

NRF Meeting with the property Evaluator, M Lindstroom, and the Ndlambe Finance department.

D van Wyk the Chairperson of the NRF (Ndlambe Ratepayer's Forum) chaired the meeting. All the NRF members were present except for KOSRA and BARRA. The present new valuation roll will increase the income of NLM by about R 40 million per annum. The NRF asked for the current rate in the Rand (.011 cents in the Rand) to be frozen. The rate in the rand would depend on the budget and in amount of income that NLM need to raise.

The issue of bad debt was raised with the Finance Department and Mr Klass indicated that 70% of the debt is not recoverable. People have left the area, deceased estates and people unable to pay. The debt is standing at R 250,085,677. The debt collecting agency seems to have very little effect in recovering the debt.

The issue of an updated pensioner policy was raised as many other Municipalities have such a policy. Ndlambe policy has not been updated for years. The NRF were invited to participate and are going to form a committee. Their proposals regarding pensioner discounts will be submitting to the NLM Finance Department. The NRF would like the policy to be based on income, value of property and age.

The reason the NLM has a high rate in the rand is because they do not have a large industrial area, industry, etc. that can be taxed.

Valuations: M Lindstroom stated that residents cannot compare the 2019 roll with the 2024 roll as a different methodology was used to calculate the residential values. The 2024 roll used aerial surveys to determine the square meterage of buildings. House sales, photographs of properties, aerial photography and data collection were all used to determine values. However they would not pick up if a large patio area was under the main roof.

M Lindstroom acknowledged that when 26000 houses are being evaluated there are obviously going to be some anomalies and that is why there is an objection process.

Resident cannot object to the roll by stating their house is overvalued. They must supply proof and look at the other houses in their area, or road and do a comparison. The valuations are broken up into similar areas e.g. properties with river frontage, properties with sea views, and properties close to a beach. These factors also help to determine the value.

It must be noted that the Evaluation Company is appointed as an independent contractor by the NLM who have no input into the evaluations.

The closing Date for objections is 9 April