

RATES WATCH INSIGHTS

QUARTERLY BRIEFING ON MUNICIPAL PROPERTY VALUATIONS AND RATES

Q1 2026



Municipal property valuations remain a significant factor influencing operating costs for property owners across South Africa. As municipalities continue to process objections and appeals from previous valuation cycles, the importance of careful scrutiny of valuation rolls and property categorisation remains clear. In several municipalities, appeal backlogs persist, reflecting both the scale of valuation disputes and the complexity of the processes involved.

At the same time, a number of municipalities are preparing to implement new general valuation rolls, with more than 30 expected to introduce updated rolls on 1 July 2026. These valuation cycles provide an important opportunity for property owners to review municipal valuations and ensure that properties are fairly assessed. The objection and appeal processes remain a key mechanism through which discrepancies in valuations can be addressed.

More broadly, discussions within the international property valuation profession continue to highlight the importance of transparency in valuation methodologies. Confidence in municipal valuation systems depends not only on the accuracy of valuations, but also on the clarity with which valuation approaches and supporting data are communicated. As the valuation environment continues to evolve, careful monitoring of municipal valuation processes remains essential for property owners and their advisors.



APPEAL BOARD WATCH
APPEAL BACKLOGS CONTINUE ACROSS SEVERAL MUNICIPALITIES

Ongoing objection and appeal activity remains a key issue within current valuation processes.

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MUNICIPAL ROLL WATCH
NEW VALUATION ROLLS SCHEDULED FOR IMPLEMENTATION IN JULY 2026

More than 30 municipalities are expected to implement new valuation rolls on 1 July 2026.

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VALUATION INSIGHTS / INDUSTRY PERSPECTIVE

BLACK BOX V GLASS BOX: TRANSPARENCY IN VALUATION METHODOLOGIES REMAINS A GLOBAL CONCERN

Confidence in valuation systems depends on accuracy, clarity, and visibility of supporting data.

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LEGAL UPDATE

PROPERTY PARK (PTY) LTD & 5 OTHERS V LESEDI LOCAL MUNICIPALITY & OTHERS

Judgment by Acting Judge CB Bhoola, handed down 24 February 2026

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SUPPLEMENTARY VALUATIONS

EKURHULENI: NINE MONTH LAPSE IN VALUATION ROLL MAINTENANCE

The contract of the valuation firm responsible for supplementary valuations in Ekurhuleni expired in May 2025.

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CALCULATOR

PROPERTY RATES CALCULATOR

Estimate your monthly municipal rates.

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FEEDBACK

We welcome feedback from readers. If there are particular topics that you would like us to address in future editions of the newsletter, please feel free to let us know here.

QUOTE OF THE QUARTER

“Start where you are. Use what you have. Do what you can.” – Arthur Ashe

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