

City reveals valuation criteria

CAPE Town's residential property owners can now get an insight into how the municipal property valuation works after the City has published data collection manuals on its official website.

There are different manuals for the over 750 000 properties in various categories. These include single residential, commercial and industrial, residential sectional title, non-residential sectional title and agricultural properties.

National legislation determines that municipalities must value properties every four years to be aligned with changes in the property market.

According to Abigail Morulane, The City's Business Environment Manager, ratepayers can now see which value-forming attributes are considered in the valuation process. The manual will at the same time ease the burden on the valuation department's staff as they can refer queries to the website.

"Those who do not have access to the website from home, can visit one of the City's public libraries which offer access via the Smart Cape system.

"We encourage property owners to learn more about the valuation data collection methods, and to submit ideas on how the City can continue to grow and serve the community," she says.

The municipal valuation team has recently embarked on a programme where they are visiting properties in the metropole which were recently sold.

"Rates are charged on the estimated market value of properties and the latest sale prices offer an objective basis for the assessment of market value," she says.

The Municipal Property Rates Act states that properties must be valued according to generally recognised valuation practices, methods and standards. This allows for various systems including the computer aided mass appraisal (CAMA) modelling techniques. The CAMA applications rely on valuation equations and tables developed by modellers from analysing market data, but accurate descriptions of land and building characteristics and sales data are essential to ensure accurate results

"The publishing of the manuals is part of the City's vigorous campaign to inform residents on the relevant legislation and the valuation process," Morulane says.

We intend publishing all five manuals in the various categories.

The manuals can be accessed by visiting <http://www.capetown.gov.za/en/propertyvaluations/Pages/FormsBrochures.aspx>, then click on Residential data collection manual, general valuation 2006