

19 February 2020

Councillor Mary Schalkwyk
Chairperson
Municipal Public Accounts Committee
Msunduzi Municipality
City Hall
Pietermaritzburg 3201

RE: COMBINED RESIDENTS AND RATEPAYERS' SUBMISSION ON FLAWED VALUATION PROCESS

I write on behalf of the Msunduzi Association of Residents and Ratepayers, an umbrella body of constituted resident and ratepayer associations in Msunduzi.

We express our concern and frustration with the flawed valuation roll review process from 2019 to date. This has seen residents' and commercial business property rates increased substantially with no reasons given for the high valuation of properties, and an unsatisfactory process for dealing with objections

We hereby submit the following questions to the Municipal Public Accounts Committee on the valuation roll review process:

1. Explain what was the tender process?
2. How many companies submitted a tender and who were they?
3. Who was awarded the tender and why?
4. What were the tender prices submitted and by whom?
5. What experience do they have and what are their track record on doing valuations?
6. Is the person who signed off on the valuation registered with the SA Council for Property Valuation Profession and please can we provided with proof of registration?
6. What methodology did they use to do the valuation?
7. Has the Valuations Appeal Board been established?
8. Will all valuations that varied by more than 10% compared to the 2014 Valuation roll be submitted to the VAB for automatic review, in accordance with Section 52 of the MPRA?
9. Given the high number of excessive valuations, what contingency is the Municipality making to pay refunds?
10. What plan has Council got in place in so far as the interest that is being charged on the rate arrears? Will there be an adjustment to same once the rate is adjusted and if so, from what date?
11. What is the deadline for the appeal process, as one cannot comply with Q11 above is happening?

We look forward to your reply in full to the above questions and request a response to these questions be submitted to us within 10 working days of the next meeting of MPAC.

We appreciate your cooperation in this process.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Waldhausen', written in a cursive style.

Anthony Waldhausen
Convenor
Msunduzi Association of Residents and Ratepayers