

COJ's Supplementary Roll 1 to the 2023 General Valuation Roll

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INTRODUCTION

The City of Johannesburg ("COJ") has started sending section 49(1)(a)(i) notices to property owners in respect of the Supplementary Roll 1 ("Supp 1") to the 2023 General Valuation Roll.

These notices advise the public that COJ is releasing the Supp 1 on the 2nd of May 2024. According to the notice (an exert of which his below) this supplementary roll closes for comment and objection on 14 June 2024.

WHERE TO FIND SUPP 1

The COJ's website normally contains a link to the online roll through which the roll can be accessed and searched.

The public can access the roll at <https://objections.joburg.org.za/Sup1/PropertyIndex> although the City's website isn't always available. The City will also have copies of the roll available at its offices which can be inspected at no charge.

CITY OF JOHANNESBURG

PUBLIC NOTICE CALLING FOR INSPECTION OF THE SUPPLEMENTARY VALUATION ROLL AND LODGING OF OBJECTIONS

Notice is hereby given in terms of Section 49(1)(a)(i) of the Local Government: Municipal Property Rates Act No. 6 of 2004 as amended hereinafter referred to as the "Act", that the supplementary valuation roll for the financial years 1 July 2023 to 30 June 2027 is open for public inspection at the centre listed below, from 2 May 2024 – 14 June 2024 until 15:00. In addition, the valuation roll is available on the City's website www.joburg.org.za, under the GVR Online tile on the home page.

WILL MY PROPERTY BE ON THE ROLL?

As this is a supplementary roll and not a general roll, not all properties should be on the roll. Only properties where there has been a change in category or valuation since the general roll, should be on this roll.

The problem, however, is that citizens aren't always aware of when the City believes that there should be a re-valuation of your property. For this reason, your property might appear on this roll even if you did not expect it to.

It is always best to check whether your property appears on every roll that comes out. This way, if you are unhappy with the proposed changes you can object in the prescribed time frame.

WHAT DO I DO IF MY PROPERTY IS ON THIS ROLL?

- If your property is on this roll, you need to see whether you are happy with the proposed property details as they appear on the roll. If you are happy, you need not do anything.
- If you are unhappy, you will need to object and follow the normal course of the objection.
- If you did expect or want your property to be on the roll (perhaps you were waiting for the roll to open in order to file an objection in relation to your property), and it is not on the roll, then you will follow the normal objection procedure to file an "omission objection".

IF YOU ARE NOT HAPPY WITH YOUR PROPERTY DETAILS AS THEY APPEAR ON THE ROLL:

You must file an official objection **BEFORE OR ON 14 JUNE 2024**.

If you don't, there is another way to deal with the situation, but it takes much, much longer and will probably cost you more money.

DON'T MISS THE DEADLINE AND MAKE SURE YOU SUBMIT YOUR OBJECTION FULLY AND PROPERLY.

WHAT IMPACT WILL ANY CHANGE TO MY PROPERTY DETAILS ON THIS ROLL HAVE ON MY RATES?

- An increase in the value of your property will only have effect from the commencement date of this supplementary roll. It will not be backdated.
- A decrease in the value of your property might take effect from the commencement date of this supplementary roll or it might be backdated to the beginning of the 2023 general valuation roll, which commenced on 1 July 2023. It depends on the reason for re-valuation.
- If there is a change in category, it can be backdated to the commencement of the 2023 general valuation roll, which is 1 July 2023, but it might only apply from the date when the property's use changed.

IF YOU NEED HELP:

HBGSchindlers can assist but we do charge for our services. Email public@hbgschindlers.com for more info.

Caveat: This article is for general public information and use. It is not to be considered or construed as legal advice. Each matter must be dealt with on a case by case basis and you should consult an attorney before taking any action contemplated herein.



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