

BELANGRIK!!!! Algemene Waardasie van Belasbare Eiendom

Hiermee wil die Munisipaliteit van Stellenbosch graag die gemeenskap inlig rakende die proses wat gevolg sal word met die komende Algemene Waardasie van eiendomme in die Stellenbosch munisipale gebied. Ingevolge Artikel 33 van die Nasionale Regering: Munisipale Eiendombelastingwet, Wet Nr. 6 van 2004, het die Munisipaliteit HCB Valuation Services CC aangestel om 'n algemene waardasie uit te voer van alle eiendomme binne die afgebakende munisipale gebied. Die algemene waardasie moet die markwaarde van die eiendom weerspieël, soos deur Artikel 31 van die Wet, bepaal. Die uitvoer van inspeksies van eiendomme vir die Algemene Waardasierol sal plaasvind gedurende die tydperk 01 Augustus 2015 tot 30 Junie 2016. Ingevolge artikel 41 van die Wet, mag die munisipale waardeerder, assistent munisipale waardeerder, data-versamelaar of enige persoon wat deur die munisipale waardeerder skriftelik gemagtig is,

- (a) Tussen 07:30 en 19:00 op enige dag, behalwe 'n Sondag of op 'n openbare vakansiedag, toegang verkry tot enige eiendom binne die munisipale area wat ingevolge die Wet waardeer moet word; en
- (b) Daardie eiendom vir waardasie doeleindes, inspekteer.

Daar moet kennis geneem word, dat wanneer die munisipale waardeerder, assistent munisipale waardeerder, data-versamelaar of enige persoon wat deur die munisipale waardeerder skriftelik gemagtig is, enige eiendom betree:

- a) op aanvraag, deur die persoon wat daardie eiendom besit, sy of haar identiteitskaart moet toon; en
- b) deur 'n tolk vergesel kan word of enige ander persoon wie se hulp redelikerwys benodig word in sulke omstandighede.

Voorts, in terme van artikel 42 van die Wet, mag die munisipale waardeerder of assistent munisipale waardeerder-

- a) Die eienaar, huurder of bewoner van die eiendom wat die waardeerder ingevolge die Wet moet waardeer, of die agent van die eienaar, versoek om vir die waardeerder toegang te verleen tot enige dokument of inligting wat die eienaar, huurder, bewoner of agent het, wat die waardeerder redelikerwys vir die doeleindes van die eiendomswaardasie benodig;
- b) Uittreksels maak van sodanige dokument of inligting; en
- c) 'n Skriftelike versoek rig aan die eienaar, huurder of bewoner van die eiendom, of agent van die eienaar, om die waardeerder skriftelik of mondelings te voorsien van besonderhede rakende die eiendom, wat die waardeerder redelikerwys benodig, vir die doeleindes van die eiendomswaardasie.

Daar moet ook kennis geneem word dat, waar enige dokument, inligting of besonderhede nie voorsien is toe dit verlang is nie, en die betrokke eienaar so 'n dokument, inligting of besonderhede weerhou van die appèlraad, mag die appèlraad 'n kostebevel ingevolge artikel 70 van die Wet aanteken, as die appèlraad van mening is dat die eienaar, huurder of bewoner van die eiendom, of agent van die eienaar versuim het om sodanige inligting of besonderhede te verskaf, sou dit 'n onnodige las op die funksies van die munisipale waardeerder of die appèlraad, geplaas het.

Munisipale waardeerders sal duidelik geïdentifiseer wees deur middel van identifikasie kaarte. Inspeksies wat na werksure gedoen word, sal vooraf bevestig word met die eienaar/huurder van die eiendom op 'n individuele basis. Die datavaslegging van verkope, opmetings en waardasies van alle eiendomme vind plaas vanaf Julie 2016. Die proses sluit ook in die interne monitering van die

Waardasierol, asook die nagaan van die akkuraatheid van data. Vanaf November 2016 sal alle eienaars van geregistreerde eiendomme in die Stellenbosch Munisipale gebied 'n kennisgewing ontvang waarop die nuwe waardasie sal verskyn. Die voorgeskrewe vorm vir die indiening van 'n beswaar sal beskikbaar wees op die Stellenbosch Munisipale webwerf en by die Munisipale kantore, waarna daar binne 30 dae 'n beswaar teen die resultaat ingedien kan word. Die hantering van besware deur die Waardasieraad sal plaasvind na 16 Januarie 2017. Die Waardasierol sal geïmplimenteer word met ingang van 01 Julie 2017.

