Newsletter / Iindaba
Nuusbrief
Munisipale Nuusbrief / Municipal Newsletter / Incwadi yeendaba zakwa Masipala

Desember 2020

Breedevallei Munisipaliteit - Breede Valley Municipality

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Algemene Waardasies 2021 - 2026

Die nuwe algemene waardasierol vir Breedevallei Munisipaliteit is afgehandel en deur die Munisipale Bestuurder gesertifiseer. Hierdie waardasies sal die basis wees vir u belasting heffings 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 Munisipale Eiendomsbelasting Wet, 2004 (Wet nr. 6 van 2004) is die waardasierol geldig vir vyf (5) jaar, maar kan verleng word met spesiale toestemming deur die Provinsiale Regering. Die datum van waardasie is soos op 1 Julie 2020 bepaal en is van krag vir die tydperk waarvoor die waardasierol saamgestel is, na gelang van die gebruik van die eiendom. 'n Amptelike kennisgewing met die waardasie besonderhede sal aan elke eienaar van eiendom wat gewaardeer is, gestuur word.

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 (1 Julie 2020) deur 'n gewillige verkoper aan 'n gewillige koper. Die totale eiendomme wat gewaardeer is, is ongeveer 29077 en sluit alle eiendomme (bv. landbou, residensieël, kommersieël en ander eiendomme) in. Eiendomsbelasting sal bereken word op die nuwe waardasie vanaf 1 Julie 2021. Aanvullende waardasies (bv. eiendomme wat onderverdeel of gekonsolideer is, nuwe erwe, aanbouings, slopings, wetgewing oor grondgebruik) sal ten minste eenkeer per jaar op 'n eiendom uitgevoer word om die Algemene Waardasierol aan te vul. Die eiendomme wat op die aanvullende waardasierol gewaardeer word sal op die dieselfde markwaarde (1 Julie 2020) gewaardeer word as die eiendomme op die algemene waardasierol.

Die proses hiervandaan

- Eienaar/s aanvaar die nuwe waardasie – geen beswaar.
- Eienaar/s teken beswaar aan teen die waardasie van 'n eiendom (markwaarde soos op 1 Julie 2020), wanneer dit vir hom/haar te hoog of te laag is. In hierdie geval moet amptelike beswaarvorms (beskikbaar by die munisipale kantore en biblioteke) ingevul en in die tenderbus geplaas word. Besware kan ook elektronies by valuations@bvm.gov.za ingedien word. Om u waardasie te toets kan u uself afvra of u bereid is om u eiendom te koop/verkoop teen die

General Valuation Roll 2021 – 2026

The new Valuation Roll for Breede Valley Municipality was completed and certified by the Municipal Manager. These valuations will be used as basis for the property rates from 1 July 2021.

The Valuation Roll is the official record of the value of all ratable properties within the jurisdiction of our Municipality. In terms of the Local Government Municipal Property Rates Act, 2004 (Act No 6 of 2004), the Valuation Roll is valid for five (5) years but can be extended with special consent of the Provincial Government. The valuation date is 1 July 2020 and will be fixed for the period that the Valuation Roll is valid. A notice will be sent to the owner of every property that was valued, according to the use of the property.

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 due date.

Valuation

The valuation was determined through the market value of the property. It is the amount the property would have been sold for on the date of valuation (1 July 2020) in the open market by a willing seller to a willing buyer. The total properties valued are about 29 077 and include agricultural, residential, commercial and other properties. Property rates will be calculated on the new valuation from (1 July 2021). Supplementary valuations (e.g. properties that are subdivided and consolidated, new properties, demolition, category changes) will be performed at least once a year to supplement the Valuation Roll with new properties or changes to properties and will be valued on the fixed date of 1 July 2020 to ensure that properties are valued on the same basis.

The process from here

- Owner/s accepts the new valuation: no objection.
- Owner/s objects against the valuation of a property (market value as at 1 July 2020), if it is too high or too low: In this case an objection form must be completed and be placed in the sealed box which will be available at the municipal offices and libraries or objection can be submitted electronically to valuations@bvm.gov.za. The question one can ask to test the new valuation, "Am I prepared to sell my house at the market price as determined?"
- If the objection against the valuation is rejected, then the owner can appeal

Umqulu woQingqo-maxabiso kwiindawo zobumnini ukususela kunyaka Ka 2021 - 2026

Umqulu omtsha omalunga noqingqo-maxabiso ezindaweni zobumnini jikelele wakwa Masipala wase Breede Valley uqukunjelwe kwaye wagunyaziswa nguMphathi ka Masipala. Lo mqulu uzakusentyenziswa njengesikhokhelo samaxabiso erhafu kwiindawo zobumnini ukususela ngo we 1 Julayi 2021.

