



FREQUENTLY ASKED QUESTIONS

GENERAL VALUATION ROLL (GV)

1. What is a GV

A GV is a document containing the municipal valuations of all registered properties within the boundaries of Overstrand Municipality.

The current GV is GV2023 and it includes property valuations taken on 2 July 2022, the date of valuation.

2. What does date of valuation mean?

Properties on a GV are valued on the date of valuation to ensure fairness. The date of valuation may not be more than 12 months before the start of the financial year in which the valuation roll is to be first implemented. The Act prescribes that all properties on the GV Roll must be valued at market value as at the date of valuation – 2 July 2022.

3. Why does my property needs to be valued?

The Municipal Property Rates Act 6 of 2004 requires that the market value of all rateable properties in a municipal area must be updated every four years. The MEC for local government in a province may extend the period for which a valuation roll remains valid to seven financial years.

The Municipality uses the municipal valuation assigned to your property to calculate your property rates. Municipal rates are determined by applying the council approved cent-in-the-rand against the property value.

4. What is market value?

Market value is defined as the amount the property would sell for in the open market. The Act defines market value as the price a willing buyer would pay a willing seller for a property on the open market.

5. Do I have to be at home for you to come and value my home?

No. Physical property inspections are not compulsory. The team of valuers can perform their task using comparative and analytical tools, aerial photography and CAMA techniques. Properties identified as having undergone a change will need to be physically inspected.

6. How will I know the valuation of my property?

An official notice of your valuation will be sent by ordinary mail to the postal address stored in our billing system. This way of communication is prescribed in the Municipal Property Rates Act 6 of 2004. You can also search for your property on the valuation roll to determine the valuation and other information on record for your property.

7. Why does the Municipal market value differ from the estate agents value?

The date of valuation refers to the date at which property values are determined and is fixed for the purpose of the General Valuation Roll in the current roll the date used is (2 July 2022). Estate agents determine the value of a property as at today's market which might differ significantly from the market of 2 July 2022

8. What if I disagree with the municipal valuation of my property?

As a property owner, you have an opportunity to object if you disagree with the municipal valuation of your property. These objections must be submitted during the official objection period on the prescribed objection form. Unfortunately, objections will not be considered after the official objection period has closed.

9. What constitutes an objection?

You may object to any information displayed on a GVR, as long as you are able to support your objection and that you submit the objection during the official objection period on the prescribed objection form. It is up to you, the objector, to prove that the market value assessment is wrong. Dissatisfaction with the amount of rates payable does not constitute an objection.

Comparing your property valuation to that of neighbouring properties does not imply that your property valuation is wrong, and cannot be used as motivation for an objection. If your objection is that the property owner's name or address is incorrect or the property has been omitted from the GV, this will be referred for investigation and corrected if required. Providing comparable sales information as at the valuation date of 2 July 2022, would be considered as a well-motivated objection.

10. What are the requirements for a valid objection?

Ensure that your property's objection:

- is well-motivated using market related information as at the date of valuation – 2 July 2022 e.g. comparable sales
- Is accompanied by appropriate supporting documentation if your property is commercial e.g. annual financial statements
- is against the entries on the valuation roll, and not against the amount payable for rates
- is submitted on the prescribed objection form
- Is submitted on its own objection form, and not as one of multiple properties on a single objection form
- Is submitted during the prescribed objection period

11. How do I lodge an objection?

Objections must be lodged on the prescribed objection form during the prescribed objection period. Objection forms will be available on our website during the prescribed objection period for those properties eligible to submit objections. Late objections, or those made outside of the prescribed objection period will not be accepted.

Ways of submitting objections:

- Email: enquiries@overstrand.gov.za
- Hand delivery to municipal office

12. What happens after I have lodged my objection?

The objection will be allocated to a municipal valuer. They will then assess the objection and provide a decision, which will be submitted to the Municipality's Revenue Department to adjust your rates bill. You will be notified of this decision in writing. The objection decision may result in a decrease or increase to the original valuation, or the valuation may remain unchanged. The corresponding rates account will be adjusted accordingly. You will be advised in writing of the objection decision, and of the appeal process should you not agree with the objection decision value.

13. What happens if I am not happy with the decision?

You are entitled to appeal against the objection decision if you believe you have good grounds to base your appeal. An independent appeal board will hear the appeal. Information on how to lodge an appeal will be included in the objection decision notice when it is posted and emailed to you. The period for submitting an appeal opens on the day that the objection decision notice is posted or e-mailed to you. You will then have 30 working days to submit an appeal. You can also request the reasons for the objection decision within 30 days from the date of the objection decision notice. When the reasons are received from the valuer you still have 21 days to lodge an appeal.

14. Is there any fee payable to lodge an appeal

No fees are payable.

15. What is meant section 52 (s52) and when does it apply?

Section 52 of the Act states that an objection decision must be automatically submitted for review by the Valuation Appeal Board (VAB); when the difference between the objection decision value and the original value objected against is greater than 10%. Properties that are subject to a section 52 review are automatically selected to be submitted to the VAB for review. The referral of the Section 52 review to the VAB does not require the completion of a form by the owner/objector. Properties for which an appeal was submitted by the owner / objector do not qualify to be issued to the VAB as a Section 52 review, and will instead appear before the VAB in terms of the appeal that was submitted by the owner / objector. It is required that owners/objectors who disagree with the objection decision should submit an appeal on the prescribed appeal application form to enable them an opportunity to personally address the VAB in respect of their valuation.

16. What is the process for resolving an appeal?

All appeals must be submitted to the Valuation Appeal Board (VAB), who must make a decision regarding the value of the property. A hearing will be scheduled where you will be allowed to present your appeal to the VAB.

17. What is the VAB?

The VAB is an independent body appointed by, and reporting to, the Western Cape MEC for Local Government, Environmental Affairs and Development Planning. The VAB consists of:

- A chairperson who has legal qualifications and sufficient experience in the administration of justice; and
- Two to four members with sufficient knowledge or experience in property valuations. At least one must be a valuer

18. What is my recourse if I do not agree with the decision of the Valuation Appeal Board?

The decision of the VAB is final upon which both the Municipality and the appellant are bound. The Municipality has no authority to amend or revoke a decision taken by the VAB. Should either the Municipality or the appellant wish to dispute the decisions made by the VAB, the only legal remedy is to institute review proceedings in the High Court in terms of the Administrative Justice Act, 3 of 2000. In terms of this Act, the review proceedings must be instituted within 180 days from the date of being advised of the decision of the VAB.

19. What do I need to do to prepare for by Valuation Appeal Board (VAB) hearing?

Both the appellant and the Municipal Valuer will be afforded an opportunity to present the evidence for their recommended valuations to the VAB. The VAB will make a decision based on the evidence presented. In terms of legislation, properties on the valuation roll must be valued at their market value as at the date of valuation. The date of valuation for the GV2023 valuation roll is 2 July 2022. Therefore, it is recommended for both the appellant and the Municipal Valuer to use market related evidence and sales as close as possible to 2 July 2022 as motivation to the VAB.

20. When will I start paying rates calculated on the new valuation?

The values of properties on GV2023 roll will be applicable from 1 July 2023. Municipal rates are amended at the start of each financial year on 1 July, after the annual budget approval. All valuation changes that is approved by the VAB will be applicable from 1 July 2023 and the necessary rates adjustment will be done on the relevant municipal accounts, retrospectively to 1 July 2023.