Express

February 2026

SALDANHA BAAI BAY

MUNISIPALITEIT | MUNICIPALITY | uMASIPALA

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APPLICATION (APP)

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2. Register as a user
3. Link your Saldanha Bay Municipality property in the app

Enjoy the features:

- Receive service delivery interruption notices
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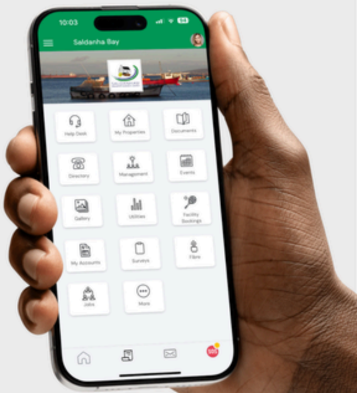

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EMERGENCY NUMBERS

Ambulance	10177
West Coast Medical Rescue	081 829 3355
Atlantic Medical Response	022 772 2377
Saldanha Bay Municipality Fire Services	022 713 1815
	086 007 3473
West Coast District Municipality Fire Services	022 433 8700
Police	10111
Crime Stop	086 00 10111
Hopefield Police Station	022 723 8000
Langebaan Police Station	022 707 5140
Saldanha Police Station	022 714 8333
St Helena Bay Police Station	022 736 8060
Vredenburg Police Station	022 703 6440 / 53
Traffic	022 701 6900
After Hours	022 701 6834
NSRI	082 990 5966
Vredenburg Provincial	022 709 7200
West Coast Life	022 719 1030
Law Enforcement	022 701 6912
After Hours	022 701 6834
Emergency Control Room	022 701 6834
Langebaanweg Military Police	022 706 2413 / 2125
Department of Correctional Services (Vredenburg)	022 713 3024
Barry Stander	060 518 1315
Ettiene Swanepoel	082 812 7508
Barend Stander	060 518 1315
Roy Walsh	082 894 4164
SPCA Rescue	022 289 0998
After Hours	082 414 7153

OPERATIONAL HOURS

MONDAY – THURSDAY:
07H45 – 16H30

PAYPOINTS AND TRAFFIC DEPARTMENT CLOSE AT 15:00

FRIDAY:
07H45 – 15H00

PAYPOINTS AND TRAFFIC DEPARTMENT CLOSE AT 14:15

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GENERAL VALUATION ROLL 2025

The levying of property rates by municipalities, is governed by the Municipal Property Rates Act No. Act 6 of 2004 and Regulations (MPRA). The MPRA requires that every municipality must adopt a Property Rates Policy consistent with the MPRA. This includes governing the property rating process by defining the different categories of property for rating purposes, as well as specific categories of property ownership that assist with the provision of rates rebates and exemptions. Property valuation data is compiled in a general valuation roll document, which consists of property information of all registered properties, inclusive of the market value and property category.

FREQUENTLY ASKED QUESTIONS

1. WHAT IS A GENERAL VALUATION?

A general valuation is the process whereby all rateable properties in the municipality are being valued, including properties partially excluded from rates in terms of the MPRA. All these properties must then be included in the valuation roll. (MPRA section 30).

2. WHAT IS THE VALUATION DATE OF THE PROPERTIES INCLUDED IN THE GENERAL VALUATION ROLL 2025 (GV 2025)

The valuation date of all properties being valued was 1 July 2025. (MPRA section 31).

3. WHAT IS THE EFFECTIVE DATE OF THE IMPLEMENTATION?

The effective date of the valuation roll is a date the roll is implemented. This usually coincides with the date of the new financial year of the municipality. The customer will be levied rates according to the new general valuation roll from the implementation date. The effective date for GV 2025 will be 1 July 2026. (MPRA section 32).

4. HOW LONG IS THE GENERAL VALUATION FOR SALDANHA BAY MUNICIPALITY VALID?

A general valuation roll is produced, published and valid for a maximum of five (5) years in respect of a local municipality. The GV 2025 of Saldanha Bay Municipality will be valid for four (4) years from the date of implementation. (MPRA section 32).

