

PUBLIC NOTICE

NOTICE IN TERMS OF SECTION 21 A OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, ACT 32 OF 2000 AND SECTION 14 (2) OF THE LOCAL GOVERNMENT: MUNICIPAL TO PROPERTY RATES ACT, ACT 6 OF 2004 READ WITH THE LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT, ACT 56 OF 2003

In terms of Section 2, 7, 8 and 14 of the Local Government: Municipal Property Rates Act 6 of 2004 ("the Act"), read with Sections 4(1)(c)(i) and 75A of the Local Government Municipal Systems Act 32 of 2000, the following draft rates in the Rand are proposed for the Financial Year 1 July 2021 to 30 June 2022, as per Council resolution on 25 March 2021 on the market value of the property or on the market value of a right in the property within the area of jurisdiction of the Council as appearing in the valuation roll, in respect of the various categories of properties set out below.

The approved draft service tariffs and rates levies will come into operation on 1 July 2021 if approved by the Council after the consultation period.

PROPERTY RATES TARIFFS FOR 2020/2021 FINANCIAL YEAR, EFFECTIVE 1 JULY 2021										
No	Tariff Code	Policy Ref	Property Category	Rate Ratio (to residential rate)	Tariff 2021/2022	Impermissible	Reductions	Exemptions	Rebate	
CATEGORIES OF PROPERTIES AS PER PROPERTY RATES POLICY										
1	RES001	9.1.8	Residential properties	1:1	0.009618	15 000		135 000		
2	IND001		Industrial properties	1:2	0.019237					
3	BUS001		Business and Commercial properties	1:2	0.019237					
4	AGR001		Agricultural properties	1:0.25	0.002405					
5	MIN001		Mining Properties	1:2	0.019237					
6	POS001		Properties owned by an organ of state and used for public service purposes	1:2	0.019237					
7	PSI001	9.1.7	Public Service Infrastructure properties	Exempt				100%		
8	PBO001	9.1.1	Properties owned by Public Benefit Organisations and used for specified public benefit activities	Exempt				100%		
9	PRO001	9.1.4	Protected areas	Exempt				100%		
10	MUN001	9.1.2	Municipal properties	Exempt				100%		
11	PMM001	9.1.3	Public monuments and memorials	Exempt				100%		
12	UNR001		Unregistered Properties (Administrative Purposes)	Exempt				100%		
13	COM001	9.1.5	Communal land and Land Reform Beneficiaries	Exempt				100%		
14	POW001	9.1.6	Place of Worship and Vicarage	Exempt				100%		
15	VAC001		Vacant Land	1:3	0.028855					
CATEGORIES OF OWNERS QUALIFYING FOR ADDITIONAL REBATES										
16		9.3.7	Approved Indigents	As per Council's Indigent Policy					100%	
17		9.3.1	Pensioners earning two state pensions with a combined income not exceeding R6 500	Residential property owners who are over 60 years of age, who are both the permanent occupants and the sole owners of the property concerned whose aggregate household income do not exceed two state pensions per month					100% up to R1 300 000 property value	
18		9.3.1	Pensioners earning a combined income of between R6 500 and R8 000 per month	Residential property owners who are over 60 years of age, who are both the permanent occupants and the sole owners of the property concerned whose aggregate household income do not exceed R8 000 per month					50% up to R1 300 000 property value	
19		9.3.2	Sports grounds used for amateur sports	Application Based					75%	
20		9.3.3	Old Age Institutions registered at the Department of Welfare	Application Based					85%	
21	RESAGR	9.3.4	Residential property owners residing on agricultural holdings	Owners of small holdings (with property type agricultural holdings / farms)					50% up to R750 000 property value	
22		9.3.5	Privately Owned Schools	Application Based					50%	
23	RESFLP	9.3.6	FLISP	First time owners of Government Flisp Housing who qualified for government subsidy. Once the Flisp subsidy beneficiary sells the property, the new property owner will not qualify for the rebate unless he/she is also a Flisp subsidy beneficiary.					75% up to R500 000 property value	
24	BREW01	9.4.1	Developer Incentive	Application Based					10%	
25	SAV005	9.4.1	Developer Incentive	Application Based					75%	
26		9.4.2 to 9.4.3	Special Development rebate on Residential, Business/Commercial and Industrial.	As per Council's Property Rates Policy						
27		9.3.8	Pensioners, Indigent households, Flisp properties and Residential properties in terms of a Natural Disaster.	As per Council's Property Rates Policy					Council to determine Amount and the Period	
Assessment Rates is Non Vatable				A. LAMBAT EXECUTIVE DIRECTOR FINANCE						

1. GRANTING OF EXEMPTIONS, REBATES AND REDUCTIONS

Compulsory and mandatory exemptions will be in line with Sections 15 and 17 of the Local Government: Municipal Property Rates Act, 2004.

1.1. Exemptions

Sections 15 and 17 of the Act allows the granting of exemptions, reductions and rebates. These exemptions, reductions and rebates can be granted to either a specific category of properties, or a specific category of property owners.

