

# Fact on #JoburgGVR2023

A valuation roll is a legal document that consists of property information of all rateable properties within the boundaries of a municipality.

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# Fact on #JoburgGVR2023

The purpose of property valuation is to determine a market value of all properties, which implies the most probable price that a property would realise on the date valuation if sold on the open market by a willing seller to a willing buyer.

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# Fact on #JoburgGVR2023

There are several types of properties in the municipality - residential, sectional title, non-residential and agriculture, etc. Each is valued on a different basis although they all relate to the market value.

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# Fact on #JoburgGVR2023

Most commercial property (including retail, offices, warehousing, etc.) are valued on an income basis, whilst institutional properties such as schools, hospitals and clinics are valued on a cost basis.

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# Fact on #JoburgGVR2023

When valuing properties, the Municipal Valuer establishes the market conditions as at the date of valuation which is based on recent sales and market information activities in the various areas.

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# Fact on #JoburgGVR2023

Implementation on the newly acquired property values will be effective from 1 July 2023. This will be once the verifications regarding values have been conducted, considering objections logged.

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# Fact on #JoburgGVR2023

A general valuation roll is compiled and produced every four years as stipulated in the legislation. The City's current Valuation Roll was implemented on 1 July 2018.

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# Fact on #JoburgGVR2023

Due to the mass nature of the valuation of properties, legislation makes it optional to physically inspect properties to obtain values. Techniques such as aerial photography and computer assisted mass appraisal system can be used.

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# Fact on #JoburgGVR2023

Because access to properties is often not possible, the City makes use of advance technology to collect data. This includes the use of building plans and oblique images, state-of-the-art aerial photography.

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# Fact on #JoburgGVR2023

When the use of technology is impossible due to high security walls of the property or foliage, physical inspection is undertaken.

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# Fact on #JoburgGVR2023

Any person can object to an entry in the Valuation Roll. This objection must take place in a prescribed manner within a stipulated period. Objections are considered for ruling and unhappy persons can appeal the City's decision on their objection.

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# Fact on #JoburgGVR2023

Legislation compels the City to conduct Supplementary Valuation Roll(s) to reflected 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.

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# Fact on #JoburgGVR2023

The General Valuation Roll assigns a value and a category to all properties in a municipality. The objective is to generate rates on an equitable basis. Rules on categorization and tariffs will be in accordance with the Rates Policy.

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# Fact on #JoburgGVR2023

Legislation makes provisions for the Valuation Roll to be made public for inspection once it has been compiled. This gives interested parties and persons the opportunity to object to entries in the Valuations Roll should they be unhappy.

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GENERAL VALUATION ROLL 2023

# Fact on #JoburgGVR2023

All homeowners will be notified in writing of the new value of their property and will be invited to inspect the Valuation Roll or lodge an objection if they wish to do so.

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# Fact on #JoburgGVR2023

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 a monthly basis.

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# Fact on #JoburgGVR2023

The City allocates different categories to its properties. It is important for homeowners to take note of their property category as this informs the levying of property rates.

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# Fact on #JoburgGVR2023

## Property Categories

- Farming
- Industrial
- Mining land
- Multipurpose
- Municipal property

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# Fact on #JoburgGVR2023

## Property Categories

- Private open space
- Public benefit organisation
- Public open space
- Public service infrastructure

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# Fact on #JoburgGVR2023

## Property Categories

- Public service infrastructure - private
- Public service purpose
- Religious

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# Fact on #JoburgGVR2023

## Property Categories

- Residential property
- Residential consent use
- Township development

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# Fact on #JoburgGVR2023

## Property Categories

- Vacant land
- Unauthorised use

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