# Supplementary Valuation Roll (SVR) frequently asked questions

City of Johannesburg

**Q: What is a Supplementary Valuation Roll (SVR)?**

**A:** The City is compelled by legislation to conduct supplementary valuations, at least once in a financial year on all properties where a change has occurred as prescribed in Section 78 of the MPRA.

For each supplementary valuation the owner will be informed in writing of the details of such valuation by means of a Section 78 Notice. The owner will then have the opportunity to request a valuer to review the value if not in agreement with the value and / or category. All supplementary valuations done in a specific period will be combined in a Supplementary Valuation Roll which will be open for inspection and objection as prescribed.

The Supplementary Valuation Roll (SVR) is a legal document containing details of properties that have been added to the General Valuation Roll (GVR) and any properties that have been changed since the last GVR. The current GVR must be updated at least once a year.

**Q: What is the difference between a GVR and an SVR?**

**A:** A GVR is a legal document containing municipal valuations of all registered properties within boundaries of a municipality and is compiled every 4 to 5 years. An SVR only contains a selection of properties and is compiled at least once a financial year.

**Q: What properties will be part of an SVR?**

**A:** All properties where a change has occurred as prescribed in Section 78 of the MPRA. For example: A vacant property that is subsequently improved with a dwelling, the main Valuation Roll would carry the property with a vacant category and vacant land value, once developed (improved) the supplementary valuation will change the category to residential and the value would reflect the improved value of the land and improvements.

The Section 78 process:

- If an owner queries his value or category of his property the process to follow is to log a query (Section 78) at the Valuation Administration Section at 1st Floor, East Wing, Jorissen Place, 66 Jorissen Street, Braamfontein.

- The Section 78 query form to be completed can be requested from and submitted to the following email address: valuationenquiries@joburg.org.za

- The completed form should be accompanied with evidence why the value of the property is incorrect.

- The Valuation section will investigate the query. If there is a change in the value or category of the property, a section 78 notice is issued in terms of sect 78(5) advising the owner that a supplementary valuation was done on his property.

- The notice will advise the owner that if he disagrees with the outcome, he may lodge a request for review with the Municipal Valuer in writing within the specified period as printed on the notice.

- The request for the Section 78 review will be attended to by the Municipal Valuer.

- In each financial year a SVR containing all supplementary valuations done in a specific period will be published.

- The owner will also be notified via a Section 49 notice of the entry in the Supplementary Valuation Roll, and they will then be able to follow the objection and appeal process for the SVR. This process is similar to a GVR objection process.

**Q: If my property is included in the Supplementary Valuation Roll 4 for General Valuation 2023, can I object if I disagree with the valuation?**

**A:** Yes, you can lodge an objection. Legislation allows property owners who have properties valued in an SVR to lodge an objection in terms of Section 50 of the MPRA.

**Q: If my property is valued in both the GVR and SVR, do I have to dispute the SVR if I disagree with the SVR value?**

**A:** Yes, the SVR would reflect changes effected to your property since the GVR, and an objection should be lodged if you do not agree with the entry in the SVR.

**Q: When I lodge an objection, will I get a letter acknowledging my objection?**

**A:** Yes, the City will send a letter of acknowledgement to the objector, and to the owner if the owner is not the objector, and this communication should be kept as proof for future interactions with the City on this matter.

**Q: How will I know if my property is on the Supplementary Valuation Roll?**

**A:** The owner will be notified via a Section 49 notice of the entry in the SVR, and they will then be able to follow the objection and appeal process for the SVR. This process is similar to a GVR objection process.

**Q: How do I lodge an objection?**

**A:** Property owners who wish to lodge an objection can visit the City of Johannesburg's website www.joburg.org.za or click on the link below: https://objections.joburg.org.za lodge an objection by visiting our online services on www.joburg.org.za or 1st Floor, East Wing, Jorissen Place, 66 Jorissen Street, Braamfontein.

**Q: The City of Johannesburg has announced that the Supplementary Valuation Roll 4 (SVR4) for the financial year 2026/2027 will be open for public inspection. From when?**

A: The Supplementary Valuation Roll 4 will be open for public viewing and inspection from 14 October 2026 until 30 November 2026 at 15:00.

**Q: Where can the SVR4 be viewed?**

**The Supplementary Valuation Roll will be available for viewing at:**

- Jorissen Place –1st Floor, East Wing, Jorissen Place, 66 Jorissen Street, Braamfontein.
- Online – via the City's website at www.joburg.org.za under the GVR Online section.

**Q: What is best for viewing; Online or physical?**

A:The City urges residents to use the online objection system, where an acknowledgement letter will be automatically generated as proof of submission.