IMPORTANT!!! General Valuation of Rateable Property

The Municipality of Stellenbosch hereby discloses information regarding the process to be followed for the execution of the General Valuation of all properties in the Stellenbosch Municipal area.

In terms of the Local Government: Municipal Property Rates Act, Act No. 6 of 2004, (the Act), the Municipality has appointed HCB Valuation Services CC to conduct a general valuation of all properties in the municipal demarcated area. The general valuation must reflect the market value of properties determined in accordance with Section 31 of the Act. The inspection of properties will occur during the time period 1 August 2015 until 30 June 2016.

In terms of section 41 of the Act, the valuer of the municipality, assistant municipal valuer, data-collector or other person authorised by the municipal valuer in writing, may—

- (a) between 07:30 and 19:00 on any day except a Sunday or public holiday, enter any property in the municipality that must be valued in terms of the Act; and
- (b) inspect that property for the purpose of the valuation.

It must be noted that the municipal valuer, assistant municipal valuer, data-collector or other person authorized in writing, when entering any property—

- (a) must, on demand by a person on that property, produce his or her identity card; and
- (b) may be accompanied by an interpreter or any other person whose assistance may reasonably be required in the circumstances.

In addition, in terms of section 42 of the Act, a municipal valuer or assistant municipal valuer may—

- (a) require the owner, tenant or occupier of a property which the valuer must value in terms of the Act, or the agent of the owner to give the valuer access to any document or information in possession of the owner, tenant, occupier or agent which the valuer reasonably requires for purpose of valuing the property;
- (b) make extracts from any such document or information; and
- (c) in writing require the owner, tenant or occupier of the property, or the agent of the owner, to provide the valuer, either in writing or orally, with particulars regarding the property which the valuer reasonably requires for purpose of valuing the property.

It must also be noted that, where any document, information or particulars were not provided when required and the owner concerned relies on such document, information or particulars in an appeal to an appeal board, the appeal board may make an order as to costs in terms of section 70 of the Act if the appeal board is of the view that the failure to so have provided any such document, information or particulars has placed an unnecessary burden on the functions of the municipal valuer or the appeal board. The municipal valuers will be clearly identified and issued with identity cards. The inspections of properties after working hours will be confirmed with the owner or tenant on an individual basis.

The processes following from July 2016 comprises of the capturing of the data regarding property sales, surveys and valuations of all properties, inclusive of the internal monitoring of the Valuation Roll as well as verifying the accuracy of the data. A notice confirming the new valuation will be posted as from November 2016 to all owners of registered properties within the Stellenbosch Municipal area. The prescribed form for lodging of objections will be available on the Stellenbosch Municipality's website and at the Municipal offices, after which 30 days will be granted for the submission of an objection. The

Valuation Board hearings will take place after 16 January 2017. The date for implementation of the upcoming Valuation Roll will be 1 July 2017.

KUBALULEKILE!!! UQikelelo Olubanzi Lwamaxabiso eZindlu Ezirhafelwayo

UMasipala waseStellenbosch wazisa ngolwazi oluphathelele kwinkqubo ekufanele ilandelwe ekuphunyezweni koQikelelo Olubanzi Lwamaxabiso azo zonke izindlu ezikwindawo kaMasipala waseStellenbosch.

