

FINANCE - VALUATIONS

SERVICES RENDERED	UNIT	REMARKS	TARIFFS						
			2008/09	2008/09	VAT	2009/10	2009/10	2009/10	2009/10
			Recalculated excl. VAT	R incl. VAT	Yes/No	R excl. VAT	Recalculated excl. VAT	Variance due to rounding	R incl. VAT
Digest of property transactions									
Digest for the Metropolitan Area	per annum		1,234.12	1,406.90	y	1371.05	1371.05	0.00	1,563.00
Digest for the Metropolitan Area	per month		149.47	170.40	y	166.67	166.67	0.00	190.00
Digest per administrative area	per annum		692.28	789.20	y	769.30	769.30	0.00	877.00
Digest per administrative area	per month		87.81	100.10	y	97.37	97.37	0.00	111.00
Digest per demarcated area	per annum		241.93	275.80	y	268.42	268.42	0.00	306.00
Digest per demarcated area	per month		30.79	35.10	y	34.21	34.21	0.00	39.00
Sectional Title Digest per administrative area	per annum		586.67	668.80	y	651.75	651.75	0.00	743.00
Sectional Title Digest per administrative area	per month		68.16	77.70	y	75.44	75.44	0.00	86.00
SAP - Ownership/Valuation/Clearance Certificate									
Information in respect of property obtained from a rates or property register other than a statement of rates paid or due to be paid. Includes owners name, address and municipal valuation. Also known as Valuation Certificate extracted from SAP.	per property	To align with Revenue's tariff "Rates Clearance Certificate". All debtors, who qualify and are registered as indigent, who require a municipal valuation certificate of their property, for purposes of applying for a social grant, will receive such certificate at no cost.	131.58	150.00	y	142.10	142.11	0.01	162.00
Building Sketch									
Provision of valuation sketches of buildings. (Maximum charge R90.00)	per sketch		6.58	7.50	y	7.89	7.89	0.00	9.00
Allocation									
Provision of allocations of site & building value to the public for (separate) rating purposes on request	per hour		454.04	517.60	y	517.54	517.54	0.00	590.00
Sectional Title Enquiry									
Details of Ownership and History. (Minimum charge R90.00)	per section		28.95	33.00	y	33.33	33.33	0.00	38.00
Property Listing									
Listings of selected property types reflecting ownership, address, valuation, extent of land, etc. A minimum amount of R110,00 per listing will apply.	per listed property	Since 2006/2007 rounding has brought this tariff back to R0.10 and in light of this it is felt appropriate to increase it to R0.15 by now rounding it up by R0.01	0.09	0.10	y	0.12	0.13	0.01	0.15
Includes details of all the sections in a sectional title scheme	per section		0.09	0.10	y	0.12	0.13	0.01	0.15
Photostats									
Photostats	per page	As per the Promotion of Access to Information Act 2 of 2000	0.53	0.60	y	0.53	0.53	0.00	0.60
Research									
Research fee for property	per hour	At cost mid grade T8	68.16	77.70	y	78.95	78.95	0.00	90.00

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Valuation Board/ Municipal Valuers Decision									
Fee payable for the furnishing of reasons for decisions of valuation board or valuation appeal board or Municipal Valuer	per property	In terms of the MPRA a valuer must be registered in order to conduct valuations or revaluations of property. Previously this could be done by a candidate valuer remunerated at grade T 7/8. Now that a registered valuer is required, remuneration is at grade T 11. Calculated at cost one hour for site inspection and one hour to draft the correspondence and check for a valuer at mid grade T 11.	68.16	77.70	y	175.44	175.44	0.00	200.00
Revaluation of residential properties		These charges are only relevant to old objections in terms of the Valuation Ordinance of 1993 which has now been superseded by the municipal Property rates Act 6 of 2004 and are now no longer required							
Municipal value - R0 to R50 000	per application		no fee		n	Delete	Delete	Delete	Delete
Municipal value - R50 001 to R100 000	per application		65.35	74.50	y	Delete	Delete	Delete	Delete
Municipal value - R100 001 to R200 000	per application		259.74	296.10	y	Delete	Delete	Delete	Delete
Municipal value - R200 001 to R400 000	per application		455.00	518.70	y	Delete	Delete	Delete	Delete
Municipal value - R400 001 to R1 000 000	per application		648.33	739.10	y	Delete	Delete	Delete	Delete
Municipal value - R1 000 001 and higher	per application		972.54	1,108.70	y	Delete	Delete	Delete	Delete
Revaluation of non-residential properties		These charges are only relevant to old objections in terms of the Valuation Ordinance of 1993 which has now been superseded by the municipal Property rates Act 6 of 2004 and are now no longer required							
Municipal value - R0 to R1 000 000	per application		648.33	739.10	y	Delete	Delete	Delete	Delete
Municipal value - R1 000 001 to R3 000 00	per application		972.54	1,108.70	y	Delete	Delete	Delete	Delete
Municipal value - R3 000 001 to R7 000 000	per application		1,556.40	1,774.30	y	Delete	Delete	Delete	Delete
Municipal value - R7 000 001 to R15 000 000	per application		2,592.46	2,955.40	y	Delete	Delete	Delete	Delete
Municipal value - R15 000 001 to R50 000 000	per application		6,361.93	7,252.60	y	Delete	Delete	Delete	Delete
Municipal value - R50 000 001 to R100 000 000	per application		12,957.46	14,771.50	y	Delete	Delete	Delete	Delete
Municipal value - R100 000 001 and more			Requires determination of a specific fee by Council	Requires determination of a specific fee by Council	y	Delete	Delete	Delete	Delete