



RATES WATCH

# WATCHING YOUR RATES SO YOU DON'T HAVE TO

2024 Newsletter Edition #2

## Moving into the second half of 2024

As we move into the second half of 2024, President Ramaphosa has finalised the cabinet for the new Government of National Unity. We echo the gratitude of many South Africans that the national elections themselves went smoothly. We hope that the changes in government will in turn filter through to local government structures, where there is (in many cases) a dire need for reform. There are currently many municipalities struggling to manage property valuation rolls and processes effectively. Changes will no doubt take time, but we are hopeful that they will take place.

*Photo by Claire Cole*



## Appeal Boards: Updates

Rates Watch has lodged a significant number of appeals in many municipalities across South Africa. Our latest update looks at those appeals that are still outstanding in each major metro.

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## Valuation rolls

A list of supplementary valuation rolls that are currently open for objections and inspection is available on our website. [Click here](#) to view all of the general and supplementary valuation rolls currently open for inspections and objections.

The valuation roll for Madibeng was the last general valuation roll to close on 31 May. [View the rolls...](#)

## 2024/2025 Budgets

We have compiled a convenient table of 2024/2025 tariff increases for property rates, electricity, water, sanitation, and refuse.

[View the rates...](#)



*Photo by Sora Shimazaki on Pixabay*

## Review of Valuation Appeal Board (VAB) Decisions

A decision of a valuation appeal board is *functus officio*, meaning that a decision taken by a board is valid until it is reviewed by a higher authority.

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## Case Law

The importance of informing owners of new valuations was confirmed in two recent cases:

- *Astirshell No. 14 CC and other v Victor Khanye Local Municipality*
- *Central University of Technology Free State v Mangaung Municipality and others*

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*Source: Pexels/Pixabay*



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INSURING AND WATCHING YOUR PROPERTY VALUATION AND RATES

*"Success is not final, failure is not fatal: It is the courage to continue that counts." Winston Churchill*

## CONTACT DETAILS

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