



# BITOU BULLETIN

Volume 13: August 2024

**PUBLIC NOTICE: RATES AND SERVICES: VALUATION ROLL**

Issued Bitou Municipality, 13 August 2024



The General Valuation Roll is a document containing the municipal valuations of all the registered properties within the boundaries of the Greater Bitou municipal area. It is used to calculate the rates that property owners are required to pay. The General Valuation Roll gives the market value of a property on a certain date. It applies to residential, agricultural, business, and commercial properties. It is used to calculate the monthly rates that property owners are required to pay for services such as street lighting, parks, libraries, fire services, etc.

The Bitou Municipality has appointed a service provider, Qhawekazi Global (Pty) Ltd t/a Suid Kaap Waardeerders. The process to compile the General Valuation Roll of an estimated 20,000 properties in the Greater Bitou area, must be completed and physical inspections of properties must be done. The final General Valuation Roll will be published for public inspection when completed. At the same time, stakeholders will be given the opportunity to lodge objections, if deemed necessary. The objection process is followed by a valuation appeal process. The General Valuation Roll will be implemented on 1 July 2025.

Ratepayers must verify their valuations, as it would affect the rates they pay on their own properties as well as the overall rate calculations for the city. It is a great opportunity for citizens to engage with the Municipality to ensure that their properties are correctly valued. What is a valid objection? There are various reasons that allow owners (or their authorized representatives) to submit an objection against a specific property on the Municipality's General Valuation Roll. According to the Municipal Property Rates Act (MPRA) Section 50 (1)(c) an objection with the municipal manager against any matter reflected in, or omitted from, the roll can be lodged against a single/specific property (Section 50 (2) (1) c of the MPRA).

Legitimate reasons for lodging an objection include: Town Allotment • Suburb • Sectional Title Scheme Name • Erf No • Portion • Section • Unit • Owner Name • Category • Physical Address • Extent • Market Value • Omitted • Farm Name.

What are non-valid reasons/objections and will not be considered: No Services • I am a pensioner (refer to rates policy regarding rebaits) • My rates are too high (refer to rates policy for cent in the rand) • Comparing to similar properties in the valuation roll (objection must be lodged against the property with the incorrect value and using market sales for comparison) • Comparing current value with previous valuation • Various erven on one objection form, (every erf must have own objection form).

The Bitou Municipality alongside the Professional Valuer and their team herewith invites the general public and stakeholders to the Public Participation meetings regarding the General Valuations and the processes thereof: Read more: <https://www.bitou.gov.za/node/1787>

**PUBLIC NOTICE: 234/2024**

**BITOU MUNICIPALITY (WC047)  
BITOU-PUBLIC SAFETY SECTION CALL FOR  
COMMENTS – LIQUOR TRADING BY-LAW**

**DATE ISSUED: 29 July 2024**

Notice is hereby given in terms of Section 12 (3)(b) of the Local government: Municipal Systems Act (Act No. 32 of 2000) as amended and by resolution of Council of Bitou Municipality, that Bitou Municipality has approved the draft by-law relating to the Control of Undertakings that Sell Liquor to the Public. The Council Resolution, Item number C/4/177/04/24, taken at the Ordinary Council Meeting held on 30 April 2024, recommended that the public be informed and encouraged to comment on this by-law:

**Please Note:**

All property owners in the Bitou Municipal area are encouraged to view the draft by-law. The draft Community Liquor Trading by-law is available on the municipal website at <https://www.bitou.gov.za/.../Draft%20Bitou%20Municipality...>, or during office hours at the Public Safety Office, Flying Cloud Street, Plettenberg Bay.

Written comments or representations must be addressed to the Municipal Manager and may be submitted by post: Bitou Municipality, P.B. X 1002, Plettenberg Bay, 6600 or hand delivered to: Public Safety Office, Flying Cloud Street, Plettenberg Bay by no later than 29 August 2024.

