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This issue of the Swartland municipal newsletter focuses on property valuation while also keeping you informed on all municipal activities.

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**Need a job?**

Apply now to be accommodated in the municipality's database for general workers.

**General valuation process nearly completed**

The general valuation of all properties in the Swartland has almost been completed and the new valuation roll will be implemented on 1 July 2012, based on 1 July 2011 as the date of valuation.

The valuation of a property is based on the usage rights and zoning of a plot. The market value of the property is the estimated amount for which the property would have traded on the date of valuation (1 July 2011) between a willing buyer and a willing seller in an open market transaction.

The following principles were applied in the valuation of **residential properties**:

- Information with regard to all property transactions was obtained from the Deeds Office and the Surveyor-General. An attempt was made to gain access to all properties, but a few properties were inaccessible and the occupants were not at home. The properties were visited by data collectors, who gathered all the necessary information and took photos of the main buildings.
- Towns were divided into homogenous areas, after which all recent sales were analysed to establish a regression line according to which the properties could be valued with the aid of a computerised bulk valuation system. The condition, age, appearance, location and area of the property concerned were among the factors that were taken into consideration when determining values.

Regarding the valuation of **non-residential properties**, three primary methods were used to determine the bulk market value of such properties, namely direct comparison, depreciated replacement cost and capitalisation of net rental income. Properties that are not traded in the open market, such as schools and churches, were valued at depreciated replacement cost. Regarding commercial properties, a leasehold tariff and a capitalisation rate were determined by means of sales figures, and these were used to determine values.

The method used in the case of **agricultural properties** was the following:

- The 'willing seller and buyer' principle, which is required by legislation, meant that we considered sales that were 'arms-length' transactions. Sales of farms in the preceding three years were researched, on the one hand to determine what movement there had been in prices, and on the other hand to make provision for areas where there had been no sales in recent times.
- The municipal rural area was divided into seven homogenous areas in collaboration with the Department of Agriculture.
- The value of properties was determined by adding the value of improvements to the value of the land, which then gave the total value for a specific property on the valuation roll.
- The value of improvements was determined by means of the acknowledged method of depreciated building costs.
- Land values were determined for a wide range of soil types, e.g. good cultivated-wheat fields, less good soils, marginal soils, vineyards, orchards and veld/grazing/odd lots.

Owners will receive notification of the new valuations of their properties shortly. If you are dissatisfied with the value attached to your property, you may submit an objection on the prescribed objection forms that will be available from the municipality. It is important that you complete the prescribed forms in full. Please concentrate on the value of your property and not on other factors, such as taxes. Should you be dissatisfied with the outcome of your objection, you may lodge an appeal, which will be dealt with by an appeal board.

### Valuations: Target dates

- Owners to receive notifications of new valuations by ± 4 November 2011
- Owners to submit objections to proposed property valuations by ± 15 December 2011
- Suid-Kaap Waardeerders to deal with objections and to notify objectors of the outcome by ± 12 March 2012
- Closing date for appeals: ± 4 May 2012
- Appeal board hearings to commence: ± 15 June 2012
- Implementation of new valuations: 1 July 2012

### Municipal valuations: General questions and answers

#### What is a general valuation?

Act 6 of 2004 (Municipal Property Rates Act) requires that a general valuation of all registered properties within the municipal area be undertaken every four years. A supplementary valuation of properties, in contrast, is done continuously, as and when new houses are built or extensions are made to properties.

#### Will my property tax increase?

- The municipality has to determine what the income from property tax should be that is required to balance the budget.
- The fact that the value of your property might have increased by 200% to 300% does not necessarily mean that your taxes will increase to the same extent. In fact, in some cases the tax might decrease.
- If the total value of all the properties in the Swartland shows a fundamental upward outcome, the 'cent per rand' tariff will be adjusted downwards to ensure that the municipality will earn the same income, plus a % increase determined by the National Treasury, in the next financial year.

#### What about owners who cannot afford their property tax?

The Act makes provision that, in certain cases, municipal rebates, exemptions and reductions may be permitted, as contained in the municipality's property tax policy.

#### How are sectional title properties dealt with?

The Act requires the municipality to value and tax every sectional title unit separately. If sales indicate that there are price differences between units within the same scheme as a result of size differences or for any other reason, such differences are taken into account when the values are determined.

