

E. Assessment Rates & Interest on Arrears

DATE OF IMPLEMENTATION : **1 July 2016** Accounts / Services delivered on/ from **1 July 2016**

Interest on Arrears - all services: **10%** Per Year

Interest on arrears is calculated on repo rate 1 July + 3% - July repo rate 2016 = 7%

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

Tariff Assessment Rates - Cent in the Rand

Description of Categories:

- Residential Properties VA1401
 - 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
- Industrial Properties VA1413
- Business & Commercial Properties VA1402
- Farm Properties used for Agricultural purposes VAL001
- Farm Properties not used for any purpose VAL003
- Government Properties VA1403
- 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
 - Phasing-out of PSI over (5) year period Less 20% (1st Year- 2015) VA1490
 - Privately owned town serviced by the owner VA1405
 - Communal Land VA1410
 - Protected Areas VA1411
 - Properties on which national monuments are proclaimed VA1412
 - Properties owned by public benefit organizations and used for any specific public benefit activities VA1499
 - Properties used for Mining purposes VA1495
 - 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
 - Undeveloped properties (Vacant land) VA1406
 - Unregistered Properties VA1409

Categories:	Rate (Cent in the Rand)	2015/2016	2016/2017
		0.0067947	0.0072432
		2015/2016	2016/2017
RES	R	0.006795	0.0072432
			Rebates:
			Less 20%
IND	R	0.016987	0.0181079
BUS	R	0.016987	0.0181079
FAR	R	0.001699	0.0018108
AGN	R	0.016987	0.0181079
GOV	R	0.015288	0.0162971
MUN		ZERO	ZERO
			Less 10%
			Tariff Discount
PSI	R	0.001699	0.0018108
			Less 30%
PSI	R	0.001699	0.0018108
POT	R	0.006795	0.0072432
COM		EXEMPT	EXEMPT
PRO		EXEMPT	EXEMPT
MON		EXEMPT	EXEMPT
PUB	R	0.001699	0.0018108
MIN	R	0.016987	0.0181079
WOR		EXEMPT	EXEMPT
UND	R	0.016987	0.0181079
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 Msukalngwa Municipality VA1414 VAC

Assessment Rates - Tariff - Ratios:

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

	2015/2016	2016/2017	
Residential Properties	1 1.00	0.0067947	0.007243
Business Properties	1 2.50	0.016987	0.018108
Agriculture Properties	1 0.25	0.001699	0.001811
Public Service Infrastructure (PSI)	1 0.25	0.001699	0.001811
Public Service Infrastructure (PSI)	1 0.25	0.001699	0.001811
(Phasing -out over 5 Year- started 1/7/2015)			
Public Benefit Organisations Property	1 0.25	0.001699	0.001811
Government Properties (tariff discount)	1 2.25	0.015288	0.016297
Municipal Properties / (Non-Rate able)	1 0.00	0.000000	0.000000

2016/2017	Rebates	Section
0.0072432		15 NMPRA

Category:	Less:
RES	Less 20%
BUS	
FAR	Less 10%
PSI	Less 30%
PSI	Less 40% (phasing-out)-30%= 70%
PUB	
GOV	Tariff Discount
MUN	

EXEMPTIONS, REBATES AND REDUCTIONS ON RATES (PART 6)

EXEMPTIONS

- 1.) **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.
- 2.) **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, far for Agricultural properties and

GOV for Government properties.

Category:

RES	Residential Properties
GOV	Government Properties
PSI	Phasing -out
FAR	Agricultural Properties
BUS	Business

Discount:Section 15 of NMPRA 6 of 2004

2015/2016		2016/2017	
	%		%
RES	-25%	Less 20%	
GOV	-20%	Tariff Discount	
PSI	-20%	Less 40% (phasing-out)-30%= 70%	
FAR	-5%	Less 10%	
BUS	0%	0%	

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
2015/2016		2016/2017		
R0 to R3 000	VA6100	R0 to R3 500		100%
R3 001 to R3 500	VA6080	R3 501 to R4 000		80%
R3 501 to R4 000	VA6060	R4 001 to R4 500		60%
R4 001 to R4 500	VA6040	R4 501 to R5 000		40%
R4 501 to R5 000	VA6020	R5 001 to R5 500		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.