

URGENT NOTICE: Mogale City's Supplementary 5 and 6 Rolls (to the 2018 General Valuation Roll)

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INTRODUCTION

Mogale City has started sending section 49(1)(a)(i) notices to property owners in respect of the Supplementary Rolls 5 and 6 for the financial years 2022/2023 and 2023/2024. These are supplementary rolls to the 2018 General Valuation Roll. The objection and comment process began on 31st of July 2024 and according to the notice (a excerpt of which is below) these supplementary rolls close for comment and objection on 2 October 2024.

MOGALE CITY LOCAL MUNICIPALITY

PUBLIC NOTICE CALLING FOR INSPECTION OF SUPPLEMENTARY VALUATION ROLL 5 AND 6 AND LODGING OF OBJECTIONS.

Notice is hereby given in terms of Section 78(1) of the Local Government: Municipal Property Rates Act, 2004 (Act No.6 of 2004), hereinafter referred to as the "Act", that the supplementary valuation roll for the financial years 2022 / 2023 and 2023 / 2024, is open for public inspection at Mogale City Local Municipality from **31st July 2024 to 2nd October 2024**, in addition the supplementary valuation roll and the objection forms are available on the website: www.mogalecity.gov.za

WHERE TO FIND SUPP 5 AND SUPP 6

Mogale City's website normally contains a link to the online roll through which the roll can be accessed and searched. As at date of writing (23 September 2024) there is a link available to the Supplementary 5 and 6 rolls on Mogale City's website at <https://mogalecity.gov.za/mogale-city/live-in/valuation-roll/>.

When you use the link above, you will arrive at a landing page which indicates that you can chose the supplementary 6 roll (2023/2024) or the prior supplementary roll for 2022/2023. The 2022/2023 roll is not specifically labelled supplementary 5, but it appears to be for this roll as when you access the PDF document itself, it is labelled as supplementary 5.

If you have difficulty accessing the supplementary 5 and 6 rolls, you can email us at public@hbgschindlers.com and we can assist you with PDF copies of the roll.

The City will also have copies of the roll available at its offices which can be inspected at no charge. The forms for objection can also be physically obtained at the Valuation unit, the IEC Building at Corner Monument and Ockerse Street or downloaded from the City's website, at the link above. You can also email the municipality for assistance, at customerservices@mogalecity.gov.za or rinalagois@mogalecity.gov.za. You can contact the call centre at 0861 664 253 or you can call the valuations department directly on (011) 951 2302.

WHAT IS THE PURPOSE OF A SUPPLEMENTARY ROLL?

- To give people the opportunity to object to values assessed in respect of changed or added properties.

WHAT IS THE EFFECT OF THESE DETAILS?

- 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".

HOW IS THE PROPERTY VALUATION DONE?

- Property valuations are based on actual property sales taking place in an open market around the date of valuation for each particular area. The attributes of the different areas are considered when reviewing the market value, it is not based on speculation.

WHY DOES PROPERTY APPEAR ON THE SUPPLEMENTARY ROLL?

- The property is incorrectly omitted from the roll
- The property is included in the municipality after the last general valuation.
- The property is subdivided or consolidated.
- The property increased or decreased in value owing to additions, alterations or demolitions.
- The property is incorrectly valued during the last general valuation.
- The property was incorrectly categorized

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

You must file an official objection **BEFORE OR ON 2 October 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 CHARGES?

- If there is an increase or decrease to your property value, it is debateable whether there will be any financial impact to you because there is a weird loophole in the legislation which, if interpreted in the manner that the municipality ordinarily contends for, renders the municipality unable to charge you for any increased charges.
- It is possible, however, if the legislation is interpreted in a different manner, that it might result in increased or decreased charges to you (although it is difficult to say for what period the increase or decrease would be calculated, as the property details on the 2018 General Valuation Roll ceased to have legal effect on 30 June 2024).
- If there is a change in category, the same conundrum applies – it is not certain whether there will be any financial impact to you as the affected customer. We are awaiting judgment in a court case that we hope will provide clarity in this regard.

IF YOU NEED HELP:

HGBSchindlers can assist but we do charge for our services. Email public@hbgschindlers.com for more info or if you require our assistance with your objection.



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