



**CENTRAL KAROO
DISTRICT MUNICIPALITY**



**LAINGSBURG
MUNICIPALITY**



**BEAUFORT WEST
MUNICIPALITY**



**PRINCE ALBERT
MUNICIPALITY**

IMPORTANT PUBLIC NOTICE

EXECUTION OF A GENERAL VALUATION FOR THE AREAS OF JURISDICTION OF THE MUNICIPALITIES BEAUFORT WEST, LAINGSBURG AND PRINCE ALBERT.

Kindly take note that in terms of a Memorandum of Agreement concluded vide the Provisions of Section 38(1) of the Municipal Property Rates Act (Act 6 of 2004) between the Central Karoo District Municipality and the B-Municipalities situated within its geographical area of Jurisdiction namely; Beaufort West, Laingsburg and Prince Albert, agreed to concur in terms of which the Public Tender Process and the appointment of a Municipal Valuator would be executed by the Central Karoo District Municipality and that the Execution of the General Valuation and concurrent Administrative processes be managed by the latter.

The mentioned Municipal Councils agreed to, in terms of the provisions of Section 30 of the Act, that a General Valuation of the areas be executed with the Date of Valuation being 1 July 2012. The Date of Implementation will be 1 July 2013. In terms of the outcome of the Public Tender Process Messrs. Boland Valuers have been appointed for this purpose and will there for soon commence with the General Valuation of all properties.

In terms of the provisions of the Act the basis of all valuations is market value. In terms of Section 46(1) the market value is determined as the amount which the property would have realized if sold on the date of valuation (1 July 2012) in the open market by a willing seller to a willing buyer. In terms of Section 34 of the Act the Valuer must value all properties within the boundaries of the Local authority and for that purpose he may inspect in loco such property. Inspections however are optional. A Valuer/Data Collector could however visit your property to collect all data and complete a questionnaire containing all detail of the property concerned.

In terms of Section 42 of the said Act the Valuer/Data Collector may require the owner or his/her agent or occupier to furnish him with such information with regards to any matter which he, on reasonable grounds, deems necessary for the exercise of his powers and the performance of his duties. In terms of Section 44 of the Act supra the Valuer or his representative shall not disclose any information obtained in the execution of his duties and to this end the staff concerned must submit to an oath of secrecy. Valuers/Data Collectors will in due course make a survey of all properties and you are hereby requested to assist them as far as possible to collect the correct information. The correctness of the valuation depends largely on the correctness of the detail supplied by the owner of the property or his/her representative. The Municipalities concerned thank you for your cooperation in this regard.

The Valuer/Data Collectors will be in possession of the necessary authority and identification documents to identify them positively. You are requested to insist on positive identification before allowing anybody onto your premises.

When more applicable information becomes available with regard to the General Valuation Process, Public Meetings will be held in the different locations in aid of the Public Participation Process. Notice in this regard will be published in the press.

Enquiries in the abovementioned regard could be addressed to Mr. M D V Müller at 028 272 9104 / 076 020 8778 or by email at divmuller@webmail.co.za

Mr. S Jooste.

Municipal Manager

Central Karoo District Municipality

Private Bag X560, Beaufort West, 6970

Website: www.skdm.co.za

			
SENTRAAL KAROO DISTRIK MUNISIPALITEIT	LAINGSBURG MUNISIPALITEIT	BEAUFORT-WES MUNISIPALITEIT	PRINS ALBERT MUNISIPALITEIT

BELANGRIKE OPENBARE KENNISGEWING

UITVOERING VAN ALGEMENE WAARDASIES VIR DIE REGSGEBIEDE VAN MUNISIPALITEITE BEAUFORT-WES, LAINGSBURG EN PRINS ALBERT.

Geliewe kennis te neem dat in terme van 'n Memorandum van Ooreenkoms aangegaan kragtens die bepalings van Artikel 38(1) van die Munisipale Wet op Eiendomsbelasting; nr. 6 van 2004, tussen die Sentrale Karoo Distriks Munisipaliteit en die B Munisipaliteite geleë binne sy geografiese regsgebied te wete, Beaufort-Wes, Laingsburg en Prins Albert ingestem het tot 'n samewerkings ooreenkoms ingevolge waarvan die Openbare Tender-proses en aanstelling van 'n Munisipale Waardeerder deur die Sentrale Karoo Distriks Munisipaliteit uitgevoer sal word en die uitvoering van 'n Algemene Waardasie en gepaard-gaande Administratiewe prosesse deur laasgenoemde bestuur sal word.

Vermelde Munisipale Rade het in terme van die bepalings van Artikel 30 van vermeldde Wet besluit dat 'n Algemene Waardasie van die gebiede vermeld te laat uitvoer met 1 Julie 2012 as "Datum van Waardasie". Die Datum van Implementering sal 1 Julie 2013 wees. In terme van uitkomst van die Openbare Tenderproses is Mnr. Boland Waardeerders vir die doel aangestel en sal eers daags met werksaamhede begin met die uitvoering van vermeldde Algemene Waardasie van alle eiendomme.

Ingevolge vermeldde Wet is die basis van alle waardasies markwaarde. Markwaarde word ingevolge Artikel 46(1) van die vermeldde Wet omskryf as die bedrag wat die eiendom op Datum van Waardasie (1 Julie 2012) in die ope mark sou verkry indien dit deur 'n gewillige verkoper aan 'n gewillige koper verkoop sou word. Artikel 34 van die Wet bepaal dat die waardeerder alle eiendomme moet waardeer en vir daardie doel kan die waardeerder 'n ter plaatse inspeksie doen. Inspeksies is egter opsioneel. 'n Waardeerder/Data Insamelaar kan u eiendom besoek om 'n vraelys wat besonderhede van u eiendom bevat te voltooi.

Daar rus in terme van Artikel 42 van vermeldde Wet 'n wetlike verpligting op die eienaar okkupeerder/agent om die waardeerder of sy verteenwoordiger van alle ter saaklike inligting wat benodig word vir die uitvoering van die waardasie van die eiendom te voorsien. Die korrektheid van die waardasie berus in 'n groot mate op die inligting wat u aan die Data Insamelaar voorsien. In terme van Artikel 44 van die Wet supra sal alle inligting ten alle tye as vertroulik hanteer word en die betrokke personeel lê 'n eed in hierdie verband af. Waardeerders/Data Insamelaars sal dus mettertyd 'n fisiese opname van eiendomme uitvoer en eienaars/okkupeerders/agente word vriendelik versoek om sover moontlik die insamelaars behulpsaam te wees. Die betrokke Munisipaliteite maak staat op u samewerking in hierdie verband.

Ten einde u veiligheid te probeer verseker en om u in staat te stel om die persoon wat u in hierdie verband nader te identifiseer, sal alle personeel van die nodige magtigings en identifikasie dokumente voorsien word om hul positief te identifiseer. U word vriendelik versoek om aan te dring op positiewe identifikasie en geen persoon wat hom nie kan identifiseer nie op u perseel toe te laat nie.

Sodra, meer feitlike inligting bekend word met betrekking tot die voorgeskrewe Algemene Waardasie Proses sal Openbare Vergaderings gehou word in verskeie sentra om die Publiek daarvoor, asook ander ter saaklike inligting, deur te gee in terme van

'n Publieke Deelname Proses. Kennisgewings sal later hieroor in die pers verskyn.

Enige navrae kan aan Mnr M D V Müller by telefoon 028 272 9104 / 076 020 8778 gerig word of per E-pos na divmuller@webmail.co.za

Mnr S Jooste

Munisipale Bestuurder

Sentraal Karoo Distriksmunisipaliteit

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