#### How will the communal property in sectional title schemes be valued?

Only registered sectional title units will be valued and taxed. Communal property that belongs to the governing body cannot be sold separately and therefore will not have a separate valuation.

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Van die redakteur  
From the editor

### Mining rights versus land use rights

On 23 September this year the Supreme Court of Appeal (SCA) delivered judgment dismissing the appeal by the appellants against the finding of the Western Cape High Court, Cape Town that the grant of a mining right issued by the Minister of Mineral Resources in terms of s 23 of the Minerals and Petroleum Resources Development Act 28 of 2002 (the MPRDA) does not entitle the holder of that right to undertake mining operations without obtaining authorisation in terms of the Land Use Planning Ordinance 15 of 1985 (LUPO). This ordinance empowers municipalities to determine and enforce the use to which land in their areas of jurisdiction may be put.

The SCA held that MPRDA does not concern itself with land use planning and the Minister, when she considers the grant of a mining permit, does not, and probably may not, take into account such matters as a municipality's integrated development plan or its scheme regulations. As a result, the MPRDA does not provide a surrogate municipal planning function in place of LUPO and does not purport to do so. Its concern is mining, not municipal planning.

From this important judgment it now follows that LUPO operates alongside the MPRDA with the result that **once a person has been granted a mining right in terms of the MPRDA he or she will not be able to commence mining operations in terms of that right unless LUPO allows for that use of the land in question.** The appeal was as a result dismissed with costs. The full judgment is available on [www.swartland.org.za](http://www.swartland.org.za).

On 25 September *Business Day* reported that Mineral Resources Minister Susan Shabangu is to seek a Constitutional Court ruling on this issue.

\* This newsletter is distributed quarterly to all Swartland residents. The English copies of all Afrikaans and Xhosa items are available on the website.

**Swartland snippets**

- \* The **municipal swimming pools in Moorreesburg and Darling** will be open to the public again from Friday 30 September 2011. As a result of large-scale maintenance work on the Malmesbury swimming pool, it will open only on Friday 28 October 2011. The swimming season lasts until 29 April 2012, when the facilities will again close for the winter. Swimming tariffs for the 2011/2012 season are R6,50 per entry and R260 per season ticket.
- \* From 1 November 2011 the **vehicle registration and licensing office in Darling** will be open to the public on two days per week only, i.e. on Tuesdays and Fridays. However, the office will be open on the 22nd and on the last day (the 30th or 31st) of the month, irrespective of the day on which such dates fall.
- \* Please take note that all requests for the draining of **septic tanks** that are received after 16:00 (including on weekends) will stand over until the next working day. The draining of tanks will still take place within 24 hours after reporting, unless the sewage is overflowing into a residence or street. You are also requested to check the levels of your tanks every Wednesday or Thursday and to contact the civil department in good time to have the tanks pumped out.
- \* We still find that many residents let their roof water flow into the sewage system, which causes the system to overflow when it rains. This is an illegal practice; you are requested to ensure that overflow from your roof is directed into the street. Transgressors will be fined.
- \* Please note that all payments made via internet or to the municipality's bank account must be accompanied by the correct reference number. **Payments made (of services accounts)** by way of electronic bank or internet transfer, must be accompanied by the 12 digit municipal account number (and not the tax invoice number!). **Payment deposits made over the bank counter** must have the following reference: the unique code 91588 + the municipal account number. **For all payments made other than services accounts**, Annatjie Loots must be contacted in advance to obtain a reference number. Deposit details must furthermore be faxed to 086 555 1118 to avoid the termination of services.
- \* The municipality greatly appreciates residents' efforts to beautify the pavement in front of their properties, but please take note that all pavements are municipal property and are reserved primarily for pedestrian traffic. Therefore, you are kindly requested to develop your pavement in a way that will allow pedestrians to use it freely. Also, please be on the lookout for pedestrians on the pavement when you drive out of your plot.
- \* Theft of sewage and manhole lids is becoming an ever increasing problem for the municipality. Should you have any information that could lead to the arrest of people who are guilty of this, please report it to the municipal police at tel. 022 487 9479.

#### **Swarthland benefits from Sondeza Initiative**

The annual Sondeza Afri-Youth Camp does hold benefits for the community of the Swarthland. This was again proven clearly recently.

