



City of Johannesburg General Valuation Roll 2023

On 15 February 2023 the City of Johannesburg published the General Valuation Roll for 2023. Despite the name only referring to the year of 2023 the aforementioned Roll has been published for the term of 2023 to 2027. The properties listed on the Roll will thus carry the valuation assigned from 1 July 2023 to 2027 when a new Roll is due to be published.

The 2023 Roll is only the fourth General Valuation published under the Local Government: Municipal Property Act and contains 934 652 properties with a total value of R1.5 trillion. The property value increased with 12% from 2018, when the last Roll was published. The Roll can be viewed at selected public inspection venues across Johannesburg or online at <https://objections.joburg.org.za/Objection/PropertyIndex>. The system allows property owners to register their profiles, inspect the Roll, check property details, upload documents and object to the valuation of their property.

It should be borne in mind that the value that appears on the Roll is the value of a property as at 1 July 2022 and billing in terms of the new value will commence on 1 July 2023.

Should a person wish to object to the valuation of their property they can do so until 31 March 2023 at 15h00 at any of the selected venues or online at www.joburg.org.za. An objection is to include market evidence (list of sold properties within the immediate area at the valuation date of 1 June 2022), details of the property, number of bedrooms and bathrooms, improvements, age of improvements, adverse conditions that may affect the value, building size, building type (garage, granny flat etc.) and any other additional information. It is our understanding that one may as an alternative to the above submit a motivated valuation report from a registered valuer.



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