

REVIEW OF GENERAL VALUATION ROLL OF 2025

Following the ruling by the Magistrate on **17 July 2025**, Swakopmund Municipal Council and the duly appointed valuer SBN Properties Investments CC will embark on **13 October 2025** on a review of the General Valuation Roll 2025. The primary purpose of the general valuation program is to provide equality among all property owners as well as among all classes of property. The Local Authorities Act 1992, Act 23 of 1992, as amended (hereinafter LA Act) requires a general valuation to be completed every five (5) years for all rateable properties in the municipal area. Objections received against the General Valuation Roll 2025 was upheld by the Magistrate resulting in the review of the roll.

The general evaluation is a systematic, in-depth process of revaluing (determining new property values for rating purposes) all the immovable property in the municipal area of Swakopmund. The exercise is a requirement as per PART XIV of the LA Act.

There are about 19 200 registered rateable properties in the municipal area of Swakopmund. The owners of these properties pay rates based on a valuation of their property determined by the valuer. The values appear on a municipal property valuation roll. The values on the current Valuation Roll were determined on **19 October 2020**.

The general valuation is legal requirement and duty placed on Council by Section 66 (1) of the LA Act, and is not intended to increase revenue as often rumoured by some property owners. It seeks to equalize values as each property is compared to all others. The real estate market is always changing based on the prices achieved as a result of the interaction between buyers and sellers. The changes vary from one class of property to another class of property and from township to township because some properties appreciate in value more rapidly than others. This creates an inequitable situation in valuations among owners of property and also inequity among types of property. This situation thus has to be corrected periodically (every 5 years) by way of a general revaluation.

The basis on which the valuation should be done are clearly prescribed in the LA Act as follows:

A valuer shall value any rateable property-

- in the case of the land portion of such rateable property, at a price which in his or her opinion a willing buyer will be prepared to pay and a willing seller will accept, both acting in good faith;
- in the case of any improvements (buildings and any structures) on such land, based on the estimated costs of the construction or erection of such improvements had such improvements been constructed or erected at the time of such valuation with due regard to any structural depreciation, obsolescence or any change of circumstances in the vicinity of such improvements.

In arriving at the land value, valuer does not 'set' values; they simply research the values being set by buyers and sellers in the market. They then apply their knowledge of the local real estate market, together with the international recognized and proven methods and procedures for analysing comparable properties taking into consideration all the factors affecting value.

In determining the improvements value the valuer researches and analyses construction costs of the different types of buildings/structures. This means arriving at build cost rate which as at the date of valuation will afford you a chance to construct improvement of the same nature. Different properties are constructed according to certain specification or as per individual specification. However, in the general valuation a reasonable average price per square meter is always used for equity and consistence reasons.

The valuation process

In the first phase, valuers and data collectors verify and update data on each and every property by inspecting each and every property.

The main objective of the on-site inspection is to collect information, which will be used by valuers to establish the value of each property. The more accurate and correct the information, the more accurate the value determined.

Data Collection

Who will do the inspection?

Valuers and data Collectors of **SBN Property Investments CC** will visit each and every house; they will be in different areas at different times.

How to Recognize Valuers and Data Collectors

Data collectors will visit houses between 8:00 am and 5:00 p.m. Monday to Saturday. They will have identity cards, with names and clear photographs of the holder. If anyone is in doubt about the authenticity of the data collector they can call the SBN supervisor at **081 226 8272**.

What the Data Collectors are supposed to do when they arrive at your house/property:

- They will identify themselves first,
- They will confirm the details of a sketch of the house and all the structures on the property if they already have it OR they will measure the house and draw a sketch of it
- They will also note down some information needed to help determine the correct value of the erf, the house, and all structures on the erf.

The information includes:

- The type of construction,
- The quality and condition,
- The interior finishes,
- The exterior finishes,
- All improvements - e.g. swimming pool, lapa, flat, garage
- When additions were made.

By allowing the data collectors access to your home, accurate information relating to the construction and value of your property can be collected, and in this way you will be assured that an accurate valuation will be arrived at. If you are not at home when the data collectors visit, you can contact 081 226 8272, to set up a suitable time and date. If data collectors are unable to gain access to your property, the final valuation of your property will be based on available information. All information noted down by the data collectors is confidential and will be treated as such.

Obstruction

The public's co-operation in the valuation process is very necessary. Obstructing a valuer or data collector in the exercise of their duties is a criminal offence.

How does the property valuation relate to rates (the monthly bill)?

It should be understood that the valuation does not always result in an increase in the rates bill.

Rates (property taxes) are always revised every year depending on the needs informed by the budget, therefore taxes can go up whether there is a valuation or not.

In undertaking the valuation the valuer's primary responsibility is to determine the fair value of your property so that a property owner pay only their fair share of the taxes.

The actual amount of tax (rates) a property owner is determined by a TARIFF (TAX RATE) applied to the value determined for each property. The tariff (tax rate) is determined by council every financial year depending on the budget needs in that particular financial year.

The Swakopmund Municipality is therefore calling upon all its citizens to cooperate in this regard.

For any enquiries, please do not hesitate to contact:

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