

LODGING AN OBJECTION TO YOUR PROPERTY VALUATION

Objecting:

Section 49 of the Municipal Property Rates Act (MPRA) allows a homeowner to object to the valuation of their property if one or more of the following are incorrectly listed on the General Valuation (GV) roll:

- Property description
- Stand number or portion number
- Category
- Size
- Owner
- Market value of property

It is advisable to always support your objection with clear reasoning and evidence.

The objection will then be considered by a Municipal Valuer. If the Municipality finds the objection valid, it will revalue and/or re-categorise the property.

How to submit an objection:

Only submit your objection on the prescribed form.

You can access the prescribed form online:

<https://www.swartland.org.za/pages/english/documents/valuation-rolls-2023.php>

Hard copies of the prescribed form are also available on the reverse of the valuation roll document available at the Municipal offices.

Email your objection form to vandersluysh@swartland.org.za

Appealing the Valuer's decision:

A homeowner who submits their objection timeously will be notified of the outcome of their objection. This notification, (a Section 53 notice), stipulates the homeowner's right to appeal the objection outcome, (under Section 54(a)), the period that the homeowner has in which to lodge an appeal, and where to collect and submit the appeal forms.

The homeowner will need to include evidence to substantiate their appeal, for example, a valuation report drafted by a professional valuer. (See the SA Council for the Property Valuers Profession. Also, the SA Institute of Valuers.)

Appeals are heard by the Valuation Appeal Board, an independent body appointed by the MEC for Local Government under section 56 of the MPRA. The appeal board is composed of valuation experts, who will review and either confirm, amend, or revoke the decision of the Municipal Valuer.

If the Municipal Valuer increases or decreases the value of your property by more than 10 percent, a compulsory review by the Valuation Appeal Board will apply in terms of Section 52. The board will review and confirm, amend, or revoke the decision of the municipal valuer. It is therefore very important that property owners read the Section 53 notice that you will receive to inform you of the outcome of your objection.