

mSCOA REGULATIONS

NATIONAL TREASURY VALUATION ROLL/PROPOERTY MANAGEMENT WORKING GROUP MEETINGS

No.	Presented Agenda Item	Description of Comments/ Questions	Potential Impact	Contributor Name	Contributor Organisation	Date Received	Date Closed	Action Owner	Progress Status	Notes
1	Slide 15 - Property Register	Municipal Register of Properties (MPRA S23), Property Master File (Systems Description)	Noted - no impact.	Chat	Chat	2024-05-31	2024-05-31	Silma	Completed.	Slides updated.
2	Slide 16 - Create Property Register	Only the deeds office information is included, not the other listed information, reconciled with billing information.	Noted - no impact.	Siyabonga Sibeko	Umhlatuze	2024-05-31	2024-05-31	Silma	Completed.	Noted - could result in incomplete information, should include every property in the jurisdiction of the municipality.
3	Slide 16 - Create Property Register	The municipality does not have the capacity to review and update the geo-spatial info mentioned to update the property register, although the importance is understood.	Noted - no impact.	Riaan Alberts	Swartland	2024-05-31	2024-05-31	Silma	Completed.	Noted - could result in incomplete information, the municipal should ensure inclusion of every property in the jurisdiction of the municipality.
4	Slide 16 - Create Property Register	Explanation sufficient to address the first time creation of a property register. However, insurance valuations and property valuations are different. Time influences the valuation, as does the purpose of the valuation.	Noted - no impact.	Louise Muller	Cape Town	2024-05-31	2024-05-31	Silma	Completed.	Noted, the explanation is helpful. Here we have the initial creation for completeness purposes, and there will be additional processes for the other valuations explained.
5	Slide 22 - Wayleave	The precosses do not stand in isolation, they are are parts of a comprehensive system of service delivery. Processes not specifically dealt with here, are presented separately.	Noted - no impact.	Kashnee Sewnarain	mSCOA Team	2024-05-31	2024-05-31	Silma	Completed.	Noted.
6	Slide 22 - Wayleave	Treatment of development contributions	Noted - no impact.	Derek Retief	Vendor	2024-05-31	2024-05-31	Silma	Completed.	Refer to section on building control.
7	Slide 22 - Wayleave	How is the deposit amount determined?	Noted - no impact.	Shaylin Harichand	Umhlatuze	2024-05-31	2024-05-31	Silma	Completed.	Refer to costing and budget processes.
8	Slide 22 - Wayleave	Wayleave, and several other processes mentioned here, are managed by different departments.	Noted - no impact.	Bernadette	Cape Town	2024-05-31	2024-05-31	Silma	Completed.	Noted.
9	Slide 24 - Wayleave	Asset management / Project management / Wayleave - processes underpinned by document management functionality.	Noted - no impact.	Alta Coetzee	Inzalo	2024-05-31	2024-05-31	Silma	Completed.	Noted - separate process dealing with document management.
10	Slide 24 - Wayleave	Deposits for wayleave are determined during the budget process with input from the engineers.	Noted - no impact.	Derek Retief	Vendor	2024-05-31	2024-05-31	Silma	Completed.	Noted.
11	Slide 24 - Wayleave	Saldanha has a "single trench policy" according to which only one trench is allowed for telecommunication, and this is included in the by-laws.	Noted - no impact.	Cornel de Kock	Saldanha	2024-05-31	2024-05-31	Silma	Completed.	Noted.
12	Slide 28 - Land Use Management System	Land use management systems are complex, and should integrate with the property register.	Noted - no impact.	Derek Retief	Vendor	2024-05-31	2024-05-31	Silma	Completed.	Noted.
13	Slide 28 - Land Use Management System	The municipality is experiencing an integration issue - land use / property register / financial system.	Noted - no impact.	Clinton Petersen	George	2024-05-31	2024-05-31	Silma	Completed.	Refer to province / user group for support.
14	Slide 28 - Land Use Management System	The municipality has a very complex system to support land use / property management.	Noted - no impact.	Xolisa Peter	Cape Town	2024-05-31	2024-05-31	Silma	Completed.	Noted.
15	Slide 29 - Land Use Applications	Split applications for township development / land use and building plans.	Revise process	Cornel de Kock	Saldanha	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
16	Slide 29 - Land Use Applications	Split applications for township / land use and building plans.	Revise process	Henk Strydom	Drakenstein	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
17	Slide 29 - Land Use Applications	Split applications for township / land use and building plans.	Revise process	Sanjay Khadua	Joburg	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