MAX WEHRMANN is a German school learner who attended the Eurocamp in Germany as well as the 2010 Sondeza Youth Camp at Ganzekraal. During the Sondeza Camp, a visit was paid to the llinge Lethu township in Malmesbury, where Max found "stone houses with good cars", rather than the "houses built of tin and wood" that he had expected.

According to Max, he saw children playing with car tyres and, although he felt sorry about their poverty-stricken circumstances, he was struck by the children's positive outlook. In his school in Germany they have a project called "Healthy Breakfast": they sell healthy food and donate the funds collected in this way to a social project somewhere in the world. On his return to Germany, Max suggested to his school that the funds be donated to the multipurpose centre in llinge Lethu. The school also collected toys and was able to send three boxes of toys, puzzles, games and crayons to South Africa to be used by the children at the multipurpose centre.

TIFFANY KINZEL, a German exchange student who spent a year working at the multipurpose centre, received the toys and used them to start an aftercare centre and crèche for children. During her year in South Africa she also started a chess school at the centre.

## **News on social development Nuus oor sosiale ontwikkeling**

### **Child Development Forum information**

The Child development Forum had a workshop about children dropping out of school which was held on 30 August 2011 at the Westbank Community Hall in Malmesbury. Altogether 58 participants attended the workshop from various organisations and government departments.

The workshop participants decided on the name *Give Me Your Hand* for this campaign. In order to address the problem of school drop outs and daystrollers, the vision of the *Give Me Your Hand* campaign is that all children (6-18 years) in Swartland be accommodated in the school system or in developmental programmes. The mission is to strengthen the network between role players (churches, NGOs, volunteers, government departments) and to strengthen youth resources in order to get children back into the school system or developmental programmes. A co-ordinator was selected from each town to make sure all are on board.

If you share in the *Give Me Your Hand* vision, please contact Clerise du Plessis at 022-4332246 or 0838001975 for more information.

### **ECD site information**

- People who are planning to start a crèche or Early Childhood Development Centre (ECD) should first visit their nearest Social Development Office.
- The Department of Social Development ECD Co-ordinator will start with the assessment of schools in October 2011. All ECDs will be notified when their school will be visited.
- Crèches who already have NPO certificates can now apply for subsidy. Application forms are available at the nearest Social Development office.

For enquiries please contact Funeka Mayembana of the Department of Social Development at 022-4864593 or 0767778216 or Clerise du Plessis at 022-4332246 or 0838001975.

### **Food security**

Most people from our low-income areas are unemployed and seasonal workers. Winter time, especially during the cold June holiday month, is a time when many people have no income and face hunger. When the government stopped the funding for food kitchens in the middle of the winter due to administrative problems, the Ilinge Lethu Thusong Service Centre, under leadership of acting centre manager Gloria Mzi, approached donors for assistance. SASKO donated ten loaves three days a week. Correctional Services also made a donation of vegetables, the Ilinge Lethu food garden donated cabbages and the MPCC staff donated dry soup mix.

**[insert photo (food security)]** Gloria Mzi (on the photo here with SASKO employees) and her MPCC staff went the extra mile to ensure that the basic needs of the poor and vulnerable are met during the cold winter.

### **Holiday programmes**

During the 2010 Soccer World Cup, role players were employed to offer holiday programmes in every town. The success of these was so overwhelming that the project was repeated in 2011.

The June holidays are a time when there is no seasonal work. Needy children cannot depend on food from the school feeding scheme and often become involved in destructive activities, such as crime and drug use.

About 12 000 children were reached during this year's holiday programmes, which were presented in the various towns in the Swartland; the rural areas of the Riebeeke, Darling and Koringberg (Broodkraal) were also involved.

The Department of Education, Department of Social Development, Swartland Municipal Police, Department of Health and many nongovernmental organisations worked together with the community development division of the project to make a great success of the undertaking. As a result of these partnerships many more children were reached.

### **Money available for farm workers' houses**

In terms of a special subsidy scheme of the West Coast District Municipality, people who farm full-time or part-time may obtain financial assistance to construct houses for farm workers or provide such houses with basic facilities.

Financial assistance is available as follows:

- bathrooms: R4 000 per residence (maximum of four per owner per year)
- water supply: R1 500 per residence
- electricity supply: R1 000 per residence
- geysers: R900 per residence
- septic tanks: R2 500 per tank
- dry-earth system: R2 000 (only in water-scarce areas)

To find out more about the conditions that apply to these subsidies, contact Nico de Jongh at the West Coast District Municipality at tel. 022 433 8400.

