

Urgent Notice: City of Ekurhuleni Fifth Supplementary Valuation Roll for 2021 General Valuation Roll

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INTRODUCTION

The City of Ekurhuleni has released its Fifth Supplementary Valuation Roll for the financial period **1 July 2021 to 30 June 2025**. The roll is open for public inspection, and property owners may lodge objections from **3 June 2026 to 22 July 2026**.

WHAT IS A SUPPLEMENTARY VALUATION ROLL?

A Supplementary Valuation Roll updates the General Valuation Roll by recording changes that may affect a property's value or status after the general valuation roll has been published. These changes may include errors, subdivisions, rezoning, new developments, or building alterations.

Supplementary valuations are prepared during the financial year and are based on market conditions at the time of valuation.

WHAT IS A VALUATION ROLL?

A valuation roll is a municipal record of properties and their assigned values. Ideally, every property should appear on the main valuation roll. However, because properties are continually added or changed, supplementary rolls are used to capture properties that were omitted or updated after publication of the main roll.

The general valuation roll is updated periodically, usually every four to five years. When this occurs, a property's municipal value may remain the same, increase, or decrease. This value is used to calculate the rates and taxes payable by the property owner.

WHERE CAN I FIND THE ROLL?

The roll can be accessed on the City of Ekurhuleni's website at <https://www.ekurhuleni.gov.za/for-me/property-valuation-rebates/supplementary-valuation-roll/>. Physical objection forms may be obtained from, and submitted at, the City of Ekurhuleni offices listed below.

Area	Customer Care Centre	Address	Contact Number(s)
Actonville	Administrative building	730 Khan Cres. Actonville	011 999 7350
Alberton	Alberton Customer Care Centre (Rates Hall)	Alwyn Taljaard Street, Alberton	011 999 2365 011 999 0150
Benoni	Benoni Customer Care Centre (Rates Hall)	Cnr Tom Jones & Elston Ave, Benoni	011 999 7254 011 999 7268
Boksburg	Boksburg Customer Care Centre (Rates Hall)	Cnr Trichardt Rd & Market St, Boksburg	011 999 5989 011 999 8172
Brakpan	Brakpan Customer Care Centre (Rates Hall, Block D)	Cnr Elliot & Escombe Ave, Brakpan	011 999 7825 011 999 7831
Daveyton	Daveyton Customer Care Centre (Room 11)	Eiselen Street, Daveyton	011 999 7229
Duduza	Duduza Customer Care Centre	3001 Nala Street, Duduza	011 999 9194 011 999 9172
Edenvale	Edenvale Customer Care Centre (Rates Hall)	Cnr Van Riebeeck & Hendrik Potgieter St, Edenvale	011 999 3180 011 999 3224
Etwatwa	Etwatwa Customer Care Centre (Rates Hall)	Cnr Eiselen & Chris Hani St, Etwatwa	011 962 1392
Germiston	Germiston Customer Care Centre (Rates Hall)	Cnr President & Spilsbury St, Germiston	011 999 0432 011 999 0416
Katlehong	Katlehong Customer Care Centre (Rates Hall)	2098 Masakhane St, Admin Block, Katlehong	011 999 5622 011 999 1318
Kempton Park	Kempton Park Customer Care Centre (Rates Hall)	Cnr CR Swart Dr & Pretoria Rd, Kempton Park	011 999 4546 011 999 4127
Kwa-Thema	Kwa-Thema Customer Care Centre (Rates Hall)	Cnr Moshoeshe & Chaka St, Kwa-Thema	011 999 8709 011 999 8507
Nigel	Nigel Customer Care Centre (Rates Hall)	145 Hendrik Verwoerd St, Nigel	011 999 9194 011 999 9172
Springs	Springs Customer Care Centre (Rates Hall)	Cnr South Main Reef Rd & Plantation Rd, Springs	011 999 8709 011 999 8507
Tembisa	Tembisa Customer Care Centre (Rates Hall)	Cnr George Nyanga & Andrew Maphetho St, Tembisa	011 999 4771 011 999 4495
Thokoza	Thokoza Customer Care Centre (Rates Hall)	Khumalo St, Thokoza	011 999 2365 011 999 0150

