

E. **Assessment Rates & Interest on Arrears**

DATE OF IMPLEMENTATION : 1 July 2015

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

Description of Categories:	VA	Categories:		Rand	Rebates:		0.0067947
		2014/2015	2015/2016	2015/2016			
• Residential Properties	VA1401	RES	R	0.006177	Less 25%	R	0.006795
• The first R15 000 of the market value (Valuation Rebate) of all residential properties and of all properties used for multiple purposes,							
• The next R40 000.00 of the market value of all residential properties, as a rebate							
• Sectional titles: Sheds, Garden , Yards & Parking	VA1413	IND	R	0.006177	Less 25%	R	0.006795
• Industrial Properties	VA1408	BUS	R	0.018531		R	0.016987
• Business & Commercial Properties	VA1402	FAR	R	0.001544	Less 5%	R	0.0016987
• Farm Properties used for Agricultural purposes	VA1401	AGN	R	0.001544		R	0.0016987
• Farm Properties not used for any purpose	VA1403	GOV	R	0.018531	Less 20%	R	0.015288
• Government Properties	VA1403	MUN		ZERO			ZERO
• Municipal Properties	VA1404						
• Public Service Infrastructure (Less 30% of the Market Value)							
• PSI - Less 30% of the Market value. See (Sec 17 c,d & f) Not phasing-out.	VA1491	PSI	R	0.001544	Less 20% (phasing-out)	R	0.001699
• Phasing-out of PSI over (5) year period Less 20% (1st Yes	VA1490	PSI	R	0.001544		R	0.001699
• Privately owned town serviced by the owner	VA1405	POT	R	0.006177		R	0.006795
• Communal Land	VA1410	COM		EXEMPT			EXEMPT
• Protected Areas	VA1411	PRO		EXEMPT			EXEMPT
• Properties on which national monuments are proclaimed	VA1412	MON		EXEMPT			EXEMPT
• Properties owned by public benefit organizations and used for any specific public benefit activities	VA1499	PUB	R	0.001544		R	0.001699
• Properties used for Mining purposes	VA1495	MIN	R	0.001544		R	0.016987
• 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		EXEMPT			EXEMPT
• Undeveloped properties (Vacant land)	VA1406	UND	R	0.018531		R	0.016987
• Unregistered Properties	VA1409	URP		ZERO			ZERO

***The new Municipal Valuation Roll implemented from 1 July 2015 till 30 June 2019 - valuation date "1 July 2014"

Non-Rate able Categories:

Municipal Properties	VA1404	MUN
Vacant Land - Owner is Msukalga Municipality	VA1414	VAC

Interest on Arrears:

12% per Year

Assessment Rates - Tariff - Ratios:

0.0067947

Section 15:

(See Regulations on the rate ratio between the Residential and non-Residential Categories of Properties)

Category:	Less:
Residential Properties	RES -25%
Business Properties	BUS
Agriculture Properties	FAR -5%
Public Service Infrastructure (PSI)	PSI
Public Service Infrastructure (PSI)	PSI -20%
Public Benefit Organisations Property	PUB
Government Properties	GOV -10%
Municipal Properties	MUN

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)(b) 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.
- The next R40 000.00 of the market value of all residential properties, is a rebate cause by the increasing of the Market Value.

REBATES AND REDUCTIONS

1. Rebates

In terms of section 15 of the Local Government : Municipal Property Rates Act, No. 6 of 2004 the following rebates are granted:
 (a). The Municipality grants an additional rebate, to be determined on an annual basis, to the category RES for Residential properties, and GOV for Government properties.

Category:	2015/2016
RES	25%
GOV	10%
PSI	20%

2. 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.

3. 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	Income per Month:	% Rebate
2014/2015	2015/2016	
R0 to R2 650	R0 to R3 000	100%
R2 651 to R3 000	R3 001 to R3 500	80%
R3 001 to R3 500	R3 501 to R4 000	60%
R3 501 to R4 000	R4 001 to R4 500	40%
R4 001 to R4 500	R4 501 to R5 000	20%

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.