**ANNEXURE C5**

**E. Assessment Rates**

**DATE OF IMPLEMENTATION :** **1 July 2014**

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

| Description of Categories: | | Categories: | Rate (Cent in the Rand) 2013/2014 | 2014/2015 |
|---|---|---|---|---|
| ● Residential Properties | VA1401 | RES | 0.005816 | R 0.006177 |
| ● Industrial Properties | VA1402 | IND | 0.017449 | R 0.018531 |
| ● Business & Commercial Properties | VA1402 | BUS | 0.017449 | R 0.018531 |
| ● Farm Properties used for Agricultural purposes | VAL002,VAL102 | FAR | 0.001454 | R 0.001544 |
| ● Farm Properties used for other Business & Commercial purposes | VAL004, VAL104 | AGB | 0.017449 | R 0.018531 |
| ● Farm Properties used for Residential purposes | VAL001,VAL101 | AGR | 0.001454 | R 0.001544 |
| ● Farm Properties used for purposes other than those specified above | VAL003, | AGO | 0.001454 | R 0.001544 |
| ● Farm Properties used for education (Schools) | VAL033 | AGS | ZERO | ZERO |
| ● Farm Properties owned by State (Government) | VAL034, VAL103 | AGG | 0.001454 | R 0.001544 |
| ● Farm Properties: Undeveloped | VA1435, VAL135 | AGU | 0.017449 | R 0.018531 |
| ● Farm Properties not used for any purpose | | AGN | 0.005816 | R 0.006177 |
| ● Small holdings used for Agricultural purposes | | SHA | 0.001454 | R 0.001544 |
| ● Small holdings used for Residential purposes | | SHR | 0.001454 | R 0.001544 |
| ● Small holdings used for Industrial purposes | | SHI | 0.017449 | R 0.018531 |
| ● Small holdings used for Business & Commercial purposes | | SHB | 0.017449 | R 0.018531 |
| ● Small holdings used for purposes other than those specified above | | SHO | 0.001454 | R 0.001544 |
| ● State owned Properties: Residential | VA1431 | GOR | 0.005816 | R 0.006177 |
| ● State owned Properties: Business and other | VA1432 | GOB | 0.017449 | R 0.018531 |
| ● State owned Properties: Schools | VA1433 | GOS | 0.005816 | R 0.006177 |
| ● State owned Properties: Undeveloped | VA1436 | GOU | 0.017449 | R 0.018531 |
| ● Municipal Properties | | MUN | ZERO | ZERO |
| ● Municipal Properties: Residential Properties | | MUR | ZERO | ZERO |
| ● Municipal Properties: Business Properties | | MUB | ZERO | ZERO |
| ● Municipal Properties: Industrial | | MUI | ZERO | ZERO |
| ● Municipal Properties: Undeveloped | | MUU | ZERO | ZERO |
| ● Municipal Properties: Used for purposes other than specified above | | MUO | ZERO | ZERO |
| ● Public Service Infrastructure : No rate on the first 30% of the Market Value (sec 17(1)(a) NMPRA (VA1490) | | PSI | 0.017449 | R 0.018531 |
| ● Privately owned town serviced by the owner | VA1405 | POT | 0.005816 | R 0.006177 |
| ● Formal settlements: all properties with a ratable value of up to R30 000 and informal settlements registered. (Above R30 000 the normal rate will apply for RE | VA1480 | FOR | ZERO | ZERO |
| | | | 2013/2014 | 2014/2015 |
| ● Communal Land | | COM | ZERO | ZERO |
| ● State Trust Land | | STL | 0.005816 | R 0.006177 |
| ● Protected Areas | VA1491 | PRO | ZERO | ZERO |
| ● Properties on which national monuments are proclaimed | VA1412 | MON | 0.005816 | R 0.006177 |
| ● Properties owned by public benefit organizations and used for any specific public benefit activities | VA1499 | PUB | 0.005816 | R 0.006177 |
| ● Properties used for Multiple purposes (See Section 9) | VA1410 | MUP | ZERO | ZERO |
| ● Properties used for Mining purposes | VA1495, VAL495 | MIN | 0.017449 | R 0.018531 |
| ● 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 (Rebate 100%) (VA1407) | | WOR | 0.005816 | R 0.006177 |
| ● Roads owned by private persons or institutions | VA1409 | PRR | ZERO | ZERO |
| ● Schools owned by private persons or institutions | VA1403, VAL133 | SCP | 0.005816 | R 0.006177 |
| ● Dams owned by private persons or institutions | VA1408, VAL108 | DAP | 0.005816 | R 0.006177 |
| ● Sectional Schemes Residential | VA1401 | SSR | 0.005816 | R 0.006177 |
| ● Sectional Schemes Motor sheds | VA1411 | SHD | 0.005816 | R 0.006177 |
| ● Sectional Schemes Business | | SSB | 0.017449 | R 0.018531 |
| ● Undeveloped properties (Vacant land) | VA1406 | UND | 0.017449 | R 0.018531 |
| ● Unregistered Properties | | URP | ZERO | ZERO |
| ● (Ext 18) ERMELO : Properties still registered in the name of "Nomndeni Properties" | | NOM | ZERO | ZERO |

**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 2014/2015 financial year are determined as follow:

| Monthly household income | % Rebate |
|---|---|
| R0 to R2 650 | 100% |

| | |
|---|---|
| R2 651 to R3 000 | 80% |
| R3 001 to R3 500 | 60% |
| R3 501 to R4 000 | 40% |
| R4 001 to R4 500 | 20% |

**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 © to a period which together with the initial period does not exceed 6 financial years.

In terms of subsection (5) the MEC approved that the phasing in period for agriculture properties be extended to five years. Approval was obtained to further extend the phasing-in period to six years during 2009/2010 with the result of zero adjustment during that financial year.

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 2011/2012 financial year a rebate of 25%
6. In the 2012/2013 financial year the rate will be payable without any rebate.

**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 - R250.00 (R285.00) vat inc.