Lo mqulu woqingqo-maxabiso ngumgcini zinkcukacha ogunyazisiweyo wendawo zakwa masipala ezirhafelwayo. Ngoko mthetho wakwa Masipala omalunga nendawo ezirhafelwayo, (Umthetho no. 6 ka 2004) lo mqulu uzakusetyenziswa kangangethuba leminyaka emihlanu (5), unganako ukwandiselwa ithuba xa kunokufunyanwa imvume ekhethekileyo esuka kuRhulumente wePhondo. Umhla wokuqikelelwa kwamaxabiso ngowe 1 Julayi 2020 kwaye uzakuhlala usisigxina ngethuba lo mqulu usagunyazisiwe. Isaziso sizakuthunyelwa kubo bonke abanini-ndawo zobumnini ezithe zaqingqelwa amaxabiso. Isaziso esisemthethweni esiqulathe iinkcukacha zoqingqo-maxabiso sizakuthunyelwa kumnini-ndawo.

Ukuchasa umqulu wokuqingqwa kwamaxabiso

Nawuphi na umntu angaphikisana noqingqo-maxabiso kwindawo yobumnini ekuluhlu loqingqo-maxabiso. Ukuchaswa okanye isibheno asithethi into yokuba irhafu mayingahlawulwa ngexesha elifanelekileyo.

Ukuhlolwa koqikelelo lwamaxabiso

Ixabiso liqingqwe lixabiso lentengiso yendawo yobumnini. Lixabiso eliya kufezekiswa kwindawo yobumnini kwintengiso evulekileyo ngomhla woqingqo-maxabiso (1 Julayi 2020) ngumthengisi ovumayo kumthengi ozimiseleyo. Iindawo zobumnini zizonke ezixabisekileyo zimalunga ne 29 077 kwaye zibandakanya zonke iindawo zobumnini (umzekelo ezolimo, zokuhlala, ezorhwebo nezinye iindawo zobumnini). Irhafu yendawo yobumnini izakubalwa kuqingqo-maxabiso olutsha ukususela ngomhla we 1 Julayi 2021. Amaxabiso ongezelelweyo (umz. Iindawo zobumnini ezahluliweyo okanye ezidityanisiweyo, iiploti ezintsha, ukongezwa, ukudilizwa, umthetho wokusetyenziswa komhlaba) ziyakwenziwa kwindawo yobumnini kube kanye ngonyaka Gcwalisa uLuhlu loQingqo-maxabiso. Iindawo zobumnini ezinexabiso kuluhlu loqingqo-maxabiso olongezelelweyo ziya kuqingqwa ngexabiso elifanayo (1 Julayi 2020) njengeendawo zobumnini ezikuluhlu lwamaxabiso ngokubanzi.

Inkqubo ezakulandelwa ukususela ngoku

waarde wat op u eiendom geplaas is.
- Indien die beswaar teen die waardasie verwerp word, kan die beswaarmaker appél aanteken teen die beslissing.

Munisipale eiendomsbelasting
DIe jaarlikse eiendomsbelasting word bereken deur die markwaarde van die eiendom te vermenigvuldig met 'n Sent-bedrag in die Rand soos gedurende die begrotingsproses deur die Raad bepaal. Hierdie tarief is nog nie vasgestel nie en sal eers beskikbaar wees in Maart 2021 wanneer die begroting ter tafel kom in die Raad voor die finale goedkeuring in Mei 2021.

Die mees algemene vraag wat die meeste eienaars het, is: ***"Sal die verhoging in die waarde van my eiendom tot hoër belasting lei?"*** Die antwoord is nee, maar as die styging in waarde van u eiendom meer is as die gemiddelde dan is die antwoord ja.

Kan ek die waardeerder ontmoet? Die waardeerder sal op die volgende datums en tye beskikbaar wees by ons munisipale kantore:

against the decision.

