



BLUE CRANE ROUTE MUNICIPALITY (EC102)

NOTICE 18/2012

EXECUTION OF A GENERAL VALUATION FOR THE AREAS OF JURISDICTION OF THE BLUE CRANE ROUTE MUNICIPALITY

The Blue Crane Route Municipality Council agreed to, in terms of the provisions of Section 30 of the Municipal Property Rates Act (Act 6 of 2004) (The Act), that a General Valuation of the Blue Crane Route area be executed with the Date of Valuation being 1 July 2011.

The Date of implementation will be 1 July 2012. The General Valuation will be undertaken by the Provincial Government Eastern Cape: Department of Local Government and Traditional Affairs (DLGTA) on behalf of the Blue Crane Route Municipality in terms of sections 32(3) of The Act and section 139(1)(b) of the Constitution of the Republic of South Africa 1996. Mr M.C. Dippenaar has been appointed for this purpose and will therefore 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 realised if sold on the date of valuation (1 July 2011) 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 Municipality 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 and not to allow any body onto your premises that could not be positive identified.

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 Mrs V Gowar at 042 243 6412 or by email at veronag@bcmr.gov.za

M.A. MENE
MUNICIPAL MANAGER

5 April 2012