

COJ's Supplementary Roll 2 (to the 2023 General Valuation Roll)

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INTRODUCTION

The City of Johannesburg ("COJ") should have started sending section 49(1)(a)(i) notices to property owners in respect of the Supplementary Roll 2 ("Supp 2") to the 2023 General Valuation Roll. These notices advise the public that COJ is releasing the Supp 2 (which was apparently released on **6 May 2025**) and **which will close on 20 June 2025**.

WHERE TO FIND SUPPLEMENTARY 2

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/Supp2/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.

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.

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) read together with section 78 (2) 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 2024 to 30 June 2025 is open for public inspection at the centre listed below, from 07 May 2025 - 20 June 2025 until 15:00. In addition, the valuation roll is available on the City's website www.joburg.org.za, under the GVR Online title on the home page.

An invitation is hereby made in terms of section 49(1)(a)(ii) read together with section 78 (2) of the Act to any owner of property or other person who so desires that may wish to lodge an objection with the Municipal Manager in respect of any matter reflected in, or omitted from, the supplementary valuation roll. The objection must be submitted within the above mentioned inspection period.

Attention is specifically drawn to the fact that in terms of section 50(2) of the Act and objection must be in relation to a specific individual property and not against the supplementary roll as such. The lodging of objections in terms of Chapter 4(d) of the Regulations to the Act can be done at the centre listed below where staff will be available to assist, or preferably online at the city's website www.joburg.org.za, under the GVR Online title on the home page.

The completed forms could be returned to the following address or preferably submitted online on the online objection system.

Valuation Services: Administration
Jorissen Place
66 Jorissen Street
Braamfontein
East Wing
1st Floor

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 20 JUNE 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 RATE CHARGES?

- 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.



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