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General Valuation Roll 2025-2029

The new General Valuation Roll for Stellenbosch Municipality has been completed and will be certified by the Municipal Manager on 22 October 2024. These valuations will be used as basis for the property rates from 1 July 2025.

The Valuation Roll is the official register of the value of all rateable properties within the Jurisdiction of this Municipality. In terms of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004), the Valuation Roll will be valid for four years. The date of valuation has been set as 2 July 2024 and will be fixed for the period that the Valuation Roll is valid.

An official notice detailing the valuation particulars will be sent to the owner of every property that has been valued.

Objections to Valuation Roll

Any person may object to the valuation of a specific individual property on the Valuation Roll. An objection or appeal does not defer the liability for the payment of rates on the due date.

Valuation

The valuation was determined through the market value of the property. It is the amount the property would have realised if sold on the date of valuation (2 July 2024) in the open market by a willing seller to a willing buyer. Approximately 35 000 properties have been valued. Property Rates will be calculated on the new valuation from 1 July 2025. Supplementary valuations will be performed at least once a year, to supplement the General Valuation Roll with new properties, or to record changes to existing properties and will be valued on the fixed valuation date of 2 July 2025. This is to ensure that properties are valued on the same basis.

Objection and Appeal Process

The owner accepts the new valuation: In this case the owner takes no action as there is no objection.

The owner objects against the valuation of the property: In this case an objection form must be completed and handed in at the Valuations office in Stellenbosch, or the objection may be submitted electronically to valuations.income@stellenbosch.gov.za.

An objector may request reasons for the valuer's objection decision. If the objection outcome is not acceptable, the owner may appeal against the objection decision but before the closing date for appeals.

The question one could ask to test the new valuation: "Am I prepared to sell my property at the value as determined by the valuation?"

Municipal Property Rates

The annual property rates are calculated by multiplying the valuation value of the property by the cent amount in the Rand rate as determined by Council during the budget process. This rate has not been determined yet and will only be available after March 2025 when the budget is tabled by Council, prior to its final adoption in May 2025.

Will the increase in the value of my property lead to higher rates? Not necessarily, although a higher valuation of property may in some cases lead to higher rates, but not necessarily at the same percentage by which the valuation of property increased.

IMPORTANT DATES	
2 Jul 2024	Date of valuation
22 Oct 2024	Valuation roll certification
5 Nov 2024	Valuation notices to owners
7 Nov 2024	Valuation roll publication
17 Jan 2025	Closing date for objections
24 Mar 2025	Closing date for appeals
May 2025	Appeal board hearings
1 Jul 2025	Implementation date of final roll

PROPERTY CATEGORIES	
RES	Residential
IND	Industrial
BUS	Business and Commercial
AGR	Agricultural
MIN	Mining
PSP	Public Service Purposes
PSI	Public Service Infrastructure
PBO	Public Benefit Organisation
MULTI	Multiple Purpose Use
HER	Heritage
VACR	Vacant Residential
VACO	Vacant Other