

The City Of Tshwane's Supplementary 4 Valuation Roll

(To the 2020 General Valuation Roll)

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INTRODUCTION

The City of Tshwane ("COT") has given notice, in terms of Section 49(1)(a)(i) of the Local Government: Municipal Property Rates Act 6 of 2004, that the Supplementary 4 General Valuation Roll for the financial years 1 July 2020 to 30 June 2025 ("2021 Supplementary 4") is open for public inspection and comment from 21 June 2025. It will remain open for inspection and objection until 15 August 2025.

WHAT IS A VALUATION ROLL?

A valuation roll is a database in which the COT stores the municipal valuations of all properties listed on a particular roll. Every property in Tshwane should (in theory) appear on a general roll. However, because properties are continuously being created or removed, supplementary rolls are issued to capture properties that were not included in a previous general roll.

Each general valuation roll is republished every few years (usually every 4 to 5 years in Tshwane), and property values are updated at that time. Depending on various factors, your property value may have remained the same, increased, or decreased compared to the value listed on the previous roll. The information on the valuation roll is used to calculate your monthly rates and taxes.

WHERE CAN I FIND THE ROLL?

To search for your property on the roll, visit the COT's website: <https://propertyvaluations.tshwane.gov.za/>. The prescribed forms for lodging an objection are available on the COT's website. According to the notice, these forms are also available at COT offices at the following addresses:

1. Akasia Customer Care Centre 16 Dale Avenue, Karenpark
2. Hammanskraal Customer Care Centre 532 Lovelane Street, Mandela Village
3. Atteridgeville Customer Care Centre Office Block E, Komane Street, Atteridgeville
4. Ga-Rankuwa Customer Care Centre Stand 9111, Setlalentoa Street, Ga-Rankuwa Zone 5
5. Beirut Customer Care Centre (Winterveld) Stand 1864, Beirut
6. Mabopane Customer Care Centre Stand 1653, Mabopane Block X
7. Middestad Building Ninth Floor, 252 Thabo Sehume Street, Pretoria
8. Mamelodi Customer Care Centre Mini-Munitoria, Cnr J Letwaba & Makhubela Street, Mamelodi West
9. Centurion Customer Care Centre Cnr Basden Avenue & Rabie Street, Lyttelton
10. Soshanguve Customer Care Centre Stand 2275, Cnr Commissioner & Tlhatlhagane Street, Soshanguve Block F West
11. Eersterust Customer Care Centre Eersterust Civic Centre, Cnr PS Fourie Dr & Hans Coverdale Rd West, Eersterust
12. Temba Customer Care Centre 4424 Molefe Makinta Street, Temba Unit 2
13. Fortsig Customer Care Centre Entrance 20, Van der Hoff Rd Extension, Boekenhoutkloof
14. Nokeng Customer Care Centre Cnr Oakley & Montrose Street, Rayton
15. Kungwini Customer Care Centre Muniforum 1 Buiding, Cnr Gen. Louis Botha & Market Street, Bronkhorstspuit

WHAT IS THE INFORMATION ON THE ROLL, THAT I SHOULD SPECIFICALLY LOOK OUT FOR?

The **category** determines the tariff to be applied, and the **market value** determines the amount on which that tariff is applied. For example: If your property is currently is categorized as Residential. Based on the 2025/2026 the Residential tariff applicable is 1,172 in the rand. 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 Valuation rebate on R250 000.00 of the market value of the market value.

Category	Rate (cent in rand) 2025/26 financial year	Exemptions, reductions and rebates
Residential Properties	1,172	A total rebate of R 250 000 will be granted on the value of the property. (R 15 000 is impermissible according to the Local Government: Municipal Property Rates Act, 20024 (Act 6 of 2004) plus a further R 235 000 according to the City of Tshwane Property Rates Policy)

WHAT IS THE EFFECT OF THESE DETAILS APPEARING ON THE ROLL?

- If your property is listed on this roll, you need to check whether you are satisfied with the proposed property details. If so, no further action is required.
- If you are not satisfied, you will need to object and follow the formal objection process.

If you expected or wanted your property to appear on the roll but it is not listed, you must file an "omission objection" through the normal objection procedure.

WHAT HAPPENS IF YOU DO NOT CHECK THE ROLL?

It is the responsibility of every property owner to check the municipal property valuation and categorisation assigned to their property. If the valuation does not reflect the market value, or if the categorisation is incorrect, you must submit an objection before the end of the objection period. Failure to do so may result in the ascribed value and categorisation remaining in effect for the remainder of the 2021 General Valuation Roll period, which ended on 30 June 2025.

WHAT IF I AM NOT SATISFIED WITH MY PROPERTY DETAILS AS THEY APPEAR ON THE ROLL?

You must file an official objection between 25 June and 15 August 2025. The final deadline is 15 August 2025 at 12:00. If you miss this window, there are alternative ways to address the situation, but they may take longer and cost more. **DON'T MISS THE DEADLINE. ENSURE YOUR OBJECTION IS COMPLETE AND SUBMITTED PROPERLY.**

WILL A CHANGE FROM MY OBJECTION OR APPEAL, HAVE ANY AFFECT ON MY RATES CHANGE?

If there is any change to the property value or category, the change will be backdated to the beginning of the 2021 GV (being 1 July 2021) alternatively the date that the change occurred, whichever is the later.

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 AND EXPERT VALUER

We have a number of property valuers that we have worked with and can recommend. Email us for more details.

OBJECTION FORMS AND PROPERTY RATES POLICY

To access the necessary objection forms and the COT Property Rates Policy, kindly find the link the COT's website, on which they can accessed: <https://propertyvaluations.tshwane.gov.za/default>

NEED FURTHER ASSISTANCE?

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



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