

City Of Tshwane's Supplementary 5 Valuation Roll (To the 2020 General Valuation Roll)

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INTRODUCTION

The City of Tshwane ("COT") Municipality 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 5 Valuation Roll ("2021 Supplementary 5") is open for public inspection and comment from **08 October 2025**. It will remain open for inspection and objection until **21 November 2025**.

WHAT IS A VALUATION ROLL?

A valuation roll is a database in which the COT stores the municipal valuations and categorisations of all properties in the municipality. 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 and categorisations 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:

OFFICES WHERE THE GENERAL VALUATION ROLL IS AVAILABLE FOR INSPECTION:

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 Setlaleloa Street Ga-Rankuwa Zone 5
5. Beirut Customer Care Centre (Winterfeld) 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-Monitoria Cnr J Letwaba and Makhubela Street Mamelodi West
9. Centurion Customer Care Centre Cnr Basden Avenue and Rabie Street Lyttelton	10. Soshanguve Customer Care Centre Stand 2275 Cnr Commissioner and Tlathagane Street Soshanguve Block F West
11. Eersterust Customer Care Centre Eersterust Civic Centre Cnr PS Fourie Drive and Hans Coverdale Road West Eersterust	12. Temba Customer Care Centre 4424 Molefe Makinta Street Temba Unit 2
13. Fortsig Customer Care Centre Entrance 20 Van der Hoff Road Extension Boekenhoutkloof	14. Nokeng Customer Care Centre Cnr Oakley and Montrose Street Rayton
15. Kungwini Customer Care Centre Muniforum 1 Building Cnr General Louis Botha and Market Street Bronkhorstspuit	

WHAT IS THE EFFECT OF THESE DETAILS 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 municipal valuation does not reflect the true 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 last year of the 2021 General Valuation Roll period.

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

You must file an official objection between **08 October 2025** and **21 November 2025**. The final deadline is **21 November 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.**

WHAT IMPACT WILL ANY CHANGE TO MY PROPERTY DETAILS ON THIS ROLL HAVE ON MY RATES CHARGES?

The market value and category assigned to your property on the 2021 Supplementary 5 Roll will determine how your property rates are calculated under the COT's 2025/2026 Property Rates Policy, which came into effect on 1 July 2025.

The **category** determines the tariff to be applied, and the **market value** determines the amount on which that tariff is applied.

- If you experience a change in category it will only operate from the date of commencement of this supplementary roll, alternatively from the date that the change in category occurred "on the ground", whichever is earlier, but with limited retrospectivity back to 1 July 2020.
- If you experience a decrease in value, the same applies as in relation to the category being changed.
- If you experience an increase in value, however, this increase will only operate from the commencement of this supplementary roll, to the end of the general valuation roll. It will not have retrospective effect.

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/charges/>

- <https://hbgschindlers.com/municipalities-and-the-pay-now-argue-later-principle-in-relation-to-rate-charges/>

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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