

# **CITY OF CAPE TOWN**

## **MEDIA RELEASE**

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### **Coming soon to your suburb, the City's property sales review team**

The City of Cape Town's valuation team will be visiting properties in the city that were recently sold.

Like all local authorities, the Cape Town Municipality is substantially dependent on the collection of rates to finance its service delivery mandate and the city's residents are also entitled to be charged equitably on the properties they own.

Rates are charged on the estimated market value of the property and sale prices provide an objective basis for the assessment of market value.

It is imperative and in the interests of all, that each and every private property within the city boundaries be correctly valued.

Accordingly, the City of Cape Town's valuation office monitors and analyses property sales in each suburb on a daily basis to collect data for use in valuation methodologies and techniques.

Everyone is adversely affected if sales transactions occur which skew this data.

The purpose of the sales review is to establish the facts of the sale transaction e.g. whether the sale was arms-length (the willing seller and willing buyer principle) and what the state of the property's value-forming attributes were at the date of sale.

The Department's normal routine business continues, however, with a specific focus on the maintenance of the

property register to reflect any changes to the particulars of the rates valuation roll. Such changes can occur when properties are subdivided, consolidated or demolished.

Data collectors continue to inspect properties and take preliminary measurements of buildings after new building plans have been submitted. The appeal resolution process is well underway with appeal board personnel requiring access to some properties to finalise appeals.

### **Safety Precaution**

Do not allow anyone onto your property who claims to be a data collector or valuer, but cannot identify themselves to your satisfaction. If you are in any doubt about the identity or authenticity of the person please contact the City`s call centre on 0860 103 089 to verify that they are authorised to visit your property. Photographs of valuers and data collectors are also available on the City`s website [www.capetown.gov.za](http://www.capetown.gov.za).

### **If you are not at home**

“If the valuer or data collector is not able to gain access to your property during working hours, a call back card will be dropped at the property with a telephone number which will enable you to arrange a suitable time for the inspection,” says Christopher Gavor, Director: Valuations.

“Call centre staff will also be able to answer any queries you may have with regard to the supplementary valuation process.”

**End**

**Issued by: Communication Department, City of Cape Town**

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