## Revised regulations on preferential procurement to be implemented soon

The revised Preferential Procurement Regulations, 2011 was promulgated by the Minister of Finance on 8 June 2011 in Government Gazette No 34350 and shall come into effect on 7 December 2011.

These revised regulations have been brought in line with the aims of the Broad-Based Black Economic Empowerment Act (B-BBEE Act) using the balance scorecard methodology as prescribed by the B-BBEE Act and its Codes of Good Practice. As from 7 December 2011 onwards the B-BBEE status level attained by a tenderer must be used to determine the number of points scored out of 10 or 20 by a tenderer for B-BBEE contribution.

Proposed tenderers are advised to familiarise themselves with the revised regulations, which are available on [www.swartland.org.za](http://www.swartland.org.za). It is of utmost importance that Verification Certificates (indicating the B-BBEE Status Level of contributor) be obtained from any of the approved Verification Agencies, in that these certificates must be submitted with all future tenders in order to qualify for points in terms of the 20 or 10 point portion of a tender evaluation.

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### [Blok advertensie: Xhosa/Afrikaans]

#### Kufunwa abasebenzi abangenabungcali (DB 1/12)

UMasipala wase-Swartland uhlaba ikhwelo lokuba nenze izicelo zezikhundla somsebenzi nje ongenabungcali (isalathisi sesicelo DB 1/12).

Isicelo sakho siya kugcinwa kuvimba weenkukacha zabantu abafuna umsebenzi isithuba seenyanga ezintandathu. Ngeli xesha, uMasipala wase-Swartland uya kusebenzisa abantu abanamagama adweliswe kulo vimba weenkukacha kumasebe ohlukeneyo njengoko kula masebe kufunwa abasebenzi nje abangenabungcali.

Uya kuba ngumgqatswa ofanelekileyo ukuba usempilweni ngokomzimba, unesazisi esisemthethweni. Uyakuba ngumgqatswa ukuba akunambali yolwaphulo mthetho.

Kwisicelo sakho kuyimfuneko ukuba ubandakanye oku kulandelayo ukuze siqwalaselwe:

- Ikopi eqinisekisiweyo yeSazisi sakho okanye iphepha-mvume lokuqhuba;
- Uxwebhu lwesicelo olugcwalisiweyo, kunye
- Nesihloko somsebenzi (umsebenzi ongenabungcali) kunye nenombolo yesalathisi (DB 1/12) yesi sikhundla.

Amawebhu esicelo ayafumaneka kwii-ofisi zikamasipala kuMasipala wase-Swartland yaye makangeniswe buqu kwiCandelo leeNkonzo zoNcedo lwezaBasebenzi kwi-ofisi yomasipala wakho. Kananjalo uvumelekile ukuba uthumele isicelo sakho ngeposi kule dilesi: Private Bag X52, Malmesbury, 7299.

Abafaki-zicelo abathi bazicengele izikhundla kooceba okanye kumagosa kamasipala baya kuthintelwa ukuba bafake izicelo.

Abafaki-zicelo abanee-akhawunti zikamasipala ezisemva ngentlawulo abasayi kuqwalaselwa ngaphandle kokuba bayinxalenye yeprojekthi ejongene nokwabelana ngobulungisa.

**Umhla wokuvalwa kokwamkelwa kwezicelo: 30 uNovemba 2011.**

#### General Workers (Ref: DB 1/12)

The council is awaiting applications for the abovementioned positions for inclusion in a database that will be valid for six months. This database will serve as source document for the placement of general workers as and when required by the respective departments of Swartland Municipality.

The ideal candidates currently reside within the council area, are physically healthy and strong, and have a valid identity document. It will be to candidates' benefit if they do not have a criminal record.

Applications will not be considered if:

- Certified copies of ID or driving licence (if applicable) are not attached
- The prescribed application form has not been completed in full
- The job title and reference number (DB 1/12) are not indicated

The prescribed application forms are available from the respective municipal offices in the council area and must be submitted to the Division for Human Resource Services or to the respective municipal offices, or posted to Private Bag X52, Malmesbury 7299.

Applicants who approach council members or officials to canvass for a position will be disqualified.

Candidates who are in arrears with their municipal accounts will not be considered for appointment, with the exception of people who are participating in the indigent subsidy project.

**Closing date: 30 November 2011**