



GENERAL VALUATION 2023 INFORMATION

- **Who is the Municipal Valuer**

Terra Analytics (Pty) Ltd was appointed as the company who will perform the valuations by means of a tender process. Shaun Bester of Terra Analytics was delegated as the Municipal Valuer.

- **When will the new valuation roll be published?**

The Municipality will receive the new valuation roll in January 2023. Valuation notices will then be sent to all owners, this notice will contain the new valuation information for a property as well as information about how and where to object. Notices will also be posted in the newspapers, on the website, on the Municipal Facebook page and at the Municipal Offices, stating that the valuation roll is available for inspection and that objections may be submitted. SMS's will also be sent out.

- **How can owners / taxpayers make sure they receive the valuation notices?**

Owners must ensure that their postal details and e-mail addresses are correct on the Municipal Billing system.

- **How were the new municipal valuations determined?**

- The municipal valuation of a property is the amount the property would receive if it was sold on the date of valuation, which is 1 July 2022, in the open market by a willing seller to a willing buyer.
- For residential properties: sales close to the date of valuation, as well as the condition and location of the property are used to determine the valuation.
- To protect owners, the Municipal Property Rates Act requires municipalities to appoint professional registered valuers to carry out valuations.

- **What do I do if I do not agree with my property's valuation?**

All owners are given the opportunity to object if they do not agree with the municipal valuations. These objections must be submitted during the official objection period, the period will be indicated in the valuation notices. Only objections submitted within the objection period and on the correct objection form will be accepted.

- **What happens after I submit my objection?**

The objections will be handed over to the Municipal Valuer, who will then consider the objections and make a decision. Objectors will be notified in writing of the results of their objections.

- **What happens if the objector is not satisfied with the valuer's decision?**

The objector is entitled to appeal against the decision of the Municipal Valuer if there are good grounds for the appeal. The appeal will be heard by an independent Valuation Appeal Board. Information on how to lodge an appeal will be included in the objection decision.

- **If my property's valuation has increased will my rates account increase in the same proportion as my valuation?**

The purpose of the General Valuation is not for the Municipality to generate an increased income. The rates accounts will not increase in the same ratio as the valuations, the rate (cents in the rand) will be adjusted.

- **Who can be contacted for more information:**

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