

LANGEBERG MUNICIPALITY (GENERAL VALUATION: 2021 – 2026)

SIYAKHULA PROPERTY VALUERS has been appointed by LANGEBERG Municipality to determine the market value of all registered properties within the LANGEBERG municipal boundary.

In terms of Section 41(1) (b) of the Municipal Property Rates Act 6 of 2004, your property will be physically inspected by a Data Collector or a Valuer for the purposes of determining the market value. Your property may be inspected between 07:30 and 19:00 on any day other than a Sunday or Public Holiday. Section 41(3) (a) requires that a Data collector or Municipal Valuer produce his or her identity card on demand by any person on the property. You are required to furnish the Municipal Valuer or Data Collector with any information that may be required to determine the market values as prescribed in Section 42(1) (c) of the Municipal Property Rates Act 6 of 2004.

The date of valuation is 2nd July 2020 and the market value of your property will be determined for this date. Market value is described as the sale price a property is sold for by a seller to a willing buyer. The new General Valuation Roll will be implemented on the 1st July 2021 and will be valid until 30th June 2026. Supplementary Valuations will be conducted after the General Valuation Roll has been implemented and will be conducted on the same basis as the General Valuation Roll.

FARMS

Each farm portion will be valued separately

MUNICIPAL PROPERTY RATES

The annual property rates are calculated by multiplying the market value of the property with the rate tariff (cent in the Rand) as determined by Council during the budget process.

The Municipality relies on the co-operation of each member of the public to ensure the successful implementation of this project

ENQUIRIES

Enquiries regarding the administrative processes of General Valuation may be directed in writing to The Municipal Manager, Private Bag X2, Ashton 6715 – Attention: The Manager Town Planning, Mr. Kobus Brand, or telephonically at 023 614 8000, or per email to kbrand@langeberg.gov.za.

SA MOKWENI
MUNICIPAL MANAGER

LANGEBERG MUNISIPALITEIT (ALGEMENE WAARDASIE: 2021 – 2026)

SIYAKHULA PROPERTY VALUERS is deur LANGEBERG Munisipaliteit aangestel om die markverwante waarde van alle geregistreerde eiendomme binne die LANGEBERG munisipale grense te bepaal.

Ingevolge Artikel 41(1) (b) van die Munisipale Wet op Eiendomsbelasting, Wet 6 van 2004, sal eiendomme fisies deur 'n Data-versamelaar of Waardeerder geïnspekteer word, vir die doel om die markwaarde daarvan te bepaal. U eiendom mag op enige dag, behalwe 'n Sondag of Publieke Vakansie-dag, tussen 07:30 en 19:00, geïnspekteer word. Artikel 41(3)(a) vereis dat 'n Data-versamelaar of Munisipale Waardeerder sy of haar identiteitskaart, op versoek van enige persoon op die eiendom, moet toon. Soos bepaal in Artikel 42(1) (c) van die Munisipale Wet op Eiendomsbelasting, Wet 6 van 2004, word dit van u vereis om die munisipale waardeerder of data-versamelaar van alle inligting te voorsien wat nodig mag wees om die markwaarde van die eiendom te bepaal.

Die datum vir waardasie is die 2de Julie 2020 en die markwaarde van u eiendom sal bepaal word vir daardie dag. Markwaarde word omskryf as die verkoopprijs waarteen 'n eiendom deur 'n verkoper aan 'n gewillige koper verkoop word. Die nuwe Algemene Waardasie-rol sal op die 1ste Julie 2021 geïmplementeer word en dit sal geldig wees tot die 30ste Junie 2026. Aanvullende waardasies sal na implementering van die Algemene Waardasie-rol geloods word en dit sal op dieselfde wyse as die Algemene Waardasie-rol geskied.

PLASE

Gedeeltes van opverdeelde plase sal afsonderlik waardeur word.

MUNISIPALE EIENDOMSBELASTING

Jaarlikse eiendomsbelasting word bereken deur die markwaarde van die eiendom met die belastingtarief (sent in die Rand), soos deur die Raad tydens die begrotingsproses bepaal, te vermenigvuldig.

Die Munisipaliteit steun op die samewerking van alle lede van die publiek om die suksesvolle implementering van hierdie projek te verseker.

NAVRAE

Navrae oor die administratiewe prosesse van Algemene Waardasies mag skriftelik gerig word aan Die Munisipale Bestuurder, Privaatsak X2, Ashton 6715 – Aandag: Die Bestuurder Stadsbeplanning, Mnr Kobus Brand of telefonies by 023 614 8000 of per e-pos aan kbrand@langeberg.gov.za

SA MOKWENI
MUNISIPALE BESTUURDER