



GENERAL VALUATION ROLL FREQUENTLY ASKED QUESTIONS APPEAL PROCESS

1. Right of appeal

An appeal to the Valuation Appeal Board against a decision of a Municipal Valuer in terms of the Act may be lodged in the prescribed manner with the Municipal manager concerned by –

- a person who has lodged an objection in terms of the Act and who is not satisfied with the decision of the Municipal Valuer;
- an owner of a property who is affected by such a decision, if the objector was not the owner; or
- the council of the municipality concerned if the municipality's interests are affected.

2. What is an appeal?

An appeal to a General Valuation Roll is a formal written request to the Valuation Appeal Board against a decision of a Municipal Valuer, where the owner / objector / council of the CoJ disagrees with the decision of a Municipal Valuer.

3. How do I appeal?

The Section 53 Notice (objection outcome notice) will indicate the period in which to lodge an appeal as well as the venue where the appeal forms can be collected and returned before the closing period.

4. Who may appeal?

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- the council of the Municipality concerned, if the Municipality's interests are affected.

5. When do I appeal?

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6. Where do I appeal?

An online appeal functionality will be made available, after the official extended objection period. **(After 5 May 2023).**

7. Who adjudicates the appeals?

The appeals will be heard by the Valuation Appeal Board. The Valuation Appeal Board is an independent body appointed by the MEC for Local Government under section 56 of the Municipal Property Rates Act. The **Board** consists of a legal representative (Advocate) and two professional valuers, registered at the SA Council for Professional Valuers.

The Appeal Board will review and either confirm, amend, or revoke the decision of the Municipal Valuer

8. GVR2023 Valuation Appeal Board

The MEC responsible for local government will appoint the Valuation Appeal Board for the City of Johannesburg and the dates for meetings shall be communicated directly to the parties. Meetings of the Valuation Appeal Board are open to the public, but a Board may adjourn in closed session when deliberating an issue before the Board.

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The Appeal Board cannot give a time limit for a resolution of an appeal as it depends on the number of appeals received.

COJ reminds property owners and residents that they have an obligation to continue paying their rates even if they have lodged objections or appeals as property owners cannot object to property rates, which are the jurisdiction of the Rates and Taxes department.

The General Valuation Roll follows a clearly stipulated step by step road map which defines what happens at every stage. See below.



GVR2023 ROAD MAP



a world class African city



GENERAL VALUATION ROLL 2023