



Supporting Our Community Through Recovery and Fair Property Valuation

Langeberg Municipality acknowledges the profound challenges that families, farmers, businesses, and communities continue to face following the recent severe storms and flooding in our region. These natural disasters have not only damaged property and infrastructure but have also disrupted livelihoods, emotional well-being, and the stability of our communities. We recognise the uncertainty and financial strain this period has brought, and we remain committed to supporting recovery efforts.

In accordance with the Local Government: Municipal Property Rates Act, the new General Valuation Roll will take effect on 1 July 2026. We are mindful that the recent storms and flooding regarded as an “Act of God” have significantly altered the circumstances of many property owners after the valuation process was completed. If you believe your property’s market value has substantially decreased due to storm or flood damage, you are encouraged to request a review. Langeberg Municipality is committed to fairness and ensuring that every affected property owner has the opportunity to be heard.

Once the valuation roll is published, residents, farmers, and property owners are urged to carefully review their property valuations and make use of the review process provided. Municipal officials, in partnership with the municipal valuers, Qhawekazi Global (Pty) Ltd trading as Suid Kaap Waardeerders, will be available to provide guidance and support throughout this process.

Langeberg Municipality remains steadfast in its dedication to fairness, transparency, and community support as we work together toward recovery and resilience.

The form for the review of property valuations is obtainable on the Langeberg Municipal website or at the following physical addresses:

Robertson	Municipal Office:	52 Church Street	Robertson
McGregor	Municipal Office:	24 Voortrekker Street	McGregor
Ashton	Municipal Office:	28 Main Road	Ashton
Bonnievale	Municipal Office:	88 Main Road	Bonnievale
Montagu	Municipal Office:	03 Piet Retief Street	Montagu

Please note that office hours are Monday to Thursday, 07:45 to 16:30 and Friday, 07:45 to 15:15.

The completed review forms must be handed in at any of the municipal offices referenced above or posted to:

The Municipal Manager, Langeberg Municipality, for attention: Manager: Income Services, Private Bag X2, Ashton, 6715 or email to: unakasa@langeberg.gov.za.



For, enquiries, please contact 023 615 8000 or email unakasa@langeberg.gov.za, or visit the municipal offices referenced above.

Robertson	Ms E Du Toit
McGregor	Ms M Page
Ashton	Ms Y Nogaga
Bonnievale	Ms C Joubert
Montagu	Ms B Pekeur

D P LUBBE
MUNICIPAL MANAGER



NATURAL DISASTER REVIEW
RESIDENTIAL | COMMERCIAL | AGRICULTURAL
GENERAL VALUATION 2026

(Sectional Title used for residential purposes)

1. MUNICIPAL DETAILS

Attention:	The Municipal Manager
Municipality:	Langeberg Municipality
Review Number:	

2. PROPERTY DETAILS

Erf / Unit / Farm Number	
Suburb / Scheme Name	
Street Address	
Postal Code	
Property Size (m ²)	
Municipal Account Number	

3. OWNER DETAILS

Full Name / Company Name	
Identity Number	
Company / CC Registration Number	
Physical Address	
Postal Address	

CONFIDENTIAL

PREPARED BY: LANGEBERG MUNICIPALITY

Telephone Number (Home)	
Telephone Number (Work)	
Cellphone Number	
Fax Number	
Email Address	

4. AUTHORISED REPRESENTATIVE (IF APPLICABLE)

If a representative is appointed, proof of authorisation must be attached.

Representative Name	
Postal Address	
Telephone Number	
Cellphone Number	
Email Address	

5. MORTGAGE HOLDER

Name of Mortgage Holder	
Registered Bond Amount	

6. PROPERTY DESCRIPTION

Feature	Quantity	Feature	Quantity
Bedrooms		Bathrooms	
Kitchen		Lounge	
Dining Room		TV Room	
Study		Playroom	
Laundry Room		Separate Toilet	

7. OUTBUILDINGS AND IMPROVEMENTS

Number of Garages	
Main Dwelling Size (m ²)	
Flatlet / Rooms	
Outbuilding Size (m ²)	
Swimming Pool	☐ Yes ☐ No
Tennis Court	☐ Yes ☐ No
Borehole	☐ Yes ☐ No
Garden Condition	☐ Good ☐ Average ☐ Poor
Other Features	

8. FENCING

	Front	Back	Side 1	Side 2
Type				
Height				

9. LAND USE ANALYSIS (AGRICULTURAL)

Usage	Hectares	Condition	Remarks
Non-agricultural related			
Grazing			
Under Irrigation			
Dry Land			
Permanent Crops			
Other:			

10. REVIEW DETAILS

Description	As Appearing on Valuation Roll	Natural Disaster Damage / Review
Property / Unit Number		
Zoning		
Street Address		
Size		
Market Value		
Owner Name		

11. ADVERSE FEATURES / MOTIVATION

Provide full reasons in support of this review. Attachments such as photographs, insurance reports, engineering reports, or other relevant documentation.

12. DECLARATION

I / We hereby declare that the information and details provided are true and correct.

Applicant Name	
Date	
Signature	

13. OFFICIAL USE

Decision of the Municipal Valuer

Name of Municipal Valuer	
Signature	
Date	
Applicable Section	