MEDIAVERKLARING / PRESS RELEASE

ISSUED BY:
Acting Municipal Manager: Edward Jantjies
Tel: 028 313 8003 | mmact@overstrand.gov.za
Overstrand Municipality

MEDIA ENQUIRIES:
Riana Steenekamp
Tel: 028 313 8043 | rsteenekamp@overstrand.gov.za

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Part1 - GENERAL VALUATION 2026:

OVERSTRAND PROPERTY OWNERS URGED TO PREPARE FOR GENERAL VALUATION 2026

Overstrand Municipality is preparing for the General Valuation 2026, implementation 1 July 2027, which will determine updated market values for properties across the municipal area.

Property owners are encouraged to understand how the process works, what factors are taken into consideration when valuing properties and what these valuations could mean for the rates they pay.

An incorrect property valuation could affect the rates you pay from 1 July 2027. If important property information is missing or inaccurate, notify the Overstrand Municipality Property Valuation team via email, otherwise the valuation team may not be aware of factors that could influence the market value of your property.

HCB Valuations & Services (Pty) Ltd has been appointed to compile the 2026 General Valuation Roll. Properties are being assessed according to their market value as at 2 July 2026, known as the date of valuation. The new values are scheduled to take effect from 1 July 2027, known as the implementation date.

1. Date of valuation

The date at which the property's market value is determined, based on the market conditions that applied on that date. For this valuation roll, the date of valuation is 2 July 2026.

2. Implementation date

The date from which the new valuation roll takes effect and its property values are used to calculate property rates. For this valuation roll, the implementation date is 1 July 2027.

The date of valuation is not the date on which the roll will be available for public inspection or when the new values will be implemented. The Municipality will announce the formal objection and appeal dates separately.

What determines market value?

A property's market value is assessed using recognised valuation methods and relevant market evidence. Depending on the type of property, factors may include its

- location,
- size,

- condition,
- improvements,
- actual use,
- zoning

The valuation is not calculated by *adding inflation or a percentage increase* to the previous valuation. Building or construction costs do not establish market value.

The rates tariff is also determined separately by Council. These rates have nothing to do with valuations. It is a separate matter.

Why should you prepare now?

The formal objection period will have a prescribed timeframe. Property owners should therefore check their property details and familiarise themselves with the valuation process before the roll opens for public inspection, rather than waiting until the last minute.

Where can you find more information?

Visit the Municipality's website at www.overstrand.gov.za and navigate to Documents > Property Valuations.

For enquiries, email enquiries@overstrand.gov.za > subject line: Property Valuation; remember to always include your erf number.

The Municipality will share further information in the coming months on how valuations are assessed, which property-specific factors may be relevant and how owners can provide information before the valuation roll is finalised.

Property owners are encouraged to familiarise themselves with the process now to be better prepared when the formal objection period begins.

Take note:

1. 1 February 2027: The General Valuation Roll will open for public inspection
2. No individual property valuations will be provided before this date
3. If you have additional property information that may assist the valuers, email enquiries@overstrand.gov.za. Use Property Valuation as the subject line and include your erf number

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