



RATES WATCH

## WATCHING YOUR RATES SO YOU DON'T HAVE TO

2025 Newsletter

### Looking back on 2025

The new year started slowly but shifted into top gear by the second week back in the office.

With four valuation appeal boards sitting in the City of Johannesburg, along with the board in Ekurhuleni, our diaries filled up quickly. The first hearing in Johannesburg took place on 13 January.

The General Valuation Rolls (GVs) for Magareng Nkandla and Mogale City opened on 1 February for inspection and objections — the first for 2025. More than 50 rolls followed, including Bitou, Stellenbosch, Ekurhuleni, and the City of Tshwane.

The Rates Watch team had its hands full attending to queries while keeping a close eye on deadlines.

Looking back, we are grateful for a very busy but fruitful year. Thank you to our clients for entrusting us with your property rates matters.



### Appeal Boards: Updates

Rates Watch continues to make progress with appeals across multiple municipalities, with several appeal outcomes now concluded and others still awaiting review. Here's a snapshot of the latest developments across key metros.

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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.

There is also a list of more than 30 municipalities that are expected to implement new valuation rolls in 2026. Four metros — Cape Town, eThekweni, Nelson Mandela Bay, and Mangaung — are among them.

[View the rolls...](#)

### Supporting Potential: Celebrating Thembi Jezile's Journey to Becoming a Professional Valuer

At Rates Watch, we are always looking for ways to contribute meaningfully to the growth of South Africa's valuation profession. That is why we were proud to support the academic journey of Thembi Jezile, who recently completed her BCom Honours in Valuation and Management at the University of Johannesburg — and who has now officially qualified as a professional valuer after passing her board exam in March.

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### City of Johannesburg: Implementation of Clause 6.3.5 of the 2024/25 Rates Policy

#### Property Rates on Second and Further Residential Properties Owned by the Same Entity

The City of Johannesburg has begun implementing a key change to its 2024/25 Rates Policy that affects owners of multiple residential properties. Here's what the new threshold rebate limitations mean for ratepayers

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### Check Your Rates Account

Property owners should check the levies on their municipal accounts every month and log queries if there are changes from the previous month that are not related to tariff adjustments.

Following the implementation of Clause 6.3.5 of the Rates Policy, a client noted that the "Section 15 of MPRA adjustment" had been added to properties with values below R15 000. These properties are excluded from property rates.

The query was escalated to **Mr Hannes De Beer**, and the accounts were corrected on the same day. Well done, Hannes!



### City of Johannesburg: Categorisation of Sectional Title Apartments

In a significant ruling by the High Court of South Africa (Gauteng Division), the City of Johannesburg sought to overturn a Valuation Appeal Board decision regarding the categorisation of 24 residential units located in Melrose Square on Oaks. On 9 December 2021, the Appeal Board determined that these units should be categorised as "sectional title residential" with effect from 1 July 2013. This differed from the City's prior categorisation of the units as "sectional title business".

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### Feedback

We welcome your feedback and would appreciate suggestions on specific topics you would like us to cover.

[Please submit your feedback here...](#)



### Happy Holidays

Wishing you and your loved ones a blessed Christmas filled with rest, joy, and special moments. May your travels be safe and your holidays refreshing.

We are grateful for your support throughout the year.

Kindly note our offices will be closed for the Festive Season from noon on the **12th of December 2025** and will reopen on the **13th of January 2026**.

Thank you for your support during the year.  
May you have a blessed Festive Season.

**Rates Watch Team**



*"Learn from yesterday, live for today, hope for tomorrow. The important thing is not to stop questioning." — Albert Einstein*

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