Area	Customer Care Centre	Address	Contact Number(s)
Tsakane	Tsakane Customer Care Centre (Rates Hall)	Cnr Zulu & Nzima St, Tsakane	011 999 8041 011 999 8125
Vosloorus	Vosloorus Customer Care Centre (Rates Hall)	Barry Marais Rd, Vosloorus	011 999 5384

Completed objection forms must be submitted by hand to the municipal office where the relevant account is held.

Property owners should take their Section 49 notice when submitting an objection, as this may help to expedite the process. Electronic submissions will not be accepted. **The closing date for objections is 15:30 on Wednesday, 22 July 2026. Late objections will not be accepted.**

Every property owner is responsible for checking the municipal valuation and categorisation assigned to their property. If the valuation is not aligned with market value, or if the categorisation is incorrect, an objection should be lodged before the objection period closes.

If no objection is lodged, the assigned valuation and categorisation may remain in effect for the duration of the 2025 General Valuation Roll, being approximately four to five years from 1 July 2025 to 30 June 2029 or 30 June 2030. As a result, rates may be charged for several years based on an incorrect valuation or categorisation.

WHAT ARE PROPERTY VALUATION AND CATEGORISATION?

Each property should have a municipal valuation assigned by the municipal valuer. This value, reflected in rand, should appear on the municipal invoice and is used by the City of Ekurhuleni to calculate property rates. Each property should also have a rating category assigned by the municipal valuer. This category should appear on the municipal invoice. The category determines the applicable tariff, also known as the rate in the rand. For example, business properties generally pay more in rates than residential properties because the applicable tariff is higher. The City of Ekurhuleni's Rates Policy is available on the municipal website at www.ekurhuleni.gov.za. Alternatively, you may email public@hbgschindlers.com to request a copy.

WHY DO THE VALUATION AND CATEGORISATION MATTER?

The monthly property rates charged by the City of Ekurhuleni are calculated using the municipal valuation and the tariff applicable to the property's rating category. If the valuation is too high, the rates charged may be too high. If the category is incorrect, the wrong tariff may be applied. For example, a residential property incorrectly

categorised as business may be charged at a significantly higher rate than a similar property categorised as residential.

The municipal valuation should reflect the property's market value. If your property appears on the Fifth Supplementary Valuation Roll for the period 1 July 2021 - 30 June 2025 General Valuation Roll, you should check whether you are satisfied with the valuation and category assigned to it. If you are not satisfied, you should lodge an objection between **3 June 2026 and 22 July 2026**.

Please note that the City of Ekurhuleni's failure to send a notice does not relieve property owners of their legal obligation to inspect the roll and confirm whether their property details are correct.

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

Market value is generally understood as the price that a willing buyer would pay a willing seller for a property on the open market. Several methods may be used to determine market value, including the comparative sales method, the income yield method, and the depreciated cost method. These calculations can be complex and are usually performed by professional valuers, often at a cost. If you require contact details for valuers, please 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 believe that your municipal property value is higher than market value, or that your rating category is incorrect, you may lodge an objection with the City of Ekurhuleni against the information recorded on the Supplementary Roll 5 of GV 2021-2025. The objection should include the reasons for your challenge. The City of Ekurhuleni will assess the objection and notify you of the outcome. If the objection is upheld, the property may be revalued and/or re-categorised. If the objection is not upheld, the existing valuation and/or categorisation will remain unchanged.

MORE INFORMATION AND LEGAL ASSISTANCE CONTACT HBGSCHINDLERS

- For assistance, please email public@hbgschindlers.com or call (011) 568 8500 and ask for the Public Law Department.
- We can assist with checking property information on the roll, lodging objections, and preparing appeals. Where appropriate, discounted fees may be available for bulk instructions.



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