

Urgent Notice: City of Johannesburg Metropolitan Municipality Fourth Supplementary Valuation Roll for the 2023 General Valuation Roll

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INTRODUCTION

The City of Johannesburg Metropolitan Municipality ("COJ") has published its Fourth Supplementary Valuation Roll for the financial period **1 July 2026 to 30 June 2027**. The roll is open for public inspection, and property owners may lodge objections to the information contained on the roll from **14 October 2026 to 30 November 2026**.

The notice is as follows:

CITY OF JOHANNESBURG

**PUBLIC NOTICE CALLING FOR INSPECTION OF THE
SUPPLEMENTARY VALUATION ROLL AND LODGING OF OBJECTIONS**

Notice is hereby given in terms of Section 49(1)(a)(i) read together with section 78 (2) of the Local Government: Municipal Property Rates Act No. 6 of 2004 as amended hereinafter referred to as the "Act", that the supplementary valuation roll for the financial year 1 July 2026 to 30 June 2027 is open for public inspection at the centre listed below, from 14 October 2026 – 30 November 2026 until 15:00. In addition, the valuation roll is available on the City's website www.joburg.org.za, under the **GVR Online** tile on the home page.

An invitation is hereby made in terms of section 49(1)(a)(ii) read together with section 78 (2) of the Act to any owner of property or other person who so desires that may wish to lodge an objection with the Municipal Manager in respect of any matter reflected in, or omitted from, the supplementary valuation roll. The objection must be submitted within the abovementioned inspection period.

Attention is specifically drawn to the fact that in terms of section 50(2) of the Act an objection must be in relation to a specific individual property and not against the supplementary valuation roll as such. The lodging of objections in terms of Chapter 4(d) of the Regulations to the Act can be done at the centre listed below where staff will be available to assist, or preferably on-line at the city's website www.joburg.org.za, under the **GVR Online** tile on the home page.

The completed forms could be returned to the following address or preferably submitted online on the online objection system.

Valuation Services: Administration
Jorissen Place
66 Jorissen Street
Braamfontein
East Wing
1st Floor

The acknowledgement letter will be generated by the online system and should be kept as proof that the objection was submitted.

For enquiries please contact:
• Email: valuationenquiries@joburg.org.za

MUNICIPAL MANAGER



www.joburg.org.za
@CityofJoburgZA
CityofJohannesburg
CityofJoburg

A Supplementary Valuation Roll updates the General Valuation Roll by recording changes that affect a property's value or status after the General Valuation Roll has been published. These may include:

- errors or omissions;
- subdivisions or rezoning;
- new developments; or
- building alterations.

Supplementary valuations are prepared during the financial year and reflect market conditions on the applicable valuation date.

WHAT IS A VALUATION ROLL?

A valuation roll is the municipality's official record of properties and their assigned values. Ideally, every property should appear on the main valuation roll. Because properties are continually added or changed, supplementary rolls capture properties that were omitted from, or updated after, publication of the main roll.

The General Valuation Roll is updated periodically, usually every four to five years. When it is updated, a property's municipal value may remain unchanged, increase, or decrease. The municipality uses this value to calculate the rates and taxes payable by the property owner.

WHERE TO ACCESS THE ROLL AND SUBMISSION

The roll is available on the City of Johannesburg's website: https://objections.joburg.org.za/search/Objection_Supp4

Submit the completed objection form using either of the following methods:

- **Online:** <https://objections.joburg.org.za/> or through the link to objection which appears after you have searched and located your property on the Supplementary 4 roll online
- **In person:** Valuation Services: Administration, Jorissen Place, East Wing, 1st Floor, 66 Jorissen Street, Braamfontein.

Objections close at 15:00 on Monday, 30 November 2026. Late objections will not be accepted.

Property owners are responsible for checking the municipal valuation and rating category assigned to their property. If the valuation does not reflect market value, or the category is incorrect, the owner should lodge an objection before the objection period closes.

WHY TIMELY ACTION MATTERS

If no objection is lodged, the assigned valuation and category may remain in effect for the duration of the 2023 General Valuation Roll, which at present is set to close on 30 June 2027. As a result, property rates may be calculated for a year using an incorrect valuation or category.

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 Johannesburg to calculate property rates.

Each property must also be assigned a rating category by the municipal valuer. The category should appear on the municipal invoice and determines the applicable tariff, also known as the rate in the rand. Business properties, for example, generally attract higher rates than residential properties because a higher tariff applies. The City of Johannesburg's Rates Policy is available at <https://joburg.org.za/services/Documents/City-of-Johannesburg-Rates-Policy-2026-27.pdf>. Alternatively, email public@hbgschindlers.com to request a copy.

WHY DO THE VALUATION AND CATEGORISATION MATTER?

The City of Johannesburg calculates monthly property rates using:

- the property's municipal valuation; and
- the tariff applicable to its rating category.

If the valuation is too high, the rates charged may also be too high. If the category is incorrect, the wrong tariff may be applied. For example, a residential property incorrectly categorised as business may attract a significantly higher rate than a comparable property correctly categorised as residential. The municipal valuation should therefore reflect the property's market value.

If your property appears on the fourth Supplementary Valuation Roll for the period 1 July 2026 - 30 June 2027 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 **14 October 2026 and 30 November 2026**.

Please note that the City of Johannesburg'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 the price that a willing buyer would pay a willing seller for a property on the open market. Common valuation methods include:

- the comparative sales method;
- the income yield method; and
- the depreciated cost method.

These calculations can be complex and are usually undertaken by professional valuers, often for a fee. Email us if you require contact details for valuers.

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 exceeds market value, or that the rating category is incorrect, you may lodge an objection to the information recorded on the City of Johannesburg's Supplementary Roll 4 of GVR 2023–2027. Your objection should clearly set out the reasons for the challenge. The City will assess the objection and notify you of the outcome:

- If the objection is upheld, the property may be revalued and/or recategorised.
- If the objection is not upheld, the existing valuation and/or category 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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