



GENERAL VALUATION ROLL 2023

We call on property owners to shape the GVR 2023

The City calls on all property owners, from commercial properties, homeowners, institutions such as schools and universities, to partner with us to build an accurate General Valuation Roll for 2023.

We recognise the need to always engage and partner with customers in our processes. This is informed by one of our priorities, that of being A well-run City. This means we are committed to be an honest government that puts the residents first and spends money wisely.

We want to take along property owners throughout the GVR process. They must be involved from the day the Valuation Roll is published, to come inspect it, raise their objections, to the appeal process until the final stage. Having property owners in every step of the way is the hallmark of the accountable and transparent government.



Word from the Group Head
Property Branch - Ms. Sihle More

The City of Joburg will implement a new General Valuation Roll (GVR2023) on the 1st of July 2023. The GVR2023 will contain all registered properties as at valuation date within the City, these will be used for rating purposes to generate revenue for the City.

The compilation process is legislated. The mass valuation principles are used for the valuation of most properties, except for specialised properties that are valued using different methodologies as per the internationally recognised valuations standards.

We call on the residents to assist by submitting their property information to aid the process. The residents inclusive of business

can approach the valuation team by sending an email to Valuationsection42@joburg.org.za or alternatively drop the documents at 66 Jorissen Place, Jorissen street, First Floor, East wing as submissions for the preparation of GVR2023. The submitted information will assist in the accuracy of the GVR2023.

The GVR2023 will be the first valuation roll compiled by the City without the use of consultants. The team is working tirelessly to ensure that the GVR2023 is credible. The internal capacity that the City has built is intended to create continuity and complete ownership of the GVR and all the processes aligned to the GVR.

Early next year the GVR2023 will be handed over to the City Manager who will advertise for inspection and objections by all interested parties.

We hope to achieve a roll of good quality that can create a stable revenue base for the City. The collaboration will assist to ensure the process of objections and appeals is streamlined and well-coordinated. Efficiency is built into the process to reduce the turn-around times for objections and reviews.

The City is always looking for partnerships that will enhance the GVR2023 as a product that can be owned jointly by the City and its property owners. The information will be constantly communicated during the compilation process. We would like to collaborate with all property owners on an on-going basis to produce a roll we all can be proud of.

City embarks on the General Property Valuation Roll 2023

Written by Nyaniso Jeku

The City of Johannesburg is once again embarking on the General Property Valuation Roll 2023 (GVR2023) process. The GVR2023 will be implemented on the 1st of July 2023.

The City is empowered to levy rates on all properties in its area of jurisdiction, in terms of Section 2 of the Municipal Property Rates Act (MPRA), subject to Section 229 of the Constitution of the Republic of South Africa.

The General Valuation Roll (GVR) is a legal document which consists of property information of all rateable properties within the boundaries of a municipality. The GVR assigns a value and a category to all properties in a municipality, with the objective of generating rates on an equitable basis. The rules on categorization and tariffs will be in accordance with the Rates Policy.

The process of establishing market values of these more than 900 000 properties considers market conditions as at the date of valuation. This is based on recent property sales and market information activities in the various neighbourhoods within the jurisdiction of the City of Johannesburg.

Section 45 of the MPRA states that, a property must be valued in accordance with the generally recognised valuation practices, methods, standards, provisions of the MPRA, and that physical inspection of the property to be valued is optional.

Due to the mass valuation process, legislation makes it optional to physically inspect properties to collect proper-

ty data. The MPRA further stipulates that comparative, analytical and other systems or techniques may be used, including aerial photography and computer-assisted mass appraisal systems (CAMA) considering technological changes and advancements.

There are instances where access is often not possible to most residential properties, this necessitates the City to employ use of advanced technology to collect data. This includes the use of building plans and oblique images, a state-of-the-art aerial photography that enables property information capturing from all angles relating to quality, condition, and improvements.

When the use of technology is impossible due to high security walls of the property and foliage, physical inspection is undertaken, and independent review of data collected to ensure good quality. The City leaves no stone unturned and doesn't compromise on the accuracy of the data collection which leads to correct property values assigned to each property.

The objective of this process is to generate property rates that are fair, equitable and just. All property owners will be notified of the new value of their property in writing.

There is ample time for any person to object to an entry in the valuation roll, this takes place during the first quarter of 2023 once the roll has been made public. Objections are considered for ruling; unhappy persons can appeal the City's decision on their objec-

Fact on #JoburgGVR2023

General Property Valuation Roll is a legally binding document that is governed by Municipal Property Rates Act (MPRA) 6 of 2004 as per all the amendments that have been approved. This legislated process is conducted once every four years as required by the MPRA.

tions to an independent panel outside the City's jurisdiction.

Legislation compels the City to conduct a supplementary valuation roll to reflect all changes as a result of objections to the main valuation roll. This is done to correct errors such as omissions, subdivisions, consolidations, rezoning, township developments, alterations, new buildings etc.

All homeowners will be notified of the new value of their property in writing.

After the inspection, objection and appeal stages have been exhausted, ratepayers will be expected to abide by the determined property values which will be used to levy property rates on monthly basis for billing purposes. Homeowners are advised to take note of the different property categories because this informs the levying of property rates.

The City calls on all property owners and interested parties to come on board for this once in four years valuation process.