Ngokwemimiselo yoMthetho kaMasipala weeRhafu zeZindlu, uMthetho onguNombolo 6 ka-2004, (uMthetho): kuRhulumente weNdawo, uMasipala wenyule i-HCB Valuation Services CC ukuba yenze uqikelelo olubanzi lwamaxabiso azo zonke izindlu ezikwindawo ekumda kamasipala. Olu qikelelo lubanzi lwamaxabiso kufuneka lubonise ixabiso lezindlu ngokwemakethe elibekwe ngokuhambelana neCandelo 31 loMthetho. Ukuhlolwa kwezindlu kuza kwenziwa ngexesha eliphakathi komhla woku-1 Agasti 2015 kude kube ngumhla wama-30 Juni 2016. Ngokwemimiselo yecandelo 41 loMthetho, umqikeleli-maxabiso kamasipala, umncedisi womqikeleli-maxabiso kamasipala, umqokeleli weenkukacha okanye omnye umntu ogunyaziswe ngumqikeleli-maxabiso kamasipala ngokubhaliweyo,—

(a) phakathi ko-07:30 no-19:00 ngalo naluphi na usuku ngaphandle kwangeCawe okanye umhla weholide kawonke-wonke, angangena kuyo nayiphi na indlu ekumasipala ekumele kuqikelelwe ixabiso layo ngokwemimiselo yoMthetho; aze

(b) ahlole indlu leyo ngokuphathelele kwiinjongo zoqikelelo lwexabiso.

Kumele kuqatshelwe ukuba umqikeleli-maxabiso kamasipala, umncedisi womqikeleli-maxabiso kamasipala, umqokelelo weenkukacha okanye omnye umntu ogunyaziswe ngokubhaliweyo, xa engena kuyo nayiphi na indlu —

(a) kumele, xa kunyanzeliswa ngumntu okulo ndlu, aveze ikhadi lakhe lesazisi; futhi

(b) unokukhatshwa yitoliki okanye nawuphi na omnye umntu ekunokwenzeka ludingeke uncedo lwakhe ngokwamkelekileyo kwiimeko ezo.

Nangaphezulu, ngokwemimiselo yecandelo 42 loMthetho, umqikeleli-maxabiso kamasipala, okanye umncedisi womqikeleli-maxabiso kamasipala —

(a) unokudinga ukuba umnikazi-ndlu, lowo uqeshileyo okanye ulapho endlini leyo umqikeleli-maxabiso kumele aqikelele ixabiso layo ngokwemimiselo yoMthetho, okanye lowo wonyulwe ngumnikazi-ndlu anike umqikeleli-maxabiso naluphi na uxwebhu okanye ulwazi analo umnikazi-ndlu, lowo uqeshileyo, usendlini okanye owonyulwe ngumnikazi-ndlu noludingwa ngumqikeleli-maxabiso ngokwamkelekileyo ngokunxulumene nokuqikelelwa kwexabiso lendlu leyo;

(b) athathe izicatshulwa kulo naluphi na olo xwebhu okanye ulwazi; aze

(c) ngendlela ebhaliweyo acele umnikazi-ndlu, lowo uqeshileyo okanye usendlini, okanye owonyulwe ngumnikazi-ndlu, ukuba anike umqikeleli-maxabiso, ngendlela ebhaliweyo okanye ngomlomo, iinkukacha ezinxulumene nendlu leyo nezidingwa ngumqikeleli-maxabiso ngokwamkelekileyo ngokuphathelele kuqikelelo lwexabiso lendlu.

Kananjalo, kumele kuqatshelwe ukuba, xa kuthe akwanikezelwa ngalo naluphi na uxwebhu, ulwazi okanye iinkukacha xa zidingeka sibe isibheni somnikazi lowo kwibhodi yezibheni sisekelwe kolo xwebhu, ulwazi okanye iinkukacha, ibhodi yezibheni inokwenza umyalelo ngokubhekiselele kwiintlawulo ngokwemimiselo yecandelo 70 loMthetho ukuba ngaba ibhodi yezibheni ibona ukuba oko kusilela kokunikezelwa ngolo xwebhu, ulwazi okanye iinkukacha kubeke umthwalo ongadingekiyo kwimisebenzi yomqikeleli-maxabiso kamasipala okanye ibhodi yezibheni.

