



VALUATION PROCESS & DATA COLLECTION: GREATER TZANEEN MUNICIPALITY NEW VALUATION ROLL 2017 - 2022

Introduction

UNIQUECO Property Valuers has been appointed by **Greater Tzaneen Municipality** to compile the new 2017 – 2022 Municipal Valuation Roll. Implementation date of the new roll is **1 July 2017**.

UNIQUECO has dedicated and well experienced staff and recently been awarded the **PMR Diamond Arrow** rating for best outstanding Municipal Valuations 2016 in South Africa.



Uniqueco Property Valuers

DIAMOND ARROW 2016

Municipal Valuations

Outstanding - 1st Overall

The appointed **Municipal Valuer Dada Erasmus-Nel** has 25 year property valuations experience and currently a member of the Valuation Appeal Board for City of Tshwane Metropolitan Municipality



Directors

Regional Offices
Head Office

Ms R Mokonyane Mr L Nel (Managing)

National (RSA)
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amongst other. And a former board member for the Johannesburg Municipal Valuation Appeal Board.

The Uniqueco valuation team will be customer focused with the intention to work closely with the community to prepare a transparent and fair valuation roll. Community input is welcomed and will be utilised to assist the Municipal Valuer in ensuring a widely accepted valuation process. Ratepayers are invited to address all new valuation enquiries to Dada Erasmus-Nel at info@uniqueco.co.za.

How UniqueCo will value the properties?

The purpose of the valuation project is to determine a **Market Value** of all properties, which implies the most probable price that a property would realise on the date of valuation, if sold on the open market by a willing seller to a willing buyer.

There are several types of properties in the municipality – residential, sectional title, non-residential and agriculture. Each is valued on different basis, although they all relate to the market value. For example, residential property (including sectional titles) is valued on a comparable sales method. Most commercial property (including retail, offices, warehousing) are valued on an income basis, while institutional properties such as schools, hospitals and clinics are valued on a cost basis.

When valuing the properties, the Municipal Valuer establishes the market conditions, and this is based on recent sales and market information activity in the various areas. Therefore this will take into consideration areas where values have declined, increased or remained stagnant due to the current state of the economy as on the Valuation date.

Will the property be physically inspected?

As this is a mass valuation, the Municipal Valuer uses a computer aided mass appraisal (CAMA) system to determine the values of all properties. This is based on statistical analysis and geographical information systems (GIS), and therefore requires reliable and accurate data.

Because of the time limitations, obtaining access to all properties is **not possible**, and as such, our

Municipal Valuer makes use of advanced technology that allows the collection of data. This includes the use of **building plans and aerial photography** that allows the valuers to see the properties from different angles.

This is improved by the use of street level 360 degree camera surveillance and photography which is collected by drive through each street and recording street frontages. This method is acceptable in terms of the MPRA, and endorsed by the International Association of Assessing Officers (IAAO) the international body that sets standards to mass appraisal importantly endorses more.

The company TGIS (**Total Geo-spatial Information Solutions**) has been appointed by Uniqueco Property Valuers to capture the street view photography. Field form capturing will be done in-house. The contact person heading our data collection team is Gert Botha - Spatial Information Specialist and can be contacted at (012) 991 3624.

The camera is fitted to a vehicle and takes 360 degree photos.



However, in cases where the aerial photography and other imagery is not useable, usually in the cases where properties have a lot of foliage, or high security walls, then physical inspection of the sites are undertaken.

The data collection process is independently reviewed for quality assurance purposes to ensure the data collectors are consistent in their approach and the data they record is correct for the subject property.

For non-residential properties, field visits might be necessary to obtain data such as the property use, rentals and financial records of businesses.

In terms of the provision of section 41 of the local government: Property Rates Act, no 6 of 2004 the municipal valuer or other person authorised by the municipal valuer, may between 09h00 and 18h00 of any day enter any property within the municipal demarcated area subject to valuation for rating purposes, and inspect the property for the purpose of valuation.

Please note that such person authorised by the municipal valuer must be in possession of an **identity card** containing a photograph of such person and full authority issued by municipal valuer, and must on demand of by any person on property produce his identity card.

A handwritten signature in purple ink, appearing to read 'Dada Erasmus-Nel', is written over a light blue grid background.

Dada Erasmus-Nel
Municipal Valuer
Uniqueco Property Valuers
www.uniqueco.co.za
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Rona Viljoen
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