



# **The Msunduzi Municipality**

## **COMMUNICATIONS & IGR**

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### **MEDIA STATEMENT**

**To: ALL MEDIA**

**WEDNESDAY, 13 March 2019**

### **GENERAL VALUATION 2019 ROLL**

The Msunduzi Municipality is undertaking a General Valuation Roll (GV 2019) which will be implemented with effect from 01 July 2019.

The General Valuation 2019 Roll property values shall be valid for the period 01 July 2019 to 30 June 2024.

In terms of the Municipal Properties Rates Act, Act no. 6 of 2004, as amended, all properties are valued on a market value basis (what a willing buyer shall pay to a willing seller). The valuation is based as at the fixed date. This means that the values are based on sales information as at 02 July 2018, which is one year before the date of implementation. The GV 2019 implementation date is 01 July 2019.

The certified valuation roll was submitted to the municipal manager on the 14<sup>th</sup> of February 2019 and was published and made available for inspection on the 4<sup>th</sup> of March 2019.

Section 49 notices shall also be sent to each ratepayers advising of the valuation and rating category on the property. The notice also informs the property owner to exercise his/her rights and lodge an objection where the owner is not happy with the property information that appears on the valuation roll.

Objection Centres advising the owner of where the objections may be lodged are also stipulated in the section 49 notices. Objections may be submitted online on the website address: [www.msunduzi.gov.za](http://www.msunduzi.gov.za). Which will direct objectors to this link: <https://eservicesapp.evaluations.co.za/msunduzi/>.

all objection forms are generated systematically and the documents are pre-populated with the ownership and valuation information. The roll may be inspected in the following centres:

Objection Centre	Physical Address
Pmburg Valuations Office	4 <sup>th</sup> floor Professor Nyembe Building , 341 Church street, Pmburg Central
Northdale Civic Centre	Bombay Road, Northdale
Ashburton Municipal Office	Cnr. Old main Road & Hayward Drive - Opposite Spar Shopping mall.
Gedi Office, Imbali	Corner of Sutherland and FJ Sithole Road – Imbali
Old Edendale/Vulendela Office	50 Sutherland Road/Old Edendale Road – Plessislaer
Sobantu Municipal Office	Connerof Promed to 509 Sikhosana Road - Sobantu

The objections forms are also available online OR the objection may be lodged online. The website address is as follows: <https://eservicesapp.evaluations.co.za/msunduzi>. Each online objector is required to register and obtain a One Time Password (OTP) via cell number or on email.

The objector may thereafter login using the login credentials. Evidence such as sales information or other documents may be uploaded to the objection form and submitted online. An objection number and objection acknowledgement letter is generated when the objection is registered online.

The period in which objections may be lodged has been extended to be Monday, 4<sup>th</sup> March 2019 and Friday, 3<sup>rd</sup> May 2019 (closing at 12:00 on 3<sup>rd</sup> of May 2019). No late objections shall be accommodated.

Property owners are also reminded that an objection may be lodged against a particular property and not against the valuation roll. Each objection must be lodged separately. Appeals may be lodged where the objector is not in agreement with the objection outcome. Details of where appeals may be lodged shall be reflected in the objection outcome notice. In terms of section 27 of the Municipal Properties Rates Act, a municipality is required to furnish an account to each person who is liable for the payment of rates. The act further stipulates that “A person liable for a rate must furnish the municipality with an address where correspondence can be directed to”.

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Enquires: Ms Thobeka Mafumbatha, Manager: Communications and IGR  
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