



17 July 2026

UPDATE OF CURRENT PROPERTY VALUATION PROCESSES

Introduction

With the 2025 General Valuation Roll (GV2025) being effective from 1 July 2026 it is opportune to provide Councillors and customers with information about the processes involved.

Different properties are subject to different processes, depending on individual circumstances. Herewith a summary of the various valuation processes applicable for the remainder of 2026.

General Valuation Roll 2025 (GV2025)

The GV2025 Roll, including approximately 970 000 properties as certified by the Municipal Valuer is applicable from 1 July 2026. Your July 2026 municipal invoice will reflect municipal rates calculated against the property's GV2025 value payable from 1 July 2026.

General Valuation Roll 2025 (GV2025) Objections

GV2025 valuation notices were emailed or posted to you in time for the objection period provided between 21 February 2026 and 30 April 2026. Approximately 13 300 GV2025 objections were received, which is targeted to be considered and resolved by the Municipal Valuer by the end of the year. To date about 6 300 objections have been resolved. The objection decision notices of the resolved objections can be expected by email or ordinary post by the end of July 2026. The notice will include the process to appeal against the outcome of your objection decision should you not be satisfied with the GV2025 objection decision. Appeals to be heard by the independent Valuation Appeal Board will be scheduled from November 2026.

First Supplementary Valuation Roll to the General Valuation Roll 2025 (GV2025 SV01)

Property status changes occurred since the valuation date of 1 July 2025 will be included in GV2025 SV01. This involves approximately 60 000 properties, which is planned to be dealt with in three batches. Notification to the affected property owners will be done in August, October and November 2026. Typically, this involves properties omitted from the GV2025 Roll as certified by the Municipal Valuer on 30 January 2026 or properties that underwent a building plan change or significant valuation change during the mentioned period. You will have an opportunity to submit a review against GV2025 SV01 at the prescribed timeframe as well as an objection at the end of the 2026/27 financial year with the certification of the GV2025 SV01 Roll.

Third Supplementary Valuation Roll to the General Valuation Roll 2022 (GV2022 SV03)

The GV2022 SV03 Roll was certified by the Municipal Valuer on 30 June 2026 involving approximately 25 000 properties. Notices have been emailed or posted to the affected customers who will have an opportunity to submit objections from 21 July 2026 until 31 August 2026.

Objections can be submitted in the following ways:

- Online via the City's e-services portal. This is the preferred method, which requires an easy registration process on the City of Cape Town's website.
- Email: valuationsobjection@capetown.gov.za
- In person at the following City of Cape Town Walk-in Centres on weekdays between 09:00 and 15:00: Cape Town, Plumstead, Strand, Bellville and Milnerton.

General

- To receive your municipal account and valuation notice via email please SMS your municipal account number and email address to 31223.
- More detailed information including Frequently Asked Questions is available on the City of Cape Town's website.
- Please submit any valuation-related enquiries to: valuations@capetown.gov.za