



a world class African city

Thuso House  
61 Jorissen Street  
Braamfontein

PO Box 5000  
Johannesburg  
South Africa  
2000

Tel +27(0) 11 358 3420  
[www.joburg.org.za](http://www.joburg.org.za)

## MEDIA RELEASE

**To : News Editors**  
**From : Kgamanyane Maphologela**  
**Director: Communications & Stakeholder Management**  
**Date : 13 July 2023**

### City advises ratepayers about post objection process for General Valuation Roll (GVR2023)

City of Johannesburg would like to inform ratepayers about the process that will unfold following the inspection and objection period that closed on 5<sup>th</sup> May 2023 for General Valuation Roll (GVR2023).

The GVR2023 comprised of 934 652 properties and the total objections received are 42 053 and represent only 4,5% of the GVR. Of the objections lodged the city has finalised 13,000 objections. The city intends to finalise objections by the 30<sup>th</sup> of September 2023.

### Objections received by type of property category.

Property Type	Number objections
Non-residential/non-business properties	601
Business and Commercial type properties	9 454
Residential properties	30 362
Vacant land	1 636
<b>TOTAL</b>	<b>42 053</b>

### Objection period is closed, what’s the next step?

The Municipal Valuer Decision (MVD) on objections will be communicated directly to objectors and property owners if the owner is not the objector.

Kgamanyane Maphologela, Director for Communications and Stakeholder Engagement advises that: “The General Valuation Roll (GVR2023) is a legislated process under the Municipal Property Rates Act (MPRA) in line with all its amendments. It is therefore important for all objectors and property owners to take note of key elements in the Municipal Valuer decision.”

Should the outcome of the objection by the Municipal Valuer be an adjustment of more than 10% upwards or downwards, the MVD will be presented to the Valuation Appeal Board for review of the MVD. The Appeal Board may confirm, revoke, or amend the decision.

### **Appeal process**

To appeal to a property MVD, the objector or the property owner must first have objected to the property's valuation during the objection period. The Municipal Valuer's notice will indicate the starting and the closing date by when an appeal should be lodged. Reasons for the objection outcome may be requested at a prescribed fee.

An appeal to the Municipal valuer's decision will be heard by a Valuation Appeal Board (VAB) which is an independent board that will be appointed as per the Municipal Property Rates Act 6 of 2004 as amended (MPRA). A VAB will consider all appeals and all objections where the value has changed by more than 10% upward or downwards. The VAB is an independent body appointed by the MEC for Local Government. The VAB comprises of a legal representative with sufficient experience in administration of justice and two or more Professional Valuers. The process for the appointment of the VAB for the City is currently in progress by the office of the MEC for Local Government. It should be noted that all sittings and scheduling of appeals are managed by the VABs as per the MPRA and not by the City.

There is no cost implication to an appeal for the appellant. The appellant will be required to state why he/she doesn't agree with the valuation of the property and what is considered to be the property value. Evidence regarding this will have to be presented to the VAB. The appellant may be represented by a legal person, valuer, or any person of the appellants choice. Any costs relating to the representation will be for the appellant's own account.

"The City calls on property owners to remember that they have an obligation to continue paying their property rates while objections are being considered. Should an objection or even appeal be amended, the City will adjust the valuation roll and account", said Maphologela. This is in compliance with the MPRA.

Property owners should also note that their municipal invoices will reflect the property value as per the GVR2023 from 1 July 2023. The properties that were objected to will reflect the MVD only after finalisation of the objection.

For further enquiries please contact the Joburg Call Centre on 0860 562 874 or visit [www.joburg.org.za](http://www.joburg.org.za).

**ENDS –**

Issued by:

Kgamanyane Maphologela

Director: Communications and Stakeholder Engagement

Group Finance Department

Email: stanm@joburg.org.za

For interviews, please contact Nkosana Lekotjolo on 082 467 9429  
or Nyaniso Jeku on 081 441 8118.