

COJ's Supplementary Roll 3 (to the 2023 General Valuation Roll)

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INTRODUCTION

The City of Johannesburg ("COJ") has sent out a media release informing the public that the Supplementary Roll 3 ("Supp 3") to the 2023 General Valuation Roll will be open for public inspection from 12 November 2025 to 19 December 2025.



City of Johannesburg opens Supplementary Valuation Roll for public inspection.

The City of Johannesburg has announced that the Supplementary Valuation Roll for the financial year 2025/2026 financial year (1 July 2025 – 30 June 2026) will be open for public inspection from 12 November 2025 until 19 December 2025 at 15:00.

This way, if you are unhappy with the proposed changes you can object in the prescribed time frame.

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 process.
- 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 19 DECEMBER 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?

- 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.

WHERE TO FIND SUPPLEMENT 3

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>, although the City's website isn't always working. 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 in the case of properties where there has been a change in category or valuation since the general roll, should the property 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 or re-categorisation 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.

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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