section 45 of the MPRA), the Valuer of a Municipality, Data collector, any other person authorised or representatives of the Municipality or the service provider, DDP Valuers Pty (Ltd) may access a property in terms of Section 41 of the MPRA to value the property.

Subject to any legislation that restricts or prohibits entry to any specific property, inspections of properties are allowed property in the Municipality for the purpose of the valuation between 07:30 and 19:00 on any day except a Sunday or Public Holiday.

When entering any property in terms of Section 41 of the MPRA, a Municipal Valuer, Data Collector or other person authorised in terms of that Section must, on demand of a person on that property, produce his or her identity card containing a photograph of that person, issued by the Municipality.

Following are some of the most frequently asked questions and answers to these enquiries:

(i) WHY ARE PROPERTIES VALUED?

Properties are valued because rates are based on the valuation of the property. The valuations are all for the same date to ensure a fair and equitable basis on which to levy rates. Properties in different areas increase in value at different rates. A General Valuation picks up these changes and ensure that rates are adjusted accordingly. The values are maintained on a roll prepared in terms of legislation.

(ii) **WHEN IS MY PROPERTY REVALUED?**

All properties in the George Municipal area were revalued for the purposes of a General Valuation, commencing on 1 July 2023. (A property may also be revalued for a Supplementary/Additional Valuation, as prescribed by the relevant legislation).

(iii) **WHEN CAN OWNERS INSPECT THE GENERAL VALUATION ROLL?**

The MPRA, requires that the valuation roll be subject to public inspection for a period of no less than 30 days during which time objections may be lodged. Notices in this regard were sent to property owners as well as published in the Government Gazette and the media. The notices reflect the values of properties and how objections may be lodged. Forms for lodging of objections are obtainable for the duration of the objection period at municipal offices as well as from the municipality's website. Objections must relate to a specific property and not against the valuation roll as such.

(iv) **WHAT ARE MY RIGHTS IF I DISAGREE WITH THE VALUATION OF A PROPERTY?**

Objections can be lodged during a period for public inspection and objections to entries on the new general valuation roll. The reason for the objection must be clearly stated with the objection. (Annexures may also be attached) Late objections cannot be considered.

(v) **CAN AN OBJECTION RESULT IN THE INCREASE OF A VALUATION OF A PROPERTY?**

Yes, the results of the objection will be confirmed, reduced or increased. The valuation will always be pegged to 01 July 2022.

(vi) **HOW WILL OBJECTIONS BE HANDLED?**

The objections will be investigated and the results will be posted to objectors. Reasons for the findings can be requested by the Objector. Objectors also have a right to an appeal. If the value is adjusted by more than 10% following an objection, the matter will be referred to the Municipal Manager for submission for consideration by the Valuation Appeal Board. The Board is constituted by the Western Cape Minister for Local Government. Its decisions are final and beyond the control of a municipality. It also has a right to charge people for frivolous appeals or appeals lodged in bad faith.

(vii) **WILL I PAY HIGHER RATES IF THE VALUATION OF MY PROPERTY IS HIGHER?**

Municipalities are required to keep their Property Valuation Rolls up to date by conducting general property valuations every four years. One of the questions many homeowners have asked is whether this rise in value will mean paying much higher rates. The answer is not necessarily. In general, if the value of properties increases substantially, the tariff rate (cent per rand) will be adjusted downwards to compensate for the general increase in values. The net effect of the general valuation on property rates will however differ from property to property.