

# General Valuation Roll 2017-2021 Algemene Waardasierol

## Property Categories Eiendoms Kategorieë

Code Kode	Category Kategorie
RES	Residential Residensieel
IND	Industrial Nywerheid
BUS	Business Kommersiële en Sake
AGR	Agricultural Landbou
MIN	Mining Mynbou
PSP	Public Service Purposes Openbare Diensdoeleindes
PSI	Public Service Infrastructure Openbare Diensinfrastruktuur
PBO	Public Benefit Organisation Openbare Weldaadsorganisasie
MULTI	Multi-Purpose Veelvoudige Gebruik
HER	Heritage Gedenkwaardighede
VACR	Vacant Residential Vakant-Residensieel
VACO	Vacant Other Vakant-Ander

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## Important Dates Belangrike Datums

2 Jul 2016	Date of Valuation Datum van Waardasie
31 Oct/Okt 2016	Valuation Roll Certification Sertifisering van Waardasierol
17 Nov 2016	Valuation Roll Publication Publikasie van Waardasierol
17 Nov 2016	Valuation Notices to Owners Waardasie Kennisgewings aan Eienaars
11 Jan 2017	Closing date for Objections Laaste dag vir indien van Besware
28 Apr 2017	Closing date for Appeals Laaste dag vir indien van Appelle
May/Mei 2017	Appeal Board Hearings Appelraad Sittings
1 Jul 2017	Implementation of Final Roll Implementering van Finale Rol

# PROPERTY VALUATIONS EIENDOMSWAARDASIES

## STELLENBOSCH

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2017

General Valuation  
Algemene Waardasie

# 2017-2021 General Valuation Roll

The new General Valuation Roll for Stellenbosch Municipality has been completed and certified by the Municipal Manager. These valuations will be used as basis for the property rates from 1 July 2017.

The Valuation Roll is the official register of the value of all rateable properties within the jurisdiction of this Municipality. In terms of the Municipal Property Rates Act, 2004 (Act 6 of 2004), the Valuation Roll will be valid for four years. The valuation date has been set as 2 July 2016 and will be fixed for the period that the Valuation Roll is valid.

An official notice detailing the valuation particulars will be sent to the owner of every property that has been valued.

## *Objections to Valuation Roll*

Any person may object to the valuation of a specific individual property on the Valuation Roll. An objection or appeal does not defer the liability for the payment of rates on the due date.

## *Valuation*

The valuation was determined through the market value of the property. It is the amount the property would have realised if sold on the date of valuation (2 July 2016) in the open market by a willing seller to a willing buyer. Approximately 34 000 properties have been valued. Property Rates will be calculated on the new valuation from 1 July 2017. Supplementary valuations will be performed at least once a year, to supplement the General Valuation Roll with new properties, or to record changes to existing properties and will be valued on the fixed valuation date of 2 July 2016. This is to ensure that properties are valued on the same basis.

## *Objection and Appeal Process*

*The owner accepts the new valuation:* In this case the owner takes no action as there is no objection.

*The owner objects against the valuation of the property:* In this case an objection form must be completed and handed in at the Valuations office in Stellenbosch, or the objection may be submitted electronically to [valuations@stellenbosch.gov.za](mailto:valuations@stellenbosch.gov.za).

The question one could ask to test the new valuation: "Am I prepared to sell my property at the value as determined by the valuation?"

If the objection outcome is not acceptable, the owner may appeal against the objection decision but before the closing date for appeals.

## *Municipal Property Rates*

The annual property rates are calculated by multiplying the valuation value of the property by the Cent-amount-in-the-Rand value as determined by Council during the budget process. This tariff has not been determined yet and will only be available after March 2017 when the budget is tabled by Council, prior to its final adoption in May 2017.

*Will the increase in the value of my property lead to higher rates?* Not necessarily, although a higher property valuation may in some cases lead to higher rates, but not necessarily at the same percentage by which the property valuation increased.

# 2017-2021 Algemene Waardasierol

Die nuwe Algemene Waardasierol vir Stellenbosch Munisipaliteit is afgehandel en deur die Munisipale Bestuurder gesertifiseer. Hierdie waardasies sal dien as basis vir belastingheffings vanaf 1 Julie 2017.

Die Waardasierol is die amptelike register met die waarde van alle belasbare eiendomme in die jurisdiksie van die Munisipaliteit. In terme van die Munisipale Eiendomsbelasting Wet, 2004 (Wet 6 van 2004) is die Waardasierol geldig vir vier jaar. Die datum van waardasie is as 2 Julie 2016 bepaal en is van krag vir die tydperk waarin die Waardasierol geldig is.

'n Amptelike kennisgewing met die waardasie besonderhede word gestuur aan die gegewe eienaar van elke eiendom wat gewaardeer is.

## *Besware teen Waardasies*

Enige persoon mag teen die waardasie van 'n spesifieke individuele eiendom op die Waardasierol beswaar aanteken. Die indiening van 'n beswaar verleen nie uitstel van die verpligting om belasting te betaal op die datum waarop belasting betaalbaar is nie.

## *Waardasie*

Die waardasie is bepaal deur die markwaarde van eiendom. Dit is die bedrag wat 'n eiendom in die ope mark sou behaal op die datum van waardasie (2 Julie 2016) deur 'n gewillige verkoper aan 'n gewillige koper. Ongeveer 34 000 eiendomme is waardeer. Eiendomsbelasting sal bereken word op die nuwe waardasie vanaf 1 Julie 2017. Aanvullende waardasies sal ten minste eenkeer per jaar op 'n aanvullende waardasierol uitgevoer word, om die Algemene Waardasierol met nuwe eiendomme, of aanpassings aan bestaande eiendomme, aan te vul. Die eiendomme wat op die aanvullende waardasierol gewaardeer word, sal op die markwaarde soos bepaal op 2 Julie 2016 gewaardeer word, om sodoende te sorg dat die basis van waardasie dieselfde bly.

## *Beswaar en Appèl Proses*

*Die eienaar aanvaar die nuwe waardasie:* In dié geval sal die eienaar geen aksie neem nie.

*Die eienaar teken beswaar aan teen die waardasie van 'n eiendom:* In hierdie geval moet die amptelike beswaarvorms voltooi word en by die Stellenbosch Waardasiekantoor ingehandig word. Besware kan ook elektronies by [valuations@stellenbosch.gov.za](mailto:valuations@stellenbosch.gov.za) ingedien word.

Om u waardasie te toets kan u self afvra of u bereid is om u eiendom teen die waarde wat op u eiendom geplaas is te verkoop.

Indien die beswaarbeslissing nie aanvaarbaar is nie, kan die beswaarmaker appèl aanteken teen die beslissing, maar voor die sluitingsdatum vir appèlle.

## *Munisipale Eiendomsbelasting*

Die jaarlikse eiendomsbelasting word bereken deur die waardasiewaarde van die eiendom met die belastingkoers (Sent per Rand) te vermenigvuldig. Hierdie koers is nog nie bepaal nie en sal eers na Maart 2017 met die jaarlikse begrotingsproses deur die Raad bepaal word, alvorens dit in Mei 2017 finaal goedgekeur word.

*Sal die verhoging in die waarde van 'n eiendom tot hoër belasting lei?* Nie noodwendig nie, alhoewel die hoër eiendomswaardasie egter in sekere gevalle aanleiding kan gee tot hoër eiendomsbelasting, maar nie noodwendig teen dieselfde persentasie toename as die verhoogde eiendomswaardasie nie.