Abaqikeleli-maxabiso bakamasipala baza kubonakala ngokucacileyo kwaye banikwe amakhadi okuzazisa. Ukuhlolwa kwezindlu emva kwamaxesha okusebenza kuza kuqinisekiswa kunye nomnikazi-ndlu ngamnye

okanye lowo uqeshe apho endlini. Iinkqubo ezilandelayo ukusuka ngoJulayi 2016 ziquka ukufakwa kweenkcukacha eziphathelele kwintengiso yezindlu, uphando kunye noqikelelo lwamaxabiso azo zonke izindlu, kuquka nokubekelwa iliso ngaphakathi koMqulu woQikelelo Lwamaxabiso kwakunye nokuqinisekiswa kokuchaneka kweenkcukacha. Izaziso eziqinisekisa uqikelelo olutsha lwamaxabiso ezindlu ziza kuposwa ukusuka ngoNovemba 2016 zithunyelwe kubo bonke abanikazi bezindlu ezibhaliswe ngaphantsi kwendawo kaMasipala waseStellenbosch. Ifomu emiselwe ukungenisa oko kuchaswayo iza kufumaneka kwiwebhsayithi kaMasipala waseStellenbosch nakwii-ofisi zakwaMasipala, kuze emva koko kunikwe iintsuku ezingama-30 zokungeniswa koko kuchaswayo. Ukumanyelwa kwezimvo yiBhodi yoQikelelo Lwamaxabiso kuza kubanjwa emva komhla we-16 Janyuwari 2017. Umhla wokuphunyezwa koMqulu woQikelelo Lwamaxabiso ozayo iya kuba ngumhla woku-1 Julayi 2017.

Eiendomsbelasting Korting : 2016/2017

Met verwysing na die Raad se Eiendomsbelasting Beleid moet **alle aansoeke om korting vir eiendomsbelasting voor/op 31 Mei 2016 vir die 2016/2017** finansiële jaar ingedien word. Vir **begrotingsdoeleindes** word alle kwalifiserende organisasies en individue vriendelik versoek om die aansoek vorm by enige van die munisipale administratiewe kantore of die Raad se webwerf www.stellenbosch.gov.za te verkry en **voor/op 30 November 2015** by die **Belasting Afdeling** in te dien.

Ondergenoemde organisasies en individue kan in aanmerking kom vir korting:

1. Organisasies sonder winsoogmerk
2. Pensioenarisse 60 jaar en ouer (**Bruto maandelikse inkomste minder as R12 000**)
3. Gestremde eienaars

Baie Belangrik: Alle stawende dokumentasie moet aan u aansoek geheg wees:

PENSIONARISSE EN GESTREMDE PERSONE: Afskrif van ID, Bewys van Inkomste en 3 maande se bankstate.

- **NIE-WINSGEWENDE ORGANISASIES: SARS - , NPO registrasie & mees onlangse ge-ouditeurde finansiële state**
Geen aansoeke sal oorweeg word indien geen stawende dokumentasie ingesluit is nie.

Property Rates Rebate : 2016/2017

With reference to Council's Property Rates Policy, **all applications for property rates rebates must be submitted not later than 30 May 2016 for the 2016/2017** financial year.

For **budget purposes** all qualifying organizations and individuals are kindly requested to collect the necessary application form from any of the municipal administrative offices or Council's website www.stellenbosch.gov.za for submission on/before **30 November 2015 at the Rates Section.**

The under mentioned organizations and individuals may qualify for a rebate:

1. Non Profit Organizations
2. Pensioners 60 years and older (**Gross monthly income less than R 12 000**)
3. Disabled owners

Very Important: All supporting documentation must be attached to your application.

- **SENIOR CITIZENS AND DISABLED PERSONS: Copy of ID, Proof of Income, and 3 months' bank statements.**
- **NON- PROFIT ORGANISATIONS: SARS - , NPO registration where applicable & most recent audited financial statements**

Applications will not be accepted should supporting documentation not be included.

Important for Senior Citizens and Disabled Persons

Registered owners of properties who are senior citizens or who are disabled persons may qualify for a Property Rates Rebate according to gross monthly household income.

