



+27 28 514 8500

info@swellendam.gov.za

swellenmun

www.swellendam.gov.za

+27 28 514 2694

49 Voortrek Street, Swellendam | P.O Box 20, Swellendam 6740

NEW VALUATION ROLL - 01 JULY 2023

THE OBJECTION PERIOD HAS ARRIVED

The new Valuation Roll for the period 01 July 2023 to 30 June 2028 is open for public input from 13 February 2023 to 14 April 2023.

Each owner should have received a valuation letter informing the owner/s of the new property value. Should any owner not have received a letter, kindly contact the property rates department at (028) 514 8500 or by email at dbeukes@swellendam.gov.za or visit the municipality website to view the valuation roll on www.swellendam.gov.za

Property Owners are invited to inspect the valuation of their property and may object to the valuation in terms of section 49 (1)(a)(ii) of the act if not in agreement.

Legitimate reasons for objecting against any matter reflecting in or omitted from the roll include:

- Town Allotment
- Suburb
- Sectional Title Name
- Erf No
- Portion
- Section
- Unit
- Owner Name
- Physical Address of property
- Erf Extent
- Any property Omitted
- Farm Name
- Market Value
- Category

Kindly note that the following **are not valid reasons/objections** and will thus not be considered by the valuation appeal board:

- The property has no access to municipal services;
- The municipality does not provide any services;

- The property owner is a pensioner and my rates will increase due to the higher market value; (refer to the property rates policy regarding rebates)
- The new property rates (Tax) will be too high (refer to the budget for a cent in the rand)
- Comparing to similar properties in the valuation roll (objection must be lodged against the property with the incorrect value and using market sales for comparison);
- Comparing current value with the previous valuation (Comparison must be made using market sales;
- Various property objections on one form, (Kindly note every property must have its own objection form)

The municipality is flooded with enquiries on the property rates to be paid as a result of the increased market value. Kindly be informed that there are two different processes:

- The valuation process which determines the market value of the property and;
- The budgetary process which determines the cent in the Rand to be levied on the new market value per property category for the 2023/2024 financial year;

If a property owner has a legitimate reason as indicated above for an objection, such objection must be submitted by 14 April 2023 to the property rates department on the prescribed objection form.

If a property owner is concerned about the property rates he or she is going to pay based on the new valuation, a written presentation can be made to the Municipal Manager during the budget public participation process. Details of this process will be communicated later.

MS. A VORSTER
MUNICIPAL MANAGER
P.O. BOX 20, SWELLENDAM,
6740
Notice no. A9/2023

