



# RATES WATCH

MONITORING AND WATCHING YOUR PROPERTY VALUATIONS AND RATES

## MUNICIPAL PROPERTY RATES AND OBJECTIONS

### What you need to know about Valuation Objections and Reviews

#### BACKGROUND

Is your municipal valuation correct? Are you paying excessive property rates?

Monthly rates are calculated as follows:

$$\text{Valuation} \times \text{tariff} \div 12$$

If over-valued, can you afford to delay any longer?

**Save now! Act now!**

#### Why do objections fail?

- Incomplete objection forms
- Objections based on rates increases
- No market evidence to substantiate market value
- Late objection submission

**Rates Watch**, as specialists, will ensure that your valuation is market related and that you pay rates on the correct amount.

#### RATES WATCH SERVICES

Rates Watch will take away the aggravation of:

- Objections
- Valuation appeals
- Incorrect property rates accounts

#### STEP 1: Register with Rates Watch

[www.rateswatch.co.za](http://www.rateswatch.co.za) [admin@rateswatch.co.za](mailto:admin@rateswatch.co.za) 011 918 0544

For all properties added to your profile, our free registration service includes:

- Notification of valuation related news
- Notification of valuation rolls

#### STEP 2: Screenings (Fees payable)

The value of your property is analysed by applying market information and data provided by the owner. A physical inspection is usually not required. Based on our provisional value, **Rates Watch** will recommend whether there are grounds to query or object.



## RATES WATCH SERVICES

ENROLL THE PROFESSIONALS TO ACT ON YOUR BEHALF

Rates Watch will undertake the following on your behalf:

- Determine a market value
- Obtain proof of submission
- Prepare a motivation
- Interact with the Municipal Valuer if necessary
- Complete and lodge the applicable form
- Analyse the decision

### Objections

(Fees payable)

Objections must be submitted while the valuation roll is open for inspection. An objector may request reasons and/or submit an appeal if not satisfied with the outcome of the objection. Even though an acceptable decision has been obtained, any change of more than 10% is subject to review.

If you do not object, you cannot lodge an appeal.

Free registration / [www.rateswatch.co.za](http://www.rateswatch.co.za)

**DON'T DELAY, REGISTER TODAY.**

### The Appeal Process

(Fees payable)

An appeal is submitted to the Valuation Appeal Board. The Valuation Appeal Board is an independent body appointed by the Provincial Government.

At the Appeal hearing, the appellant must appear and argue the merits of his case. **Rates Watch** will appear at the hearing on your behalf.

### Valuation Query

(Fees payable)

If the objection period is already closed and you have missed the opportunity to lodge an objection, **Rates Watch** can assist you to prepare and lodge a query. The amendment will appear in a Supplementary Valuation Roll.

IF YOU FAILED TO LODGE AN OBJECTION, YOU DO HAVE THE OPTION OF A VALUATION QUERY.

**IT'S NEVER TOO LATE TO APPLY**

## WHO IS RATES WATCH?

### Other Services

(Fees payable)

- Valuations
- Consulting

Our professional team are all regarded as experts in the field of property valuation and rates

### The Rates Watch Team

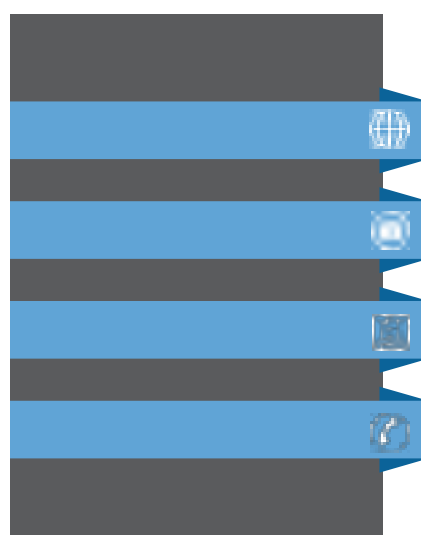
#### Valuers:

**Director of Valuations - Ben Espach**  
Professional Valuer

**Director of Rates - Kokkie Herman**  
Municipal Finance specialist

**Christo Bokhorst** - Professional Valuer  
**Antionette Athanassiades** - Professional Valuer

**Our Professional team also includes:**  
Janette, Jaco, Sarah, Hanjo, Andries and Steon.



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