



NOTICE OF GENERAL VALUATION 2025/2030 PUBLIC PARTICIPATION

The Local Government: Municipal Property Rates Act, 6 of 2004, as amended, stipulates the compilation of municipal valuation of properties and the purpose thereof to determine rates for individual properties as well as the overall rate value calculations for the area.

The General Valuation Roll is a document containing the municipal valuations of all the registered properties within the boundaries of the Greater Langeberg municipal area. It is used to calculate the rates that property owners are required to pay.

The General Valuation Roll gives the market value of a property on a certain date. It applies to residential, agricultural, business, and commercial properties. It is used to calculate the monthly rates that property owners are required to pay for services such as street lighting, parks, libraries, fire services, etc.

The Langeberg Municipality uses a service provider, Qhawekazi Global (Pty) Ltd t/a Suid Kaap Waardeerders. The process to compile the General Valuation Roll of an estimated 22,000 properties in the Greater Langeberg area must be completed and physical inspections of properties must be carried out.

The final General Valuation Roll will be published for public inspection when completed. At the same time, stakeholders will be given the opportunity to lodge objections, if deemed necessary. The objection process is followed by a valuation appeal process. **The General Valuation Roll will be implemented on 1 July 2026.**

Ratepayers must verify their valuations, as it would affect the rates they pay on their own properties as well as the overall rate calculations for the city. It is a great opportunity for citizens to engage with the Municipality to ensure that their properties are correctly valued.

What is a valid objection? There are various reasons that allow owners (or their authorized representatives) to submit an objection against a specific property on the Municipality's General Valuation Roll. According to the Municipal Property Rates Act (MPRA) Section 50 (1)(c) an objection with the municipal manager against any matter reflected in, or omitted from, the roll can be lodged against a single/specific property (Section 50 (2) (1) c of the MPRA).

Legitimate reasons for lodging an objection include; Town Allotment • Suburb • Sectional Title Scheme Name • Erf No • Portion • Section • Unit • Owner Name • Category • Physical Address • Extent • Market Value • Omitted • Farm Name.

What are non-valid reasons/objections and will not be considered; No Services • I am a pensioner (refer to rates policy regarding rebates) • My rates are too high (refer to rates policy for 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 previous valuation • Various erven on one objection form, (every erf must have own objection form).

The Greater Langeberg Municipality alongside the Professional Valuer and their team herewith invites the general public and stakeholders to the **Public Participation** meetings regarding the **General Valuations** and the processes thereof.

McGregor Monday, 7 April 2025	17:30 PM – 18:00 PM	McGregor Town Hall
Montagu Wednesday, 9 April 2025	17:30 PM – 18:00 PM	Willem Thys Hall
Nkqubela (Robertson) Thursday, 10 April 2025	17:30 PM – 18:00 PM	Nkqubela Hall
Ashton Monday, 14 April 2025	17:30 PM – 18:00 PM	Barnard Hall
Robertson Tuesday, 15 April 2025	17:30 PM – 18:00 PM	Robertson Town Hall
Montagu Wednesday, 16 April 2025	17:30 PM – 18:00 PM	Ashbury Library
Zolani (Ashton) Tuesday, 22 April 2025	17:30 PM – 18:00 PM	Rholihlahla Hall
Bonnievale Wednesday, 23 April 2025	17:30 PM – 18:00 PM	Happy Valley Hall
Robertson Thursday, 24 April 2025	17:30 PM – 18:00 PM	Langeberg Secondary School Hall
Robertson Tuesday, 29 April 2025	17:30 PM – 18:00 PM	Callie De Wet Hall
Bonnievale Wednesday, 30 April 2025	17:30 PM – 18:00 PM	Chris Van Zyl Hall

For more information, the following stakeholders can be contacted:

Mr. Uyanda Nakasa

Langeberg Municipality

Contact: 0860881111/admin@langeberg.gov.za

Ms. Sindiswa Tabata

Langeberg Municipality

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Qhawekazi Global (Pty) Ltd t/a Suid Kaap Waardeerders

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28 MAIN ROAD
ASHTON
6715

PUBLIC PARTICIPATION OF GENERAL VALUATION 2025/2030

APRIL 2025

AGENDA

1. Opening and Welcome
Langeberg Municipality
2. Introduction of the Municipal Valuer
Langeberg Municipality and Qhawekazi Global (Pty) Ltd t/a Suid Kaap Waardeerders
3. Purpose of Meeting (General Valuation Process)
4. Questions & Answers
General Public and Stakeholders
5. Closure

For more information, the following stakeholders can be contacted:

Mr. Uyanda Nakasa

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