

THE SOUTH AFRICAN VALUER



Adv Anthonie Viviers: Honorary Member of SAIV

WAVO Week - MPRA Seminar

Property Valuation Act 2014

Municipality meets its match

DEVELOPMENT OF MPRA STANDARDS/OPERATIONAL GUIDELINES

Project background

There is emerging best practice for the preparation and maintenance of general valuation rolls. This, together with the lessons learned since the promulgation of the Municipal Property Rates Act in 2005, needs to be assembled to improve the quality of service which we, as professional valuers, provide to our municipal clients. More recently, the MPRA Amendments gazetted in November 2014, have added further complexity to the mix.

The development of appropriate MPRA guidelines will ensure that, as appointed municipal valuers, we get back to the basics of ensuring the preparation and maintenance of quality valuation rolls. This will support fair rating practices for all ratepayers. Two strategies have been identified to achieve this objective: the development of MPRA standards and appropriate executive training for municipal valuers. These steps will go the distance towards ensuring that the valuation rolls which determine our property rates are both accurate and equitable. This will improve the way in which municipalities budget for their rates income. The focus of this project is on the development of the MPRA standards.

the standards by industry was adopted together with an initial funding tranche of R50 000 to support the development work. In addition, contributions in both cash and kind have come forward from various parties.

Trevor Richardson and Patrick O'Connell are responsible for championing this project. Janet Channing has been mandated to proceed with the implementation. The target is the development of a draft set of standards/guidelines for presentation to the May NATEX session. Various industry leaders have come forward as team leaders to contribute to this project. The scope has been divided into the sections below.

Please may we, through this platform, invite members to contact the respective team leaders with offers of your assistance. This is an enormous project and one from which we will all benefit. The broader the participation base the better the buy-in. The Institute salutes all contributors, present and future, for your commitment to the development of the MPRA standards/guidelines for our profession. The overall objective is to set a benchmark for consistent professional performance by our valuer profession. Collaboration with all stakeholders is key. ■

Programme update and funding progress

The SAIV MPRA standards/guidelines project is gathering traction. The agenda item was discussed at the NATEX meeting in November 2014. A resolution supporting the development of

By Janet Channing (BA MPhil NDPV) Managing Director of MetGovis, a registered property valuer.

SECTION HEADING	NOMINATED TEAM LEADER	CONTACT DETAILS
Legislative framework, MPRA and other related legislation	Janet Channing	Janet@metgovis.co.za 082 570 5834
Preparation and maintenance of the Register of Properties	Janet Channing	Janet@metgovis.co.za 082 570 5834
Market data	City of Cape Town Metro, Emil Weichardt	Weichardt@capetown.gov.za
Property attributes/items; data required to determine market value; data quality assurance standards	Dr Douw Boshoff, University of Pretoria	Douw.boshoff@up.ac.za 083 287 2639
Value generation per property category: Manual, CAMA techniques	Dr Douw Boshoff, University of Pretoria	Douw.boshoff@up.ac.za 083 287 2639
Valuation quality assurance requirements; value review techniques and acceptable results	Martin Fitchet	mfitchet@bpgm.co.za 083 253 5725
Objections and appeals processes and procedures	Ben Espach	ben@csmassel.co.za, 082 894 6463
Public participation processes as required in terms of the Municipal Systems Act and MPRA.	Trevor Richardson	trevor@acresptyltd.com 083 266 2575
Resources management; overview of project resources	Janet Channing	Janet@metgovis.co.za, 082 570 5834
Roll maintenance, Section 78 provisions	Ben Espach	ben@csmassel.co.za, 082 894 6463