Any person(s) needing assistance in lodging any comments or representations in this regard may, during office hours, approach the Public Safety Office, Flying Cloud Street, Plettenberg Bay 6600, for assistance.

Inquiries may be directed to Chief Siyasanga Vandala at the Public Safety Section at 044 501 3262 or by e-mail: [svandala@plett.gov.za](mailto:svandala@plett.gov.za)

**DR RALPH LINKS (PhD)**



**Review and Renewal of Garden Route District Municipality Air Quality Management Plan**



**BACKGROUND**

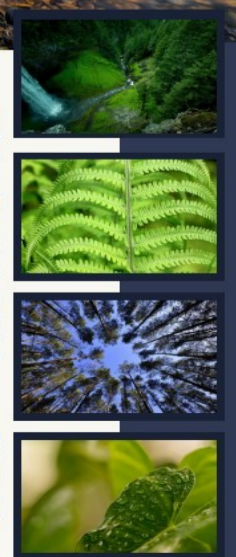
The Constitution of the Republic of South Africa (1996) states that everyone has the right to an environment that is not harmful to their health or well-being. Recognizing this, the Garden Route District Municipality is taking proactive steps to fulfil its environmental responsibility by developing a 4th generation Air Quality Management Plan (AQMP). The AQMP serves as a strategic blueprint for tackling air pollution within a specific area. It begins with a thorough assessment of current air quality conditions, identifying sources of pollution, and analysing trends over time. From there, the plan outlines targeted interventions aimed at minimizing health risks and environmental impacts associated with poor air quality. Public participation and collaboration from interested and affected parties is key in this endeavour.

**INVITATION TO COMMENT**

ANY PERSON WISHING TO MAKE COMMENTS WITH REGARDS TO THE AIR QUALITY MANAGEMENT PLAN MAY SUBMIT THEIR COMMENTS IN WRITING WITHIN 3 MONTHS OF PUBLICATION OF THIS NOTICE, EITHER VIA EMAIL OR SMS, OR VERBALLY VIA TELEPHONE OR BY ATTENDING STAKEHOLDER ENGAGEMENT MEETINGS.

**CONTACT US**

Dr. Johann Schoeman – Email: [jschoeman@gardenroute.gov.za](mailto:jschoeman@gardenroute.gov.za) | Tel: 044 693 0006  
Jodi Howard - Email: [jodi.howard@rayten.co.za](mailto:jodi.howard@rayten.co.za) or [info@rayten.co.za](mailto:info@rayten.co.za) | Tel: 011 792 0880







Councillor Dave Swart

2024

# WARD 2 REPORT BACK MEETING

Residents of Ward 2 are invited to attend a report back meeting to hear on the latest municipal developments.

Date: 21 Aug 2024  
Time: 17h30  
Venue: Piesang Valley Community Hall

Email: [customercare@plett.gov.za](mailto:customercare@plett.gov.za)  
Phone: 044 501 3174/ 044 501 3175  
Toll-free: 080 021 2797

[www.bitou.gov.za](http://www.bitou.gov.za)

The Bitou Municipality alongside the Professional Valuer and their team herewith invites the general public and stakeholders to the **Public Participation** meetings regarding the **General Valuations** and the processes thereof:

<b>NEW HORIZONS (Ward 4)</b> Monday - 19 <sup>th</sup> August 2024	17:00 PM – 18:30 PM	NEW HORIZON HALL
<b>KWANOKUTHULA (Ward 5 + 6)</b> Tuesday - 20 <sup>th</sup> August 2024	17:00 PM – 18:30 PM	SIMUNYE HALL
<b>QOLWENI, PINE TREES, BOSIESGIF (Ward 3)</b> Wednesday – 21 <sup>st</sup> August 2024	17:00 PM – 18:30 PM	BICYCLE SHED
<b>KRANSHOEK (Ward 7)</b> Thursday – 22 <sup>nd</sup> August 2024	17:00 PM – 18:30 PM	KRANSHOEK HALL
<b>KURLAND (Ward 7)</b> Monday - 26 <sup>th</sup> August 2024	17:00 PM – 18:30 PM	COMMUNITY HALL
<b>WITTEDRIFT, GREEN VALLEY (Ward 7)</b> Tuesday – 27 <sup>th</sup> August 2024	11:00 AM – 12:00 PM	WITTEDRIFT HALL

