



DANNHAUSER MUNICIPALITY MUNICIPALITY OBJECTION LODGING POLICY GUIDELINE

1. Introduction

This policy refers to general valuation rolls and supplementary valuation rolls required to be advertised in the media and published in the provincial gazette in terms of the Municipal Property Rates ACT, No. 6 of 2004.

The Act provides, in terms of section 49 (1) (a) (ii), that every person has the right to lodge an objection in respect of any matter in, or omitted from, the valuation roll to do so in the prescribed manner and within the stated period.

Attention is specifically drawn to the fact that in terms of section 50 (2) of the Act an objection must be in relation to a specific individual property and not against the valuation roll as such.

2. Objection lodging guidelines and time periods

A public notice stating that the roll is open for inspection will be advertised by the municipality in the media and published in the provincial gazette inviting every person who wishes to lodge an objection in respect of any matter in, or omitted from, the roll to do so in the prescribed manner and within the stated period. In terms of the Act the period stated in the public notice may not be less than 30 days from the date of publication of the last notice.

Objection forms will be obtainable from the municipal web site www.dannhauser.gov.za

The lodging of completed objection forms and submission documents must be scanned, attached and sent by email to thandekak@dannhauser.gov.za OR sent by courier service at the cost of the objector, in hard copy by arrangement with the municipality.

The onus rests on the objector to ensure that the municipality receives the completed objection form and any submission documents within the stated period.

LATE OBJECTIONS WILL NOT BE VALID - objections received after the closing end date of the stated period will not be valid and will not be processed by the municipality or the municipal valuer.

The municipality will offer guidance on the website on objection lodging procedures. The onus rests on the objector to ensure that objections are lodged in a complete manner and within the stated period. The municipality will not be responsible for late objections or incorrect / missing information which can invalidate an objection form.

3. Objection forms

Prescribed objections forms have been developed under regulation gazette no. 29304 and consist of **Type “A” - residential property (full title and sectional title), Type “B” - properties other than residential or Agriculture eg Business, Commercial/Industrial and Type “C” - Agricultural Holdings or Farms.** The onus is on the objector to ensure that the correct form is sourced, filled in and accepted by the municipality.

The objector must ensure that a full motivation and supporting information is provided relating to the claimed value, including but not limited to –

- Property and land information – building sizes (m²), land size, topography, condition aspects, location aspects, etc;
- Market information - sales and or rental information of similar properties around the valuation date;
- Other pertinent information relating to the property that affects value – town planning zoning, servitudes, etc.

Note: The type of information required to be submitted will depend on the type of property under objection. A separate annexure may be attached if required. It is also recommended that the objector keep a copy of the objection form submission for reference.

4. Objection validation

In order to ensure efficient, equitable, and cost effective decisions during the objection process from the rates department, the municipal valuer and the appeal board, the municipality has prepared the following criteria to assess objection form validation.

An objection form will not be valid if it –

- a. is received after the official closing date of the public inspection notice period as specified in the public advertisements in terms of section 49;
- b. is submitted on the incorrect form and cannot logically be considered eg an agricultural objection lodged on a residential form and vica versa;
- c. does not have any property description or details for locating the property;
- d. is not signed by the objector under the declaration section;
- e. has not been filled in completely and is missing pertinent property valuation information such as - building sizes, land size, condition aspect, sales data, objector details, etc;
- f. does not have any motivation behind the objector’s claimed value (valuation methodology and sales market evidence);
- g. does not have an objection claimed value;
- h. motivates on the basis of rates payments only, with no reference to valuation methodology and sales market evidence.

Shaka Cele
Municipal Manager