

MIDVAAL LOCAL MUNICIPALITY

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 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 rate in the Rand are proposed for the Financial Year 1 July 2018 to 30 June 2019, as per Council approval on 31 May 2018 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 service tariffs and rates levies will come into operation on 1 July 2018.

PROPERTY RATES TARIFFS FOR 2018/2019

No	Tariff Code	Policy Ref	Property Category	Rate Ratio (to residential rate)	Tariff 2018/2019	Impermissible	Reductions	Exemptions	Rebate
CATEGORIES OF PROPERTIES AS PER PROPERTY RATES POLICY									
1	RES001	9.2.1	Residential properties	1:1	0,007700	15 000	135 000		
2	IND001		Industrial properties	1:2	0,015400				
3	BUS001		Business and Commercial properties	1:2	0,015400				
4	AGR001		Agricultural properties	1:0.25	0,001925				
5	MIN001		Mining Properties	1:2	0,015400				
6	POS001		Properties owned by an organ of state and used for public service purposes	1:2	0,015400				
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	SOP001		State Owned Properties	1:2	0,015400				
10	PRO001	9.1.4	Protected areas	Exempt				100%	
11	MUN001	9.1.2	Municipal properties	Exempt				100%	
12	PMM001	9.1.3	Public monuments and memorials	Exempt				100%	
13	UNR001		Unregistered Properties (Administrative Purposes)	Exempt				100%	
14	COM001	9.1.5	Communal land and Land Reform Beneficiaries	Exempt				100%	
15	POW001	9.1.6	Place of Worship and Vicarage	Exempt				100%	
16	VAC001		Vacant Land	1:3	0,023100				
CATEGORIES OF OWNERS QUALIFYING FOR ADDITIONAL REBATES									
19		9.3.1	Approved Indigents	As per Council's Indigent Policy				100% up to R500 000 property value	
20		9.3.2	Pensioners earning less than two state pensions	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 R500 000 property value	
21		9.3.2	Pensioners earning less than R7 500 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 R7 500 per month				50% up to R1 300 000 property value	
22		9.3.3	Sports grounds used for amateur sports	Application Based				75%	
23		9.3.4	Old Age Institutions registered at the Department of Welfare	Application Based				85%	
24	RESAGR	9.3.5	Residential property owners residing on agricultural holdings	Owners of small holdings (with property type agricultural holdings / farms)				50% up to R750 000 property value	
25		9.3.6	Privately Owned Schools	Application Based				50%	
26	RESFLP	9.3.7	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	
27	BREW01	9.4	Developer Incentive	Application Based				10%	
28	SAV005	9.4	Developer Incentive	Application Based				75%	

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 exempt from paying property rates, subject to the property being registered in the name of the PBO by no later than 30 June 2021;

- 1.1.2 Municipal properties will be exempt 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.

1.2 Reductions

The Council shall determine reductions to be applied to the market value of properties from time to time. The criteria and reasons applied to the reductions will be to allow a fixed reduction on the market valuation of:

- 1.2.1 All properties categorized as residential properties in order to alleviate the tax burden on all owners of residential property within the municipality. In addition to the impermissible rates of R15 000 described in section 17(1)(h) of the Act a further R135 000 reduction on the market value of a property will be granted.

1.3 Rebates

- 1.3.1 Indigent property owners: The property rates for the first R500 000 of the property value will be granted as a rebate for all registered indigent households.
- 1.3.2 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 two state pensions per month will receive a rebate of 100% of their property rates for the first R500 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 R7 500 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).

- 1.3.3 Sports grounds used for amateur sports will receive a rebate of 75% of their property rates (application based, annually).
- 1.3.4 Old age institutions registered at the Department of Welfare will receive a rebate of 85% of their property rates (application based, annually), subject to the property being registered in the name of the Old age institution by no later than 30 June 2021.
- 1.3.5 Owners of small holdings (with property type as contained in the valuation roll, agricultural holdings / farms) 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).
- 1.3.6 Owners of Private Schools will receive a 50% rebates of their property rates.
- 1.3.7 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. the 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.

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.

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.

The Municipal Manager
A.S.A. De Klerk
Midvaal Local Municipality
P.O. Box 9
MEYERTON
1960

ORIGINAL SIGNED BY THE
MUNICIPAL MANAGER

MN1632/2018

MR. A.S.A DE KLERK
MUNICIPAL MANAGER