

# Supplementary Valuation Roll 1 to City of Tshwane's 2025 General Valuation Roll

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## INTRODUCTION

The City of City of Tshwane ("COT") has released its 2025 Supplementary Valuation Roll 1 ("2025 SVR 01") to the public for public inspection to submit objections from **25 March 2026 to 08 May 2026**. A copy of the notice confirming same can be accessed at <https://propertyvaluations.tshwane.gov.za/Docs/Notices/NOTICE.pdf>.

## WHAT IS A SUPPLEMENTARY ROLL?

A Supplementary Valuation Roll is used to update the Main Valuation Roll. It captures any changes that may affect a property's value, such as errors, subdivisions, rezoning, new developments, or building alterations that occur after the main roll has been published.

These valuations are done throughout the financial year and are based on the market conditions at the time of valuation.

## WHAT IS A VALUATION ROLL?

A valuation roll is a list of all properties kept by the City of Tshwane that shows the value of all properties. Ideally, every property should be on the main (general) roll. However, because properties are always being added or changed, supplementary rolls are used to include any that were missed or updated.

The main general valuation roll is updated every few years (usually every 4 to 5 years). When this happens, your property value may stay the same, go up, or go down. This value is used to calculate how much you pay in rates and taxes.

## WHERE CAN I FIND THE ROLL?

To find the roll to search for your property you need to go to the City's website: <https://propertyvaluations.tshwane.gov.za/> and on the supplementary roll <https://propertyvaluations.tshwane.gov.za/NewSearchSupps>.

To obtain and submit the physical forms, you can visit the City of Tshwane offices at the following addresses.

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

Alternatively, kindly find the link the of the COT's website, on which they can be accessed: <https://propertyvaluations.tshwane.gov.za/default>

It is the responsibility of every property owner to check the municipal property valuation and categorisation ascribed to their respective properties and if the valuation is not in line with market value, or the categorisation is inappropriate, to submit an objection before the closure of the objection period.

Failure to do this will result in the value and categorisation ascribed to your property pertaining for the duration of 2025 GVR (which is 4 or possibly 5 years). This means that for 4 to 5 years (from 1 July 2025 to 30 June 2029 or 2030) you might pay rates based on the incorrect property valuation and/or categorisation.

### **WHAT ARE MY PROPERTY VALUATION AND CATEGORISATION?**

Every property is supposed to have a municipal valuation ascribed to it by the municipal valuer. You should see a value, represented in Rands, on your municipal invoice. This is the property valuation that the COT has ascribed to your property for the purposes of levying property rate.

Similarly, every property is meant to have a rating categorisation ascribed to it by the municipal valuer. This should also appear on your invoice. The category is chosen by the municipal valuer from a list of categories that are set out in the COT's Rates Policy, and for each category there is a corresponding tariff (a rate in the rand price). For example, business properties pay on average three times more than residential properties, because their tariffs are higher. The COT's Rates Policy can be accessed from the municipality's website, alternatively, you can email [public@hbgschindlers.com](mailto:public@hbgschindlers.com) for a copy of the policy.

### **WHY DO THE VALUATION AND CATEGORISATION MATTER?**

The amount that the COT charges you for property rates each month, is based on your municipal valuation multiplied by the tariff (rate in the rand price) that applies to the categorisation that you have been placed into. If the valuation is too high, you will pay too much for rates. If the categorisation is wrong, you will pay the incorrect amount for rates. For example, if your property is residential in nature but you are categorised as business, you will pay three times the amount that a residential property with the same municipal valuation that is categorised as 'residential' will pay. The municipal valuation should be "market value".

If you have received notice that your property is included in the 2025 General Valuation Roll (GVR), you should check whether you are satisfied with the valuation and category assigned to your property. If you are not satisfied, you should lodge an objection between **25 March 2026 to 08 May 2026**.

In some cases, your property may not appear on the General Valuation Roll. If this happens, you should submit it for inclusion through the Supplementary Valuation Roll so that it can be captured in the next update.

\*Note that the COT's failure to send you a notice telling you that your property is appearing on a roll, does not exempt you as the property owner of your obligation in law to check the roll and see whether you are happy with your property details as they appear thereon.

### **WHAT IS MARKET VALUE AND HOW CAN I DETERMINE WHAT IT IS?**

'Market value' is generally explained as the price that a willing buyer would pay a willing seller on the open market for a property. However, there are a number of different methods that can be used to calculate market value. The most commonly used methods include the comparative sales method, the income yield method, and the depreciated cost method. These calculations can be quite complex and are usually carried out by professional valuers, often at a cost. If you would like their contact details, please feel free to email us for more information.

### **WHAT DO I DO IF MY PROPERTY VALUATION IS NOT IN LINE WITH THE MARKET VALUE OR IF MY CATEGORISATION IS INCORRECT?**

If you are of the opinion that your municipal property value is higher than market value or your rating categorisation is inappropriate, you can lodge an objection with the COT against the information contained on the 2025 GVR, giving reasons for same. The COT will then assess your objection and notify you of the outcome of same. If the COT finds that your objection is valid, it will revalue and/or re-categorise your property in line with your objection. If it finds that your objection is not valid, it will advise you of same and your property valuation/categorisation will remain unchanged.

### **MORE INFORMATION / FURTHER LEGAL ASSISTANCE**

#### **Contacting COT:**

You can contact COT's Valuations Department on 012 358 8377 or email [prov@tshwane.gov.za](mailto:prov@tshwane.gov.za).

#### **Contacting HBGSchindlers:**

Alternatively, you can contact HBGSchindlers Attorneys for assistance, via email at [public@hbgschindlers.com](mailto:public@hbgschindlers.com) or telephonically at (011) 568 8500. Please ask for the Public Law Department if you phone in.

We do assist clients with checking their property information on the roll as well as lodging objections/appeals. Where possible we can assist with discounts for bulk instructions.



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