

Circular: 019

02 March 2023

Dear Residents,

City of Joburg New Valuation roll and lodging of objections

It is a standard process for rates to increase annually on the first of July. Information distributed from the City of Joburg (COJ) is that the new municipal rates valuation for the financial years 1 July 2023 to 30 June 2027 is now open for public inspection and lodging of objections. The closing date for objections is 31 March 2023 at 15:00.

It is the intention of Evergreen to object to out of the ordinary increases in proposed property rates as follows:

Apartments:

- The valuation for all apartments has increased marginally by 1%.
- The marginal increase is considered acceptable, and therefore we will not be objecting to the valuation for the apartments.

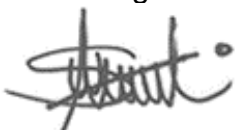
Houses:

- The valuation across all houses varies. In some instances, the valuation has decreased and in other instances the valuations have increased.
- Where the valuation of a house has increased, we have appointed a professional valuer to submit an objection to the council valuation.
- Our objection will propose an increase of 1% to those houses on the basis that property values have been stagnant.
- This would also be in line with the marginally 1% increase recorded at the apartments.

Even though Evergreen will lodge an objection, it is our experience that the municipality will take a protracted amount of time for the objection process to be resolved, and the COJ will charge municipal rates based on their new property valuation.

For the avoidance of doubt, Evergreen will charge residents the municipal rates as charged by the COJ and on completion of the objection process, should it be successful, any credits will be passed to the residents.

Warm Regards



Wilma Swart
Village Manager