



MEUMANN WHITE

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A T T O R N E Y S

## **Objections – Rates Valuations**

## **Objections to the New Municipal Property Rates Act and the Valuation Roll released by the Municipality**

The new Municipal Property Rates Act requires a Municipal Council to go through three stages: development of a rates policy, publication of a valuation roll and the determination of the rates randage.

Property Rates will now be based on the value as listed in the new property valuation roll released by the municipality mid-February 2008. The value reflected on the roll is what the property would be sold for on the open market at the date of valuation being the 1 July 2007.

At this stage the rates randage is yet to be determined by the council and will only be decided on in May/June 2008.

In the interim property owners should establish what the published market valuation for their property is. If the property owner feels that the valuation of his/her property does not reflect its market value then they need to object as follows before the 31<sup>st</sup> March 2008:

### **What should I do if I am unhappy with the valuation?**

Should you feel that your property has been over or under valued, you may lodge an objection.

### **What happens after I have lodged my objection?**

The matter will be referred back to the municipal valuer, who will review the valuation in the light of any additional information provided by you. This additional information must include 3 new valuations on your property which need to be obtained by yourself as well as any information which you, as the property owner, feel reduces or increases the value of your property eg. your property faces a busy highway or road and therefore suffers from high traffic noise.

You will then be informed in writing of the outcome of this review.

### **How do I lodge an objection?**

You can do this by completing and handing in the prescribed form together with any information you have in support of your objection. The forms are obtainable from the Real Estate Unit, 13th Floor, 75 Winder Street, Durban, Regional Centres or may be downloaded from the web at [www.durban.gov.za](http://www.durban.gov.za) . Once on the website you then click on City Government, then Municipal Administration, then property valuations and then the objection icon. There are three objection forms available residential, non-residential and agricultural which one needs to complete and then send to the following departments:

Objections can be e-mailed to:- [mundiev@durban.gov.za](mailto:mundiev@durban.gov.za), posted to:-

Ethekweni Municipality,  
Real Estate Department,  
P.O. Box 272  
Durban,  
4000

- Attention:- Valuation Roll

### **or handed in at:**

The Real Estate Department,  
Valuation Roll,  
13th Floor, 75 Winder Street,  
Durban.

**What happens if I am still unhappy with my valuation?**

You may lodge an appeal against the valuation and subsequent review of your objection. This appeal will be heard by the Valuation Appeal Board, which is a tribunal appointed by the Provincial Government.

**How do I lodge an Appeal?**

Details of this will be provided to you by the Municipality together with the outcome of your objection.

For further assistance please contact any of Meumann White's offices.