

City of Tshwane's 2025 General Valuation Roll

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INTRODUCTION

The City of Tshwane ("COT") has started sending section 49(1)(a)(i) notices to property owners in respect of the 2025 General Valuation Roll ("2025 GVR"), stating that the 2025 GVR is open for public inspection and objection as of the 26th of February 2025. According to the notice (an excerpt of which is below) the 2025 GVR closes for inspection and objection on 2nd of May 2025. The 2025 GVR will commence and be in effect from the 1st of July 2025 to the 30th of June 2029.

Notice is hereby given in terms of section 49(1)(a)(i) of the Local Government Municipal Property Rates Act, 2004 (Act 6 of 2004), as amended, that the Valuation Roll for the period 1 July 2025 to 30 June 2029 is open for public inspection at the City of Tshwane offices listed below from 26 February to 2 May 2025. The Valuation Roll is also available on the City of Tshwane website, www.tshwane.gov.za.

WHERE CAN I FIND THE 2025 GVR?

The COT's website normally contains a link to the online roll through which the roll can be accessed and searched. As at date of writing (14 March 2025) there is a link available to this roll on the COT's website at <https://propertyvaluations.tshwane.gov.za/NewSearch>. The prescribed forms for lodging an objection are also available online. According to the Notice, both the 2025 GVR and the forms for objections are also available for inspection at COT offices, at the following addresses:

OFFICES WHERE THE GENERAL VALUATION ROLL IS AVAILABLE FOR INSPECTION:

<p>Akasia Customer Care Centre 16 Dale Avenue Karenpark</p>
<p>Atteridgeville Customer Care Centre Office Block E Komane Street Atteridgeville</p>
<p>Beirut Customer Care Centre (Winterveld) Stand 1864 Beirut</p>

Middestad Building

Ninth Floor
252 Thabo Sehume Street
Pretoria

Centurion Customer Care Centre

Cnr Basden Avenue and Rabie Street
Lyttelton

Eersterust Customer Care Centre

Eersterust Civic Centre
Cnr PS Fourie Drive and Hans Cloverdale Road West
Eersterust

Fortsig Customer Care Centre

Entrance 20
Van der Hoff Road Extension
Boekenhoutkloof

Kungwini Customer Care Centre

Muniforum 1 Building
Cnr General Louis Botha and Market Street
Bronkhorstspuit

Hammanskraal Customer Care Centre

532 Lovelane Street
Mandela Village

Ga-Rankuwa Customer Care Centre

Stand 9111
Setlalentoa Street
Ga-Rankuwa Zone 5

Mabopane Customer Care Centre

Stand 1653
Mabopane Block X

Mamelodi Customer Care Centre

Mini-Munitoria
Cnr J Letwaba and Makhubela Street
Mamelodi West

Soshanguve Customer Care Centre

Stand 2275
Cnr Commissioner and Tlhatlhagane Street
Soshanguve Block F West

Temba Customer Care Centre

4424 Molefe Makinta Street
Temba Unit 2

Nokeng Customer Care Centre

Cnr Oakley and Montrose Street
Rayton

WHAT IS THE EFFECT OF THESE DETAILS ON THE 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 2 MAY 2025**. 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?

The market value and category of your property ascribed to your property on the 2025 General Valuation Roll will determine how you will pay for your property rates, in accordance with COT's Property Rates Policy, which will be implemented on the **1st of July 2025**. The Category determines the property rates tariff that will be applied when calculating your property rates charge, based on the market value of the property.

REBATES FOR RESIDENTIAL: TSHWANE 2025

There are two applicable rebates to residential properties in COT: the applicable impermissible value rebate on R15,000.00 of the market value of the property and a second valuation rebate on R135,000.00 of the market value. To illustrate this in rand terms, for R 1m rands worth of property value:

- Monthly property rate before rebate = R 968,33
- - R 14,53 (impermissible value rebate)
- - R 130,73 (Valuation rebate)
- = R 823,08 that you would have paid to COT monthly.

WHAT MUST I DO IF I HAVE A PROBLEM WITH MY PROPERTY'S CATEGORISATION ON THE 2025 GVR?

If you disagree with ***the market value or categorisation*** of the property as it appears on the 2025 GVR but fail to submit an objection by the closing date, it means that for the duration of the 2025 GVR (from **1 July 2025 to**

30 June 2029) you will pay incorrect property rates based on the property valuation and/or categorisation as it appears on the roll.

Kindly note that new property rates tariffs will be published by the City for the 2025/2026 financial year, which will be effective from the 1st of July 2025.

WHAT KIND OF VALUATION EVIDENCE DO I NEED TO INCLUDE IN MY OBJECTION?

There is evidence that a property owner can submit to support their objection. Kindly find the link below to our article on Evidence Supporting Municipal Valuation Objectives for more information:

<https://hbgschindlers.com/evidence-supporting-municipal-valuation-objectives/>

FURTHER INFORMATION ON HOW PROPERTY ROLLS WORK

If you need more information on how Property Rolls work and how they can affect your municipal property rates, kindly find a link to further resources below:

- <https://hbgschindlers.com/how-do-property-valuations-work/>
- <https://hbgschindlers.com/how-to-fix-incorrect-valuations-categorisations-of-properties-in-between-property-rolls/>
- <https://hbgschindlers.com/municipalities-and-the-pay-now-argue-later-principle-in-relation-to-rate-charges/>

CONTACT AN EXPERT VALUER

We have a number of property valuers that we have worked with that we can recommend to the public.

- 1. George Nel Valuation Services CC**
George Nel
ganel@midrand-estates.co.za
082 803 2444
- 2. Asset Valuation Services CC**
Paul Rimbault
assetvalue@mweb.co.za
083 677 3841 / 011 477 3519
- 3. Advanced Valuers**
Jan Oberholzer and Yolanda van Dyk
jan@aval.co.za / yolanda@aval.co.za
082 448 7093
- 4. De Lange Valuation Services CC**
Marius De Lange
delangem@worldonline.co.za
083 250 2008

5. Rates Watch

BenEspach and Kokkie Herman
admin@rateswatch.co.za
011 918 0544

6. JC Bokhorst Valuation Service

Christo Bokhorst
Christo.bokhorst@JCBValuations.co.za

7. Vencor Property Services

Hjalmar Venter
hjalmar@vencorps.co.za
072 468 4228

8. Balme Van Wyk & Tugman

Geoff Balme
g.balme@bvwt.co.za
079 490 6888

OBJECTION FORMS AND PROPERTY RATES POLICY

To access the necessary objection forms and the COT Property Rates Policy, you can use the following link to the COT's website:

<https://propertyvaluations.tshwane.gov.za/default>

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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