For more information, the following stakeholders can be contacted:

**Mr. Innocent Frans .**

Bitou Municipality  
Contact: 044 501 3432/ifrans@plett.gov.za

**Ms. Valesca Erlank**

Qhawekazi Global (Pty) Ltd t/a Suid Kaap Waardeerders  
Contact: 044 873 0901/erlank@qhawekazi-global.co.za

## POINTS OF SERVICE

As part of our ongoing outreach initiatives, SARS will be visiting the **PLETTENBERGBAY THUSONG CENTRE** on the **28 & 29 AUGUST** from **10H00 till 15H00**.

When **visiting** a Point of Service, you **have to** bring along the following documentation:

**1. To register as a taxpayer**

- Certified copy of your Identity document/Passport
- Proof of address not older than 3 months
- Bank statement not older than 3 months

**2. To submit an Income Tax Return**

- IRP5/IT3(a) certificates
- IT3(b) certificates in respect of Investment Income
- Medical Aid certificates and receipts
- Retirement Annuity Fund certificates
- Travel logbook (if you receive a travel allowance)
- I.D or Drivers Licence

Any other documentation relating to income received or deductions you want to claim

## Have you installed the Collaborator App?

Bitou Municipality is accessible through the Collaborator (Collab) Citizen application by Business Engineering.



1. Download the Collab Citizen app from your app store.
2. Register once before subscribing to a specific 'channel' or municipality.
3. After adding Bitou Municipality as a channel, customize preferences as a property owner, tenant, or tourist to subscribe to the newsfeed and receive information.

### Collab Citizen App

- Receive News & Notifications
- Report & Track Service Requests
- Link, View & Pay your Accounts
- Easy Access to Emergency Contacts

Available in your App Store  
App Store



[WWW.BITOU.GOV.ZA](http://WWW.BITOU.GOV.ZA)

## Fire Prevention Tips!

- Always have a bucket of sand nearby when using a paraffin appliance. Water will not put out a paraffin fire and can make matters worse by spreading the flames. Paraffin fires can only be extinguished using sand or a fire extinguisher.
- Keep a bucket with water handy to extinguish small fires when they start.
- Make sure that all stoves are on a stable surface to prevent them from falling over.
- Make sure all candles are placed in a safe candleholder, away from burning material. Cut long candles in half to prevent them from falling over.
- Build dwellings at least 3 m apart to prevent fires from spreading rapidly. The open space around the home must also be kept clear.
- Discard cigarettes in a safe container and ensure they are completely put out.
- Ensure that there is enough ventilation when cooking food on open flames inside your dwelling.
- All open fires must be extinguished before you leave the area or go to sleep.
- Take special care when using gas appliances to cook food. The cylinders must be in a good condition and tested regularly for any leaks that might cause a fire or an explosion.
- Never leave a brazing or coal fire overnight inside the house, as this could cause breathing difficulties.
- Be aware of the dangers of illegal and faulty electrical connections. Any electrical connection must be installed by an accredited electrician.
- Never lock your door from the inside using a padlock; instead use a shooter for easy unlocking should a fire occur.
- Keep roads and the access to dwellings clear at all times so that emergency vehicles can move around easily.
- Do not prevent or disrupt emergency personnel when they attend to incidents, as they are there to save lives and prevent the destruction of property.



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[CustomerCare@plett.gov.za](mailto:CustomerCare@plett.gov.za)

## CUSTOMER CARE



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