

GENERAL VALUATION ROLL 2018

The City of Johannesburg's process for the implementation of the General Valuation Roll 2018 (GV2018) will commence soon.

UNDERSTANDING WHY A GENERAL VALUATION ROLL IS DONE?

A General Valuation Roll forms the basis for the levying of property rates.

VALUATION ROLL INSPECTION AND OBJECTION PROCESS

It is very important that residents check their property valuation and category as it is reflected in the GV2018, because it affects the rates they pay on their own properties.

Important facts to note:

- The GV2018 Valuation Roll for the period 1 July 2018 to 30 June 2022 will be open for public inspection effectively from 20 February - 6 April 2018;
- Ratepayers have 45 days to inspect the General Valuation Roll and lodge objections if necessary (the prescribed minimum legislated objection period is 30 days);
- There will be 12 venues city-wide where property owners may inspect the GV2018 Valuation Roll. Property owners will be formally notified of these venues;
- The Valuation Roll will also be available on the City's website www.joburg.org.za for viewing from 20 February to 6 April 2018;
- An on-line objection functionality will be made available on the City's website during the inspection/objection period;
 - No objection via email or facsimile (fax) will be accepted;
 - Late objections will not be accepted.

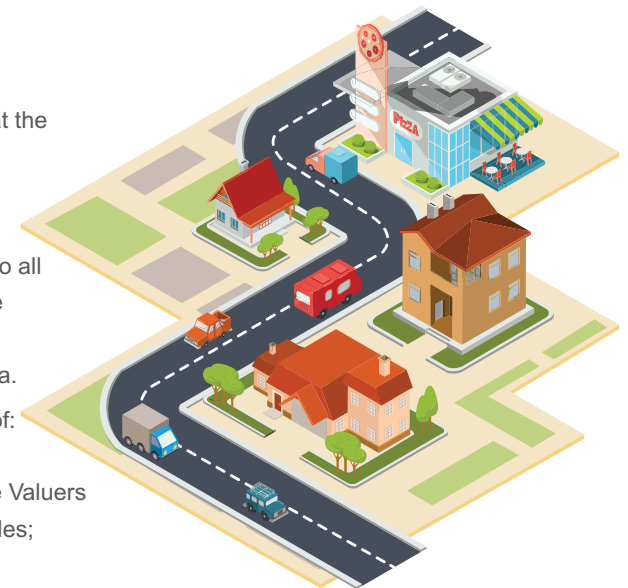
HOW ARE VALUATIONS DETERMINED?

The basis of valuation is market value as at the date of valuation, which is 1 July 2017.

For residential property, obtaining access to all properties is not possible, and as such, the Municipal Valuer makes use of advanced technology that allows the collection of data.

This includes but is not limited to the use of:

- building plans;
- oblique imagery, which allows the Valuers to see the properties from all angles;
- physical inspections.



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