Municipal property rates
The annual property rates are calculated by multiplying the market value of the property by a Cent amount in the Rand as determined by Council during the budget process. This tariff has not been determined yet and will only be available in March 2021 when the draft budget and budget related policies including tariffs are tabled by Council before the final adoption in May 2021.

The most frequently asked question from owners: ***"Will the increase in the value of my property lead to higher rates?"*** The general answer will be no, but if the increase in the value of your house is higher than the average, the answer is yes.

Can I meet the valuer? The valuer will be available at our Municipal offices on the following dates:

Plek Venue Indawo	Adres Address Idilesi	Datum Date Umhla	Tyd Time Ixesha
Touwsrivier	Loganstraat	19 Jan. 2021	9:00 – 12:45 & 13:30 – 16h00
De Doorns	La Rochelle 4	20 Jan. 2021	9:00 – 12:45 & 13:30 – 16h00
Zwelethemba	Library, Mtwazi Str	22 Jan. 2021	9:00 – 12:45 & 13:30 – 16h00
Worcester	Baringstraat 45	21 Jan. 2021	9:00 – 12:45 & 13:30 – 16h00
Rawsonville	Le Seuerstraat 17	25 Jan. 2021	9:00 - 13:00

- Umnini / abanini-ndawo balwamkele uqingqo lwexabiso lendawo olutsha – kungabikho sibheno/sichaso.
- Umnini-ndawo akhalaze ngoqingqo lwexabiso lendawo (ngokwexabiso lemarike ukususela ngowe 1 Julayi 2020), xa linyukile okanye lihlile kuye.
- Kuyakufuneka isichaso/isikhalazo sibhalwe kwincwadi yezikhalazo ifakwe kwibhokisi evaliweyo efumaneka kwi ofisi zikaMasipala nakumathala eencwadi okanye zingathunyelwa kwa valuations@bvm.gov.za. Umbuzo onokuzibuza wona ngowokuba Ingaba ndingawuthengisa na umzi wam ngelixabiso likolu luhlu
- Ukuba isichaso/isikhalazo siye sakhatywa, lowo unesikhalazo unako ukwenza isibheno kwesigqibo.

Iirhafu kwindawo zobumnini zika Masipala
Irhafu yonyaka ibalwa ngokuphinda-phinda ixabiso lentengiso yendawo yobumnini ngerhafu yerhafu (lisenti ngokweRandi). Lo mgangatho awukagqitywa kwaye uya kumiselwa liBhunga kuphela ngo Matshi 2021 ngenkqubo yohlahlo-lwabiwo mali lonyaka, ngaphambi kokuba ekugqibeleni wamkelwe ngo Meyi 2021.

Owona mbuzo ka wonke-wonke kubanini-ndawo abaninzi ngowokuba, ***"Ngaba ukunyuka kwexabiso yendawo yam yobumnini kuya kukhokelela kwirhafu ephezulu?"*** Impendulo nguhayi, kodwa ukuba ukunyuka kwexabiso kwindawo yakho kungaphezulu komndilili, impendulo ngu-ewe.

Ngaba ndingadibana nalowo uqingqa amaxabiso? Lowo uqingqa amaxabiso uya kufumaneka kwii-ofisi zethu zikamasipala ngale mihla namaxesha alandelayo:

Die algemene waardasie-rol sal vanaf 14 Desember 2020 tot 1 Februarie 2021 vir insae beskikbaar wees by die volgende plekke:

Lo mqulu wokuqingqwa kwamaxabiso uzakufumaneka ze uhlolwe ukususela ngowe 14 Disemba 2020 ukuya kutsho ngowe 1 Februwari 2021 kwezindawo zilandelayo:

The valuation roll will be available for inspection from 14 December 2020 till 1 February 2021 at the following venues:

Worcester	Valuation section, 1st Floor, 45 Baring Str.	Public Library, Waterloo Street
		Esselen Library, Van Huyssteen Avenue Avianpark Library, Pelikaan Street
Zwelethemba		Zweletemba Library, Mtwazi Street
De Doorns		Municipal Building, 4 La Rochelle Road
Rawsonville		Municipal Building, 17 Le Seuer Street
Touwsrivier		Municipal Building, Logan Street
		Steenvliet Library, Dwars Street

The valuation roll is also available on our website www.bvm.gov.za