

16 November 2022

Mr Bryne Maduka

Municipal Manager

City of Johannesburg

By email: citymanager@joburg.org.za

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Cllr Julie Suddaby

MMC: Finance

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Dear Mr Maduka,

RE PRESS STATEMENT BY COJ: DEADLINE LOOMS FOR PROPERTY OWNERS TO SUBMIT THEIR PROPERTY INFORMATION FOR THE GENERAL VALUATION ROLL 2023

1. The [press release](#) by the City of Johannesburg (CoJ) hereby has reference.
2. In this press release, CoJ requested Johannesburg property owners to send their property information to CoJ before implementing the General Valuation Roll for 2023 (GVR 2023).
3. The closing date to submit the property information to the City is 25 November 2022 which in essence gives 900 000 property owners 19 days to submit details of their properties to CoJ to assist in the accuracy and fairness of this process.
4. The statement further indicates that the property information required from property owners include information on the Erf number of the property. It also needs to be stated what the building is used for and the condition of the building. The owner should provide photographs of the external and internal components, the dates when the owner took the pictures, as well as any other relevant information.

5. The statement also indicates that residential and business property owners should submit their objections via email to: valuationsection42@joburg.org.za or drop the relevant documentation at 66 Jorissen Place, Jorissen Street, First Floor, East Wing. For more information on all customer service offerings, visit www.joburg.org.za or call 0860 562 874.
6. OUTA believes that this public engagement is vague and will not achieve what it set out to do. We believe that it would be in the best interest of the CoJ to review this statement and come up with a clearer and more effective communication.
7. OUTA would like to request CoJ to ensure a process that will enable property owners to efficiently participate in the GVR 2023 process by considering the following action points:

7.1 Extend the deadline date for property owners to submit their property information from 25 November 2022 to at least 15 December 2022;

7.2 Provide clear timelines on the process to better equip property owners to effectively participate in the valuation roll process;

7.3 Section 4 of this letter has reference. Provide a downloadable form as well as an online form that will guide property owners to submit the correct information that is required to ensure an accurate valuation of their property, as there is no clarity on all the information required to justify an accurate submission for the valuer to make an informed decision on a fair value of the applicable property;

7.4 Section 5 refers to objection submissions. Surely this should only be considered in the public participation process when property owners have been invited, in writing, to see the proposed valuations of their properties. Furthermore, where must property owners submit information, as requested in this press release, to provide information to the valuer in order to assist the valuer to make a fair value consideration for the respective property in the GVR 20223; and

7.5 Section 5 refers. Further to the statement, should the property owner need more information, they are requested to visit the CoJ website to access such information. However, upon investigation, the only information available was regarding the [“supplementary valuation roll of 2022”](#) and the [2018 valuation process](#).

We believe that by taking these necessary actions, the CoJ will better position itself for a streamlined valuation roll process and avoid breaching its responsibility to ensure meaningful public participation and administrative burdens.

Kindly provide OUTA with feedback by no later than close of business on **Friday, 18 November 2022**. We need to address this matter urgently due to the looming deadline of the 25th of November please.

Kind regards,

Julius Kleynhans

Executive Manager: Social Innovation