To qualify for the rebate referred to above, the applicant must be a natural person, registered as a South African citizen and be the owner of the property, which property satisfies the residential property requirements. If not a South African citizen the applicant **must submit proof of permanent residency** and in addition to the above-mentioned, the owner must also:

- Occupy the property as his/her normal residence; and
- Be at least 60 years of age, or in receipt of a disability pension from the Department of Social Development; and
- Be in receipt of a total monthly income from all sources (including financial contributions of all members of the household permanently residing at that property) not exceeding the highest income amount of the Property Rates Policy of Stellenbosch Municipality.

Belangrik vir Senior Burgers en Gestremde Persone

Senior burgers en gestremde persone wat eienaars is van eiendomme mag kwalifiseer vir Eiendomsbelasting kortings na aanleiding van bruto maandelikse inkomste per huishouding.

Om vir die bogenoemde korting te kwalifiseer moet die aansoeker 'n natuurlike persoon wees, geregistreer as 'n Suid-Afrikaanse burger en die eenaar wees van die eiendom welke eiendom voldoen aan die vereistes vir 'n residensiële eiendom. Indien die aansoeker **nie 'n Suid Afrikaanse burger is nie moet bewys van permanente verblyf voorsien** word en moet die eenaar ook:

- Die eiendom as sy/haar permanente woning bewoon; en
- Ten minste 60 jaar oud wees, of in ontvangs wees van 'n ongeskiktheids toelaag van die Departement van Maatskaplike Dienste; en
- 'n Maandelikse inkomste ontvang vanuit alle bronne (ingesluit bydrae vanaf alle lede van die huishouding wat die eiendom permanent bewoon) wat nie die inkomste perk soos per die Eiendomsbelastingbeleid van Stellenbosch Munisipaliteit oorskry nie.

ISaphulelo kwiiRhafu zeZindlu: 2016/2017

Ngokubhekiselele kwiPolisi yeBhunga yeeRhafu zeZindlu, **zonke izicelo zezaphulelo kwiirhafu zezindlu kumele zingeniswe ngaphambi komhla wama-30 Meyi 2016** ngokunxulumene nonyaka-mali **ka-2016/2017**.

Ukulungiselela **iinjongo zolwabiwo-mali** yonke imibutho kunye nabantu abaselungelweni bayacelwa ukuba balande ifomu edingekayo yokufaka isicelo kuzo zaziphi na ii-ofisi zolawulo zikamasipala okanye bayifumane kwiwebhsayithi yeBhunga ethi www.stellenbosch.gov.za ukuze ingeniswe ngomhla/ngaphambi komhla wama-**30 Novemba 2015** kwiCandelo leeRhafu.

Le mibutho kunye nabantu ababalwe apha ngezantsi banokuba selungelweni lokufumana isaphulelo:

1. Imibutho Ezimeleyo Engenzi Ngeniso
2. Abantu abakumhlalaphantsi abaneminyama yobudala engama-60 nangaphezulu (**Nabafumana umvuzo wenyanga ongaphantsi kwe-R 12 000 kungekatsalwa zirhafu**)
3. Abanikazi-zindlu abakhubazekileyo

Okubalulekileyo Kakhulu: Onke amaxwebhu abubungqina kufuneka angeniswe kunye nesicelo.

- **ABANTU ABADALA ABAKUMHLALAPHANTSI KUNYE NABAKHUBAZEKILEYO: Ikopi yeSazisi, Iphepha Elibubungqina Bomvuzo, kunye nezitatimente zasebhankini zeenyanga ezi-3.**

- **IMIBUTHO EZIMELEYO ENGENZI NGENISO: ubungqina bobhaliso eSARS - , be-NPO apho kufanelekileyo, kunye neengxelo zakamva zezimali ezamkelwe ngabaphicothi-zincwadi**

Akukho zicelo ziya kwamkelwa ukuba ngaba awafakwanga amaxwebhu abubungqina.

