

ANNEXURE C5

Assessment Rates/ Property Rates & Interest on Arrears

E.

DATE OF IMPLEMENTATION : **1 July 2019** **Accounts and Services delivered on/ from 1 July 2019**

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 2018 =7%

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

Tariff Assessment Rates - Cent in the Rand

		2018/2019		2019/2020		
		0.008115		0.008537		
Description of Categories:		Categories:	Rate (Cent in the Rand)	Rebates:	2019/2020	
			2018/2019		2019/2020	
• Residential Properties	VA1401	RES	0.008115	Less 15%	0.008537	
• 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		0.008115		0.008537	
• Industrial Properties	VA1408	IND	0.020289		0.021342	
• Business & Commercial Properties	VA1402	BUS	0.020289		0.021342	
• Farm Properties used for Agricultural purposes	VAL001	FAR	0.002029	Less 10%	0.002134	
• Farm Properties not used for any purpose	*****	AGN	0.002029		0.002134	
• Government Properties	VA1403	GOV	0.020289		0.021342	
• Municipal Properties	VA1404	MUN	ZERO		ZERO	
• Public Service Infrastructure (Less 30% of the Market Value:)				Less 30%		
• PSI : Less 30% of the Market value. See (Sec 17 c,d & f) Not phasing-out.	VA1491	PSI	0.002029	Less 30%	0.002134	
• Phasing-out of PSI over (5) year period	Less 20% (1st Year- 2015)	VA1490	PSI	0.002029	Less 70% (phasing-out)- 30%= 100%	0.002134
• Privately owned town serviced by the owner	VA1405	POT	0.008115		0.008537	
• 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	0.002029		0.002134	
• Properties used for Mining purposes	VA1495	MIN	0.020289		0.021342	
• 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	0.020289		0.021342	
• 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" EXTENDED TILL 30 June 2020

Non-Rate able Categories:

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

Assessment Rates - Tariff - Ratios:

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

			2018/2019	2019/2020			
Residential Properties	1	1.00	0.008115	0.008537	Residential Properties		
Business Properties	1	2.50	0.020289	0.021342	Business Properties		
Agriculture Properties	1	0.25	0.002029	0.002134	Agriculture Properties		
Public Service Infrastructure (PSI)	1	0.25	0.002029	0.002134	Public Service Infrastructure (PSI)		
Public Service Infrastructure (PSI) (Phasing -out over 5 Year- started 1/7/2015)	1	0.25	0.002029	0.002134	Public Service Infrastructure (PSI) (Phasing -out over 5 Year- started 1/7/2015)		
Public Benefit Organisations Property	1	0.25	0.002029	0.002134	Public Benefit Organisations Property		
Government Properties	1	2.50	0.020289	0.021342	Government Properties		
Municipal Properties / (Non-Rate able)	1	0.00	0.000000	0.000000	Municipal Properties / (Non-Rate able)		

2018/2019
0.0081150

2019/2020	Rebates Section 15 NMPRA
0.0085370	

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

- 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:

- The Municipality grants an additional rebate, to be determined on an annual basis, to the category "RES" for Residential properties, "FAR" for Agricultural properties.

Discount:Section 15 of NMPRA 6 of 2004

Category:		2018/2019 %	2019/2020 %
RES	Residential Properties	RES Less 15%	Less 15%
GOV	Government Properties	GOV 0%	0%
PSI	Phasing -out	PSI Less 100%	Less 70% (phasing-out)-30%= 100%
FAR	Agricultural Properties	FAR Less 10%	Less 10%
BUS	Business	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 2019/2020 financial year are determined as follow:

Monthly household income		Income per Month:		% Rebate
2018/2019		2019/2020		
R0 to R4 000	VA6100	R0 to R4 000		100%
R4 001 to R4 500	VA6080	R4 001 to R4 500		80%
R4 501 to R5 000	VA6060	R4 501 to R5 000		60%
R5 001 to R5 500	VA6040	R5 001 to R5 500		40%
R5 501 to R6 000	VA6020	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.

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

VACANT PROPERTIES:

Different properties:	Tariff Code:
BUSINESS	VA1420
COMMERCIAL	VA1421
GOVERNMENT	VA1422
INDUSTRIAL	VA1423
PSI	VA1424
RES	VA1425