

# General Valuation Roll 2021-2025 Algemene Waardasierol

## Property Categories Eiendoms Kategorieë

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

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## Important Dates Belangrike Datums

|                    |   |
|--------------------|---|
| 2 Jul<br>2020      | Date of Valuation<br>Datum van Waardasie                                |
| 22 Oct/Okt<br>2020 | Valuation Roll Certification<br>Sertifisering van<br>Waardasierol       |
| 5 Nov<br>2020      | Valuation Roll Publication<br>Publikasie van Waardasierol               |
| 5 Nov<br>2020      | Valuation Notices to Owners<br>Waardasie Kennisgewings<br>aan Eienaars  |
| 15 Jan<br>2021     | Closing date for Objections<br>Laaste dag vir die indien<br>van Besware |
| 20 Mar<br>2021     | Closing date for Appeals<br>Laaste dag vir die indien<br>van Appelle    |
| May/Mei<br>2021    | Appeal Board Hearings<br>Appelraad Sittings                             |
| 1 Jul<br>2021      | Implementation of Final Roll<br>Implementering van Finale<br>Rol        |

# PROPERTY VALUATIONS EIENDOMSWAARDASIES

## STELLENBOSCH

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|   |   |
|---|---|
|    | Plein Street / straat, Stellenbosch<br>Hugenote Road / straat, Franschhoek<br>Main Road / Hoofstraat, Pniel |
|   | P O Box 17 / Posbus 17,<br>STELLENBOSCH, 7559   |
|  | 021 808 8662 / 021 808 8515   |
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|  | <a href="mailto:valuations@stellenbosch.gov.za">valuations@stellenbosch.gov.za</a>                          |
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2021

General Valuation  
Algemene Waardasie

# 2021-2025 General Valuation Roll

The new General Valuation Roll for Stellenbosch Municipality has been completed and will be certified by the Municipal Manager on 22 October 2020. These valuations will be used as basis for the property rates from 1 July 2021.

The Valuation Roll is the official register of the value of all rateable properties within the jurisdiction of this Municipality. In terms of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004), the Valuation Roll will be valid for four years. The date of valuation has been set as 2 July 2020 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 2020) in the open market by a willing seller to a willing buyer. Approximately 35 000 properties have been valued. Property Rates will be calculated on the new valuation from 1 July 2021. 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 2020. 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?"

An objector may request reasons for the valuer's objection decision.

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 rate as determined by Council during the budget process. This rate has not been determined yet and will only be available after March 2021 when the budget is tabled by Council, prior to its final adoption in May 2021.

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

# 2021-2025 Algemene Waardasierol

Die nuwe Algemene Waardasierol vir Stellenbosch Munisipaliteit is afgehandel en sal deur die Munisipale Bestuurder gesertifiseer word op 22 Oktober 2020. Hierdie waardasies sal dien as basis vir belastingheffings vanaf 1 Julie 2021.

Die Waardasierol is die amptelike register met die waarde van alle belasbare eiendomme in die jurisdiksie van die Munisipaliteit. In terme van die Plaaslike Regering: Munisipale Eiendomsbelasting Wet, 2004 (Wet 6 van 2004) is die Waardasierol geldig vir vier jaar. Die datum van waardasie is as 2 Julie 2020 bepaal en is van krag vir die tydperk waarin die Waardasierol geldig is.

'n Amptelike kennisgewing met die waardasie besonderhede sal gestuur word 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 2020) deur 'n gewillige verkoper aan 'n gewillige koper. Ongeveer 35 000 eiendomme is waardeer. Eiendomsbelasting sal bereken word op die nuwe waardasie vanaf 1 Julie 2021. 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 2020 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 uself afvra of u bereid is om u eiendom teen die waarde wat op u eiendom geplaas is te verkoop.

'n Beswaarmaker mag redes vir die waardeerder se beswaarbeslissing versoek.

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 sent-bedrag-in-die-Rand koers te vermenigvuldig. Hierdie koers is nog nie bepaal nie en sal eers na Maart 2021 met die jaarlikse begrotingsproses deur die Raad bepaal word, alvorens dit in Mei 2021 finaal goedgekeur word.

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