Okubalulekileyo kuBantu Abadala Abakumhlalaphantsi kunye nakwabo Bakhubazekileyo

Abanikazi-zindlu ababhalisiweyo nabangabantu abadala abakumhlalaphantsi okanye abakhubazekileyo bangaselungelweni lokufumana iSaphulelo kwiiRhafu zeZindlu ngokuxhomekeke kumvuzo wenyanga wekhaya elo kungekatsalwa zirhafu.

Ukuze ubani abaselungelweni lokufumana esi saphulelo sikhankanywe ngasentla, umfaki-sicelo kufuneka abe ngumntu ozimeleyo, obhaliswe njengommi waseMzantsi Afrika kwaye abe ngumnikazi-wendlu, nandlu leyo ezifezekisayo iimfuno zezindlu zokuhlala. Ukuba umntu akanguye ummi waseMzantsi Afrika **kufuneka angenise ubungqina bokuhlala ngokusisigxina** ngaphezu kwala maxwebhu abalwe ngasentla. Kananjalo, umnikazi-ndlu kufuneka:

- Abe uhlala apho endlini njengeyona ndawo yakhe yokuhlala eqhelekileyo; futhi
- Abe neminyaka yobudala engama-60 ubuncinane, okanye abe ufumana imali yomhlalaphantsi yokukhubazeka kwiSebe loPhuhliso loLuntu; futhi

- Ab
e ufumana umvuzo wenyanga ovela kuyo yonke imithombo yakhe yemali (kuquka nazo zonke iimali ezifakwa ngawo onke amalungu ekhaya elo nahlala kulo ndlu ngokusisigxina) ongekho ngaphezulu kwenani lowona mvuzo uphezulu ngokwePolisi yeeRhafu zeZindlu yakuMasipala waseStellenbosch.



Aansoeke : Finansiële Jaar : 2016/2017 : Financial Year Applications

Met verwysing na die bogenoemde wetgewing en die Raad se Eiendomsbelasting Beleid kan die Raad korting toestaan op sekere kategorieë eiendomme/eienaars.

Indien u onder een van die ondergenoemde kategorieë resorteer, word u vriendelik versoek om u aansoek voor **30 November 2015** by die Raad se kantore in te dien of te faks na 0218867318: **Vir Aandag Belasting Afdeling of e-pos na Faiek.Benjamin@stellenbosch.gov.za**

With reference to above mentioned Legislation and Council's Property Rates Policy, Council may grant a rebate to certain categories of properties/owners.

Should you qualify for under mentioned categories, kindly submit your application before **30 November 2015** to Council's offices or fax to 0218867318 :

Attention Rates Section or email to Faiek.Benjamin@stellenbosch.gov.za

Geen aansoeke sal oorweeg word indien geen stawende dokumentasie ingesluit is nie.

Applications will not be accepted should supporting documentation not be included.

Erf nommer / Erf number	<input type="text"/>	Rekeningnommer / Account number	<input type="text"/>
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Naam van geregistreerde eienaar Name of registered owner	<input type="text"/>
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Posadres / Postal Address	<input type="text"/>	
	<input type="text"/>	
	<input type="text"/>	
	Poskode/Postal code	<input type="text"/>

Kontak Persoon Contact Person	<input type="text"/>
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Telefoon / Telephone No	<input type="text"/>
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Please indicate reason for application Dui rede vir aansoek aan	<input type="checkbox"/> Pensionarisse : 60 and older	<input type="checkbox"/> Pensioners : 60 en ouer
	<input type="checkbox"/> Disabled owners	<input type="checkbox"/> Gestremde eienaars
	<input type="checkbox"/> Non-Profit Organisation	<input type="checkbox"/> Sonder Winsoogmerk Organisasie

Handtekening/Signature	<input type="text"/>	Datum/Date :	<input type="text"/>
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Important/Belangrik

*****1. **Heg alle stawende dokumentasie aan by u aansoek :** *ID -Dokument , NPO : Sars - & NPO registrasie*

***** **Kindly include confirmative documentation** *ID- Document, NPO : Sars - & NPO registration*