

MSUKALIGWA MUNICIPALITY PROPERTY RATES

ANNEXURE C5

CATEGORIES OF PROPERTY AND RATES APPLICABLE TO EACH CATEGORY (PART 5) PER YEAR

<u>Category</u>	<u>Rate</u> (Cent in the Rand) <u>CODE</u>
• Residential Properties	RES .00616
• Industrial Properties	IND .020944
• Business & Commercial Properties	BUS .020944
• Farm Properties used for Agricultural purposes	FAR .00154
• Farm Properties used for other Business & Commercial purposes	AGB .020944
• Farm Properties used for Residential purposes	AGR .00154
• Farm Properties used for purposes other than those specified above	AGO .00154
• Farm Properties used for education (Schools)	AGS ZERO
• Farm Properties owned by State (Government)	AGG .00154
• Farm Properties not used for any purpose	AGN .00616
• Smallholdings used for Agricultural purposes	SHA .00154
• Smallholdings used for Residential purposes	SHR .00154
• Smallholdings used for Industrial purposes	SHI .020944
• Smallholdings used for Business & Commercial purposes	SHB .020944
• Smallholdings used for purposes other than those specified above	SHO .00154
• State owned Properties: Residential	GOR .00616
• State owned Properties: Business and other	GOB .020944
• State owned Properties: Schools	GOS .00616
• Municipal Properties	MUN ZERO
• Public Service Infrastructure	PSI ZERO
• Privately owned towns serviced by the owner	POT .00616
• Formal settlements: all properties with a rateable value of up to R30 000 and informal settlements registered. (Above R30 000 the normal rate will apply for RES)	FOR ZERO
• Communal Land	COM ZERO
• State Trust Land	STL .00616
• Protected Areas	PRO ZERO
• Properties on which national monuments are proclaimed	MON .00616
• Properties owned by public benefit organizations and used for any specific public benefit activities	PUB .00616
• Properties used for Multiple purposes (See Section 9)	MUP ZERO
• Properties used for Mining purposes	MIN ZERO
• Properties used for Public Worship (Churches) Property registered in the name of and used primarily as a place of worship by a religious community, including an official residence.	WOR ZERO
• Roads owned by private persons or institutions	PRR .00616
• Schools owned by private persons or institutions	SCP .00616
• Dams owned by private persons or institutions	DAP .00616
• Sectional Schemes Residential	SSR .00616
• Sectional Schemes Motor sheds	SHD .00616
• Sectional Schemes Business	SSB .020944
• Undeveloped properties (Vacant land)	UND .020944

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EXEMPTIONS, REBATES AND REDUCTIONS ON RATES (PART 6)

EXEMPTIONS

- The first R15 000 of the market value of all residential properties and of all properties used for multiple purposes, provided one or more components of such properties are used for residential purposes, is exempt from the payment of rates in terms of Section 17(1)(h) of the Property Rates Act. (Paragraph 6.1.1)
- Properties identified in terms of paragraph 6.1.2 to 6.1.8 of this policy

REBATES AND REDUCTIONS

INDIGENTS

Indigents will be subsidized in accordance with the indigent policy adopted by Council and will not form part of a rebate in terms of the MPRA.

PENSIONERS AND MEDICAL UNFIT APPLICANT (DISABLED)

- Owners who qualify in terms of the criteria determined in this policy will be granted an additional rebate based on the tariff applicable on residential properties.
- The maximum income and rebate on each category of income for the 2008/2009 financial year are determined as follow:

<u>Monthly household income</u>		<u>% Rebate</u>
0 to 1500		100%
1501 to 1800		80%
1801 to 2300		60%
2301 to 2800		40%
2801 to 3300		20%

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COMPULSARY PHASING IN OF RATES ON CERTAIN CATEGORIES

Rates levied on newly ratable property must be phased in over a period of three or four years depending on the ownership and use (category) of such property in terms of section 21 of the Act, subject to subsection (5)

In terms of section 21 (1) (a) a rate levied on newly ratable property must be phased in over a period of three financial years.

- In the 2007/2008 financial year a rebate of 75%
- In the 2008/2009 financial year a rebate of 50%
- In the 2009/2010 financial year a rebate of 25%
- In the 2010/2011 financial year the rate will be payable without any rebate.

Subsection (5) stipulates that the MEC for local government may, on written request by the municipality, extend for that municipality the phasing-in period referred to in subsection (1) (a), (b) or (c) to a period which together with the initial period does not exceed 6 financial years.

In terms of subsection (5) it is recommended that the phasing in period for agriculture properties be extended to five years. (Approved by MEC)

1. In the 2007/2008 financial year a rebate of 100%
2. In the 2008/2009 financial year a rebate of 75%
3. In the 2009/2010 financial year a rebate of 75%
4. In the 2010/2011 financial year a rebate of 50%.
5. In the 2010/2011 financial year a rebate of 25%.
6. In the 2012/2013 financial year the rate will be payable without any rebate.

Reasons for the application of extended phasing in period for agriculture properties, as a result of the concerns raised during the consultation process received from agriculture institutions.

Msukaligwa Municipality is the first and only municipality in Mpumalanga to implement the MPRA as from 1 July 2007, and as a low capacity municipality to enable the administration to obtain such information needed to implement the policy with proper evidence of those criteria on which rebates may be determined on agricultural properties, as well as further consultation and administrative processes to obtain postal addresses from those owners of such properties.

CHARGES FOR LODGING OF OBJECTIONS:

1. Lodge of objection with the Accounting Officer against any matter reflected in the General Valuation Roll, or Supplementary Valuation Roll. – **R200.00**