18	Slide 29 - Land Use Applications	Processes may differ from province to province based on different bylaws.	Check bylaws	Clinton Petersen	George	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
19	Slide 30 - Land Use Appeals	Processes could differ per municipality, based on approvals.	Check munis	Derek Retief	Vendor	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
20	Slide 32 - Final Inspections	In terms of building plans, there is a separate process to update the process. Also require an additional process for clearance.	Revise process	Henk Strydom	Drakenstein	2024-05-31	2024-08-15	Silma	Completed.	Moved to Revenue - Property Rates.
21	Slide 32 - Final Inspections	Various inspections are required for development, also accommodate time delays. Add an additional process for clearance.	Revise process	Cornel de Kock	Saldanha	2024-05-31	2024-08-15	Silma	Completed.	Moved to Revenue - Property Rates.
22	Slide 35 - Building Plan Applications	Check National Building Regulations, SANS Act, Municipal specific bylaws and processes. Municipality processes applications, appeals rest with court.	Revise process	Cornel de Kock	Saldanha	2024-05-31	2024-08-15	Silma	Completed.	Noted
23	Slide 35 - Building Plan Applications	Municipality may issue bylaws that impact on the process.	Noted.	Henk Strydom	Drakenstein	2024-05-31	2024-05-31	Silma	Completed.	Noted.
24	Slide 36 - Building Control Appeals	Building line encroachments, spatial planning, Land Use Act.	Noted.	Sebastian	Buffalo	2024-05-31	2024-05-31	Silma	Completed.	Noted.
25	Slide 36 - Building Control Appeals	This process involves multiple departments - GIS, architects, planners - system in development.	Noted.	Noludwe Gonguta	Buffalo	2024-05-31	2024-05-31	Silma	Completed.	Noted.
26	Slide 36 - Building Control Appeals	Full integration of these requirements is possible - property value chain.	Noted.	Sanjay Khadua	Joburg	2024-05-31	2024-05-31	Silma	Completed.	Noted.
27	Slide 40 - General Valuations	Review Sections 53 and 54 - recourse to appeal.	Noted.	Janet Channing	Vendor	2024-05-31		Silma	Review.	TBA.
28	Slide 40 - General Valuations	Compulsory review if change is more than 10% deviation.	Noted.	Devan Govendar	Ethekwini	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
29	Slide 40 - General Valuations	Automatic review if change is more than an agreed percentage, also check appeal process which runs first.	Noted.	Louise Muller	Cape Town	2024-05-31	2024-08-15	Silma	Completed.	Updated slide, additional comments accommodated.
30	Slide 40 - General Valuations	Between receipt of valuation roll and publication, conduct a review, and then publish thereafter.	Noted.	Vhela	Buffalo	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
31	Slide 41 - Supplementary Valuations	Review supplementary process (Section 78) - also look at reasons for supplementary valuations which is an on going process and not a periodic activity.	Noted.	Louise Muller	Cape Town	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
32	Slide 41 - Supplementary Valuations	Supplementary valuations monthly process - update current valuation roll (Section 49).	Noted.	Derek Retief	Vendor	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
33	Slide 41 - Supplementary Valuations	Monthly notice, reviews and changes (Section 78), Supplementary Roll notices (Section 49).	Noted.	Vhela	Buffalo	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
34	Slide 41 - Supplementary Valuations	Change circle to green, review Section 78 queries, outcome review, see Section 49.	Noted.	Thuli Sithole	Umhlatuze	2024-05-31	2024-08-15	Silma	Completed.	Updated slide.
35	Slide 41 - Supplementary Valuations	Exclude all records where no changes were made, should only be included with reasons for objections / appeals. Remove the ad hoc process.	Noted.	Derek Retief	Vendor	2024-05-31	2024-05-31	Silma	Completed.	Noted.
36	Slide 41 - Supplementary Valuations	Update the current role with all changes monthly, to ensure that it is comprehensive and complete, and for ease of annual reconciliation.	Noted.	Francois Rex	Inzalo	2024-05-31	2024-05-31	Silma	Completed.	Noted.
37	Slide 41 - Supplementary Valuations	General and supplementary valuation roles are regulated (MPRA). Ad hoc valuations are a separate process for capital projects, and are not related to billing. There is a separate workflow for all other processes.	Noted.	Rakesh Harichand	Ethekwini	2024-05-31	2024-05-31	Silma	Completed.	Noted.
38	Slide 41 - Supplementary Valuations	Market related valuations (real estate management) is for property rates billing only. Separate process for capital projects and disposals.	Noted.	Sebastian	Buffalo	2024-05-31	2024-05-31	Silma	Completed.	Noted.