1.1.1. Public Benefit Organisations will be exempted from paying property rates, subject to the property being in fully operation as the registered institution;

1.1.2. Municipal properties will be exempted from property rates;

1.1.3. Properties on which Public Monuments and Memorials are located will be exempted from property rates;

1.1.4. Properties located on special nature reserves, national parks or nature reserves within the meaning of the National Environmental Management: Protected Areas Act, 2003 (57 of 2003) or of a national botanical garden within the meaning of the National Environmental Management: Biodiversity Act 2004, (10 of 2004), which are not developed or used for commercial, business, agricultural or residential purposes will be exempt from paying property rates;

1.1.5. Properties belonging to a land reform beneficiary or his or her heirs, dependents or spouse will be exempt from paying property rates for the first ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds provided that upon alienation of the property by the land reform beneficiary or his or her heirs, dependents or spouse, property rates shall become payable;

1.1.6. Properties registered in the name of and used primarily as a place of public worship by a religious community, including the official residence registered in the name of that community which is occupied by the office bearer of that community who officiates at services at that place of worship will be exempt from paying property rates; and

1.1.7. Public Service Infrastructure will be exempted from paying property rates.

1.1.8. In order to alleviate the tax burden on residential property owners, all properties categorised as residential properties will, in addition to the impermissible rate of R15 000 prescribed in section 17(1)(h) of the Act, receive a further R135 000 exemption on the market value of a property.

1.2. Reductions

The Council may determine reductions to be applied to the market value of properties from time to time.

1.3. Rebates

Pensioners

Persons dependent on a nominal income due to medical incapacitation – medical certificate must be attached as proof thereof.

1.3.1. Owners dependent on pensions or social grants: Residential property owners who are over 60 years of age, who are both permanent occupiers and the sole owners of the property concerned whose aggregate household income does not exceed R6 500 per month will receive a rebate of 100% of their property rates for the first R1 300 000 of their property value. Residential property owners who are over 60 years of age, who are both permanent occupiers and the sole owners of the property concerned whose aggregate household income does not exceed R8 000 per month will receive a rebate of 50% of their property rates for the first R1 300 000 of their property value (i.e., maximum of R1 150 000 after the first R150 000 residential reduction has been applied). Property Owners with more than 1 property will not qualify for Pensioner Rebates.

Pensioner rebates will be valid for a period of 12 months from date of approval.

1.3.2. Sports grounds used for amateur sports will receive a rebate of 75% of their property rates (application based, annually).

1.3.3. Old age institutions registered at the Department of Welfare will receive a rebate of 85% of their property rates (application based, annually).

1.3.4. Owners of small holdings (with property type as contained in the valuation roll, agricultural holdings / farms) where the usage is indicated as a residential dwelling, will receive a rebate of 50% of their property rates for the first R750 000 of their property value (i.e. maximum of R600 000 after the first R150 000 residential reduction has been applied).

1.3.5. Owners of Private Schools will receive 50% rebates of their property rates, subject to the school being registered as such at the Deeds Office and with the department.

1.3.6. First time owners of Government Flisp Housing who qualified for government subsidy will receive a 75% rebate of their property rates for the first R500 000 of their property value (i.e. maximum of R350 000 after the first R150 000 residential reduction has been applied). Once the Flisp subsidy beneficiary sells the property, the new property owner will not qualify for the rebate unless he / she is also a Flisp subsidy beneficiary.

1.3.7. Indigent Customers will be exempted from Property Rates.

1.3.8. In the event of owners of properties situated within an area affected by a disaster within a meaning of Disaster Management Act, (Act No. 57 of 2002), and the Property Rates Act, as amended, Section 15(2) (c) and (d), and any other serious adverse social or economic conditions, an additional exemption on municipal valuation may be provided to residential customers. Council will determine the amount and the period for which the rebate will apply.

2. The resolution regarding the service tariffs and rates levies are available at the Municipality's head office (Rates Section), satellite offices and libraries for public inspection during office hours as well as on the official website of the municipality, www.midvaal.gov.za.

Any person who desires to comment on the draft tabled budget and draft tariffs, can inspect the relevant documentation at the Civic Centre Rates Hall, Midvaal Local Municipality, 25 Mitchell Street, Meyerton, all libraries and satellite offices of the municipality as well as the Midvaal website. Comments can be submitted to the Municipal Manager in writing not later than 5 May 2021.

Ward Councillors can be contacted for information. If you are not familiar with your Ward Councillor or his/her contact details, kindly phone the Speakers Office at (016) 360 7680.

Further information on the Tariffs and Rates Levies can be obtained from Finance Department, Mr. Arie Meiring at telephone (016) 360 7527 during normal working hours, 07h30 to 16h00.

ORIGINAL SIGNED BY THE MUNICIPAL MANAGER

MN 2094/2021

S.N. MHLANGA
MUNICIPAL MANAGER

Municipal Manager
Midvaal Local Municipality
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