

Deadline to object to property valuations extended

Thami Magubane

THE deadline for those who wish to lodge objections to their property valuations has been extended to May 16.

Property owners must view the third general valuation roll and then lodge objections if necessary.

Deputy City manager for the finance cluster Krish Kumar told eThekweni Municipality executive committee members yesterday that the deadline, expected to expire early next month, had been extended for the second time by two weeks.

The first deadline expired at the end of March. Kumar

said the extension was meant to ensure there was a proper process.

"So far we received less than 2 000 objections and that is very low considering we have about 500 000 households in the city."

Kumar also told the executive committee that the city had not done physical valuations in the past five years even though by law the city was obliged to carry out these valuations every four years.

"We have applied for an extension," he said.

Asked whether the failure to carry out physical valuations gave credence to some residents' claims that their

properties were being over-valued, Kumar said: "That is why we are extending the objections period. We are running a fair and transparent process, so that people could object."

Approved method

He told the council although physical valuations had not been done, the valuations were not guesswork and there was a scientifically approved method that looked at the data of house sales in areas that informed valuations.

In recent weeks, property valuations have led to complaints, especially from opposi-

tion parties and ratepayers associations. DA leader Zwakele Mncwango said: "It does not make sense to me that I could buy a house for R1.7 million two years ago and the valuation now says the house is worth more than R2m.

"What will happen is that an agent will come when you want to sell and will bring the value back down to R1.7m. It cannot be that all the houses have seen a value increase of around 25%."

DA councillor Heinz De Boer said the party was dealing with a number of complaints relating to valuations.

"The reality is that the house market has stagnated.

People everywhere are complaining. In some areas you find people living in the same complex and in the same size unit, but their rates are not the same.

"For one person, the rates have increased and for the other, they have stayed the same.

"What is going to happen is that some organisations are going to take the municipality to court and there will be problems."

The municipality said valuations roll could be inspected via the city's website www.durban.gov.za or directly from

<http://www.durban.gov.za:89/propertysearch.ht>