**Q: Is the acknowledgement letter important?**

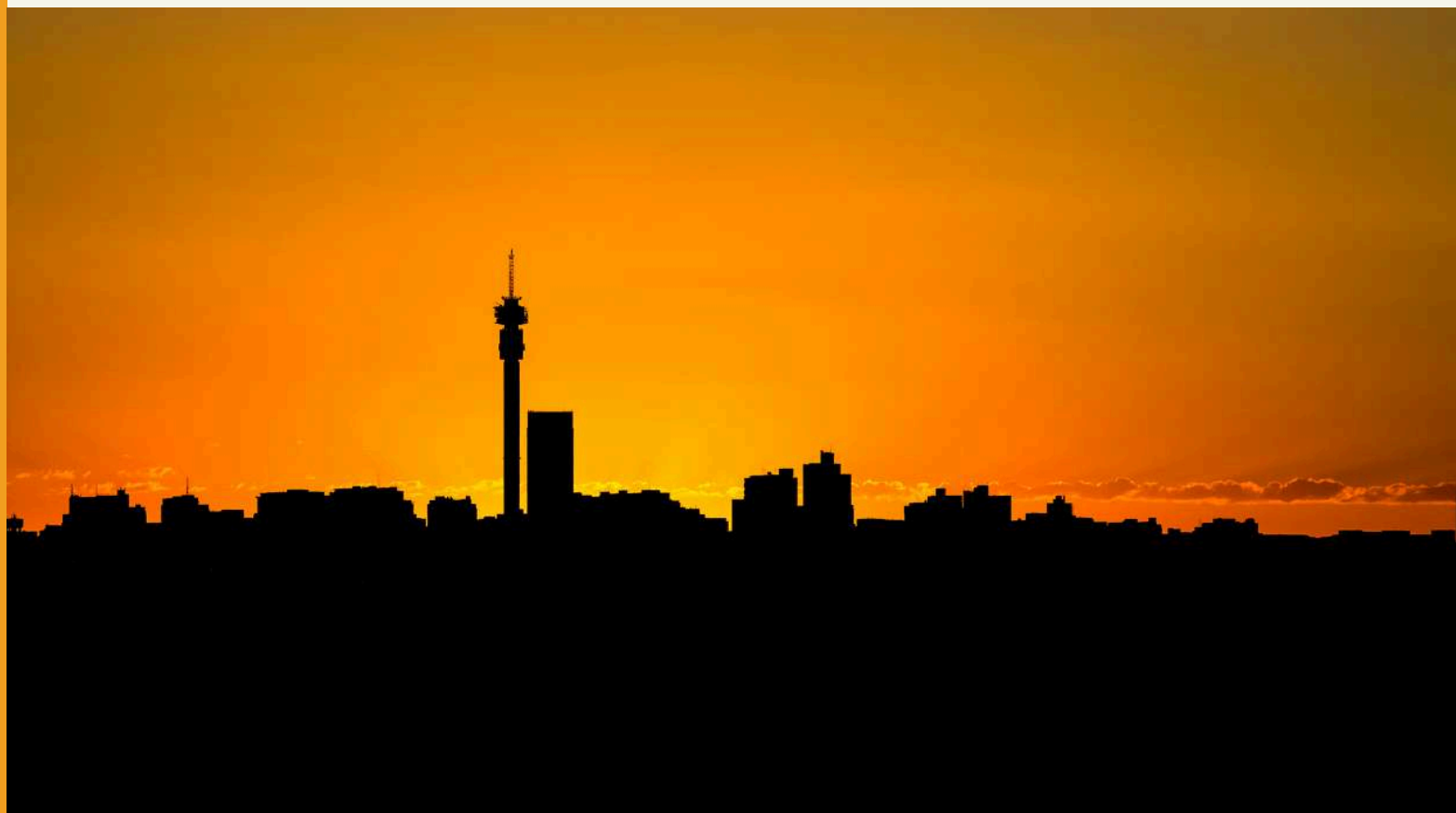
A:Yes, the acknowledgement letter should be kept as proof that the objection was submitted.

**Q:What happens if I am not happy with the new valuation?**

Residents and property owners have the right to, if necessary, lodge objections to any entry they believe is incorrect.

https://objections.joburg.org.za/ Once completed, the form can be returned to the City though this email: valuationenquiries@joburg.org.za.

Customers are to note that objections cannot be lodged on the online system that was available for the General Valuation Roll 2023. Forms are to be downloaded from the website, www.joburg.org.za and completed separately.

**Group Finance Social Media Handles**

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