

Mogale City's 2025 General Valuation Roll

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INTRODUCTION

The Mogale City 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 **1st of February 2025**. According to the notice (an excerpt of which is below) the 2025 GVR closes for inspection and objection on **30th of April 2025**. The 2025 GVR will commence and be in effect from the **1st of July 2025 to the 30th of June 2030**.

Notice is hereby given in terms of section 49(1)(a)(i) of the Local Government Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the "Act", that the General Valuation roll for the financial year 01 July 2025 to 30 June 2030 is open for public inspection at Mogale City Local Municipality on Mondays to Fridays, during office hours 07:30 to 15:30 from 1 February 2025 to 30 April 2025, in addition the General Valuation Roll 2025/2030, and the objection forms are available on the website www.mogalecity.gov.za.

WHERE CAN I FIND THE 2025 GVR?

The 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 (**18 March 2025**) there is a link available to this roll on the Mogale City's website at <https://mogalecity.gov.za/mogale-city/live-in/valuation-roll/>. 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 Mogale City offices, at the following address:

Valuation Division
IEC Building
C/O Monument & Ockerse Street, Krugersdorp

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 WEDNESDAY 30 APRIL 2025 BEFORE 15:30**. 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 Mogale City'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.

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

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 2030**) 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/>

CONTACT AN EXPERT VALUER

1. George Nel Valuation Services CC

George Nel
ganel@midrand-estates.co.za
082 803 2444

2. Asset Valuation Services

Paul Rimbault
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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

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

6. JC Bokhorst Valuation Services

Christo Bokhorst
Christo.bokhorst@JCValuations.co.za

7. Vencor Property Services

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

8. Balme Van Wyk & Tugman

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

OBJECTION FORMS AND PROPERTY RATES POLICY

To access the necessary objection forms and the Mogale City Property Rates Policy, you can use the following link to the Mogale's website: <http://www.mogalecity.gov.za/>

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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