5. IS THE MUNICIPALITY UTILISING AN INTERNAL OFFICIAL OR A PERSON IN PRIVATE PRACTICE AS ITS MUNICIPAL VALUER?

Saldanha Bay Municipality has appointed a person in private practice via a competitive bidding (tender) process. (MPRA section 33).

6. WHAT IS THE BASIS OF VALUATION USED BY THE MUNICIPALITY?

The basis of valuation is market value. This is the most probable price that a property would realise on the date of valuation, if sold in the open market by a willing seller to a willing buyer. (MPRA Section 46).

7. HOW DOES THE MUNICIPALITY LEVY PROPERTY RATES?

The levying of property rates is done through the establishment of a valuation process. The municipality begins the process by compiling a general valuation roll document that consists of property information of all rateable properties, inclusive of the market value and property category. Different categories are allocated to properties. It is important to understand that these property categories affect the rates being levied. (MPRA section 7 – 15).

8. DOES THE EXTERNAL MUNICIPAL VALUER VISIT PROPERTIES PHYSICALLY WHEN VALUING PROPERTIES?

In terms of section 45 of the MPRA, the physical inspection of properties to be valued is optional, and comparative, analytical and other valuation techniques may be used including:

- Aerial photography; and
- Computer-assisted mass appraisal systems or techniques, taking into account changes in technology and valuation systems and techniques.

As this is a mass valuation process, the Municipal Valuer uses a computer aided mass appraisal 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.

Access to all properties is not possible, and as such, the Municipal Valuer makes use of advanced technology that allows the collection of data. This includes the use of building plans and oblique imagery, which allows the Valuer to see the properties from all angles, and can measure the extents and heights of the buildings, as well as other information relating to quality, condition and other improvements. This method is acceptable in terms of the MPRA.

In instances where the aerial photography and other imagery is not useable, where properties have a lot of foliage, or high security walls, then physical inspection of the site is undertaken. The data collection process is independently reviewed for quality assurance purposes to ensure that the data collection process was consistent and that the data recorded was correct for the subject properties. For non-residential properties, field visits are undertaken to obtain data such as the property use, rentals and financial records of businesses.

9. WHAT HAPPENS TO PROPERTIES THAT ARE BUILT OR IMPROVED AFTER THE COMPILATION OF THE GENERAL VALUATION ROLL?

The municipality is compelled by legislation to reflect all changes to properties in a Supplementary Valuation Roll. The municipality is expected to produce at least one supplementary roll per year. (MPRA sections 77 – 79).

10. WHAT IS A SUPPLEMENTARY VALUATION ROLL?

A Supplementary Valuation roll is compiled to update the "Main Valuation Roll". The aim is to correct or update errors, omissions, subdivisions, consolidations, rezoning, township development, building alterations, the construction of new buildings, where the market value of a property substantially increased or decreased for any reason and any other exceptional reasons that may change or affect the value of a property, subsequent to the compilation and publication of the "Main Valuation Roll". Supplementary valuations are performed during each financial year, according to the market conditions at the "date of valuation" of the main valuation roll.

11. WHY DOES THE MUNICIPAL MARKET VALUE DIFFER FROM THE VALUE OF ESTATE AGENTS?

The valuation date of all rateable properties within the municipal area is 1 July 2025 and the value will remain for the duration of the valuation roll, subject to a supplementary valuation (see point 10 above) in terms of section 78 of the MPRA. Estate agents determine the value at different dates and are in most instances not backdated to the date of the municipal valuation, as would be the case for the GVR - therein is the difference.

12. WHAT IS THE CONTENT OF THE GENERAL VALUATION ROLL 2025?

The valuation roll must reflect the following in respect of each property as at the date of valuation to the extent that such information is reasonably determinable, and all these entries can be objected against:

(a) The registered or other description of the property;
(b) The category determined in terms of section 8 in which the property falls;
(c) The physical address of the property;
(d) The extent of the property;
(e) The market value of the property, if the property was valued; and
(f) Any other prescribed particulars. (MPRA section 48).

