



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

GENERAL VALUATION ROLL (GVR)

How to search for property sales and
view your potential rates estimation

Motivation for your objection

It is required that every objection is properly motivated. Insufficiently motivated objections may be rejected.

Properties on the Valuation Roll are valued at their market value on the date of valuation (for GV2025 the date of valuation is 1 July 2025; for GV2022 the date of valuation 1 July 2022). Market value is defined as the amount a property would sell for in the open market when sold by a willing seller to a willing buyer.

It is required that objections are motivated using market-related information and comparable sales as at the date of valuation.

For residential properties (such as houses and sectional title apartments), a good motivation would entail inclusion of comparable property sales. If no comparable sales can be provided, a motivation is required as to the specific value derogating factors affecting the property being objected against.

For commercial / non-residential properties, it is important to include appropriate supporting documentation such as annual financial statements and tenancy schedules.

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How to locate the sales information

1. Go to the [GV2025 Valuation Roll](#)
2. [Search for your property on the GV2025 application](#)
3. Click on the "PROPERTY REFERENCE"

PROPERTY REGISTER FOR THE CITY OF CAPE TOWN (in terms of section 23 of the Local Government: Municipal Property Rates Act, no 6 of 2004)											
PART A GENERAL AND SUPPLEMENTARY VALUATION ROLL										PART B LEVYING AND LIMITATIONS ON LEVYING OF RATES	
Property Reference	Registered or other Description of the Property	Rating Category of the Property	Physical address of the Property	Extent of the Property (m ²)	Market value of the Property as at 1 July 2022.	Valuation Reason	Valuation Reason Description	Valuation Type	Effective Date	Dispute Expiry Date	Rebates, Reductions, Exemptions, Phase-in (Section 15,17,21)
BLW001025600000	3619 MELKBOSCH STRAND	PUBLIC SERVICE INFRASTRUCTURE	21 SAMUEL CRES MELKBOSCH STRAND	10450.0000	R 11500000.00			GV2022	2023/07/01 - 9999/12/31	2023-04-30 12:00:00 AM	Reduction

Image 1: Illustration of Valuations Landing Page

4. The following menu appears. Click on "VIEW SALES"

Previous Search Close

Attribute data and multi-purpose use

The City Valuation Office holds and maintains valuation attribute data of all residential, commercial, agricultural and sectional title properties in the City of Cape Town.

Valuation attribute data is used for the assessment of property value. These assessments are undertaken by professional property valuers or by statistical computer models used as part of the City's Computer Aided Mass Appraisal (CAMA) system.

The City of Cape Town has embarked on a project to make selected valuation attribute data of all properties available for inspection by the public.

View Sales

Rates Estimation

Dispute Forms

Notice Information

View Objections

Please ensure you have Adobe Acrobat Reader installed in order to view PDFs. [Click here](#) to download.

PROPERTY DETAILS	
Property Reference	BLW001025600000
Erf/Farm Number	3619
Physical Address	21 SAMUEL CRES MELKBOSCH STRAND
Legal Description	3619 MELKBOSCH STRAND
Total Extent	10450.0000
Existing Use	TELEPHONE EXCHANGE

For Rates and Valuation Enquiries Tel.: 086 010 3089 Email: valuations@capetown.gov.za

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Image 2: Illustration of the Attribute Data page, and menu of further actions

- All the sales that occurred in the vicinity of the subject property in the last 3 years will be displayed

Sales						
The table below is a broad list of properties that have recently sold, and are located in the general area of the subject property						
Show	10	entries	Search:			
Valuation Reference	Physical Address	Registered Description	ERF EXTENT	DWELLING EXTENT	Sale Date	Sale Price
BLW006272800000	28 SEA BAMBOO LANE MELKBOSCH STRAND	4614 MELKBOSCH STRAND	833	347	2023/03/29	R 18300000
BLW006089400000	52 BEACH ROAD MELKBOSCH STRAND	4963 MELKBOSCH STRAND	991		2023/03/15	R 14000000
BLW006072100000	8 SAGEWOOD CLOSE MELKBOSCH STRAND	4666 MELKBOSCH STRAND	187	84	2023/10/11	R 2515000
BLW006072100000	8 SAGEWOOD CLOSE MELKBOSCH STRAND	4666 MELKBOSCH STRAND	187	84	2023/02/08	R 1750000
BLW006022900000	1 ALOE CLOSE MELKBOSCH STRAND	4896 MELKBOSCH STRAND	260	88	2024/08/08	R 1900000
BLW005994700000	14 MOSTERT ROAD MELKBOSCH STRAND	4909 MELKBOSCH STRAND	496	247	2024/05/15	R 0
BLW005921200000	2 CAMPHOR CLOSE MELKBOSCH STRAND	4915 MELKBOSCH STRAND	250	54	2025/01/30	R 1750000
BLW005857800000	6 13TH AVENUE MELKBOSCH STRAND	4958 MELKBOSCH STRAND	301	207	2025/03/19	R 5800000
BLW005857800000	6 13TH AVENUE MELKBOSCH STRAND	4958 MELKBOSCH STRAND	301	207	2024/01/14	R 4600000
BLW005857500000	22 CAMPHOR CLOSE MELKBOSCH STRAND	4936 MELKBOSCH STRAND	154	62	2024/05/13	R 1400000
Showing 1 to 10 of 642 entries			Previous	1	2	3

Image 3: Illustration of the results page containing the sales in the vicinity of the subject property

- Enter onto the objection form, the sales that are deemed to be most comparable to the subject property as motivation for the objection being lodged.

How to view your rates estimation

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- The following menu appears. Click on "RATES ESTIMATION".

[Previous](#)[Search](#)[Close](#)

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to download.

PROPERTY DETAILS

Property Reference
Erf/Farm Number
Physical Address
Legal Description
Total Extent
Existing Use

RESIDENCE DETAILS

Dwelling Extent
Deed Extent