

**DATE OF IMPLEMENTATION :**

**1 July 2018** Accounts / Services delivered on/ from **1 July 2018**

**Interest on Arrears - all services:**

Tariff Code: IN0001

**10.00%**

Per Year

Interest on arrears is calculated on repo rate 1 July + 3% - July repo rate 2017 =7%

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

**Tariff Assessment Rates - Cent in the Rand**

2017/2018  
**0.007707**

2018/2019  
**0.008115**

**Description of Categories:**

Description of Categories:	Categories:	Rate (Cent in the Rand)	
		2017/2018	2018/2019
● Residential Properties	VA1401 RES	0.007707	0.008115
● 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	0.007707	0.008115
● Industrial Properties	VA1408 IND	0.019267	0.020289
● Business & Commercial Properties	VA1402 BUS	0.019267	0.020289
● Farm Properties used for Agricultural purposes	VAL001 FAR	0.001927	0.002029
● Farm Properties not used for any purpose	***** VAL003 AGN	0.001927	0.002029
● Government Properties	VA1403 GOV	0.019267	0.002029
● Municipal Properties	VA1404 MUN	ZERO	ZERO
● 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	0.001927	0.002029
● Phasing-out of PSI over (5) year period	Less 20% (1st Year- 2015) VA1490 PSI	0.001927	0.002029
● Privately owned town serviced by the owner	VA1405 POT	0.007707	0.008115
● 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	0.001927	0.002029
● Properties used for Mining purposes	VA1495 MIN	0.019267	0.020289
● 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 VAC	0.019267	0.020289
● 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 Msukalwa Municipality	VA1414	VAC

2017/2018

2018/2019

## Assessment Rates - Tariff - Ratios:

0.0077070

0.0081155

Rebates  
Section 15  
NMPRA

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

			2017/2018	2018/2019	
Residential Properties	1	1.00	0.007707	0.008115	Residential Properties
Business Properties	1	2.50	0.019267	0.020289	Business Properties
Agriculture Properties	1	0.25	0.001927	0.002029	Agriculture Properties
Public Service Infrastructure (PSI)	1	0.25	0.001927	0.002029	Public Service Infrastructure (PSI)
Public Service Infrastructure (PSI) (Phasing -out over 5 Year- started 1/7/2015)	1	0.25	0.001927	0.002029	Public Service Infrastructure (PSI) (Phasing -out over 5 Year- started 1/7/2015)
Public Benefit Organisations Property	1	0.25	0.001927	0.002029	Public Benefit Organisations Property
Government Properties (tariff discount)	1	2.25	0.019267	0.002029	Government Properties (tariff discount)
Municipal Properties / (Non-Rate able)	1	0.00	0.000000	0.000000	Municipal Properties / (Non-Rate able)

Category:	Less:
RES	Less 15%
BUS	
FAR	Less 10%
PSI	Less 30%
PSI	Less 70% (phasing-out)- 30%= 100%
PUB	
GOV	
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

2017/2018

2018/2019

%

%

RES	Less 15%	Less 15%
GOV	0%	0%
PSI	Less 90%	Less 70% (phasing-out)-30%= 100%
FAR	Less 10%	Less 10%
BUS	NO DISCOUNT OR REBATE	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

2017/2018

2018/2019

R0 to R4 000	<b>VA6100</b>	R0 to R4 000	<b>100%</b>
R4 001 to R4 500	<b>VA6080</b>	R4 001 to R4 500	80%
R4 501 to R5 000	<b>VA6060</b>	R4 501 to R5 000	60%
R5 001 to R5 500	<b>VA6040</b>	R5 001 to R5 500	40%
R5 501 to R6 000	<b>VA6020</b>	R5 501 to R6 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.

<b><u>Public Service Infrastructure Phasing -out:</u></b>			<b><u>Plus REBATE of 30%</u></b>
1	2015	-20%	
2	2016	-40%	
3	2017	-60%	
4	2018	-80%	-100%
5	2019	-100%	