13. WHAT IS THE VALUATION CATEGORIES INCLUDED IN THE GENERAL VALUATION ROLL?

The valuation categories applied by the municipality are outlined in the MPRA as follow:

- Residential properties;
- Industrial properties;
- Business and commercial properties;
- Agricultural properties;
- Mining properties;
- Properties owned by an organ of state and used for public service purposes;
- Public service infrastructure properties;
- Properties owned by public benefit organisations and used for specified public benefit activities;
- Properties used for multiple purposes; and
- Vacant properties. (MPRA section 8).

14. WHAT DO I DO IF I BELIEVE THE VALUE OF MY PROPERTY IN THE GENERAL VALUATION IS INCORRECT?

The MPRA allows you to object to any entry or omission from the General Valuation Roll (not the valuation roll in totality) provided that such objection takes place in the prescribed manner and within the stipulated objection period. (MPRA section 50). It is important to note that a property owner cannot object to the property rates and cannot defer the liability for the payment of the rates beyond the date determined for payment.

15. WHEN WILL THE VALUATION ROLL BE MADE PUBLIC?

The municipality envisage to receive the certified valuation rolls by 30 January 2026. Thereafter the certified valuation roll will be made public within 21 days from receipt of the rolls. (MPRA section 49).

16. FOR HOW LONG WILL THE VALUATION ROLL BE MADE PUBLIC AND UNTIL WHEN CAN I OBJECT?

The valuation roll will be made public for 60 days from the date of publication of the last notice and every person who wishes to lodge an objection in respect of any matter in, or omitted from, can do so within the prescribed period. The municipality will publish a notice in the Provincial Gazette, and in the local newspaper (Weslander), for two consecutive weeks. The roll will be made available on Council's website as well. A formal notice will accompany these publications that will address the right to object. (MPRA section 49).

17. NOTIFICATION OF OUTCOME OF OBJECTION?

The Municipal Valuer must in writing inform the objector what the valuers' decision is and whether section 52 applies (change with a variance of more than 10%). The objector and owner will be notified of the Municipal Valuers' decision. The objector may apply in writing for written reasons of the Municipal Valuer's decision. Written reasons must be applied for within 30 days after the date of the notification at a fee as proclaimed in the Local Government Gazette, such fee must be paid in advance. The Municipal Valuer must provide written reasons within 30 days of application. If the client is still not happy, an appeal must be lodged within 21 days of receiving the reasons. (MPRA section 53).

18. HOW WILL THE PROPERTY RATES OF MY RATEABLE PROPERTY BE CALCULATED ANNUALLY?

Property rates are calculated in terms of the MPRA by the municipality will be as follow:

Property Rates = Market Value (MV) x Rate in Rand (rate) Where the Market Value is the value determined by the external municipal valuer as of 1 July 2025 and the rate in Rand is determined and approved by Council in terms of the MPRA and Municipal Finance Management Act (MFMA) and in line with its annual budget processes.

19. IF MY PROPERTY VALUE INCREASES WITH 20%, DOES IT MEAN THAT MY PROPERTY RATES WILL ALSO INCREASE WITH 20%?

No, that will not be the case. As part of the annual budget process, the municipality determines the "rate in Rand" required to generate the necessary property rates revenue. For the Original 2026/27 Budget, the municipality anticipates an inflation-related increase in property rates revenue. To mitigate the financial impact on property owners, this adjustment will be accompanied by a reduction in the "rate in Rand".

20. DOES THE MPRA MAKE PROVISION FOR EXEMPTIONS, REDUCTIONS OR REBATES?

The property rates policy and tariffs annually approved by Council at least 30 days before the start of the new financial year makes provision for exemptions, reductions and rebates in line with the MPRA. (MPRA section 15). As part of the Budget process the exemptions, reductions and rebates will be made public.

21. HOW TO GET MORE INFORMATION?

E-mail: valuations@sbm.gov.za
Telephone: 022 701 6843