

**TARIFF STRUCTURE FOR THE LOCAL COUNCIL OF MSUKALIGWA**

**ANNEXURE F 5**

**DATE OF IMPLEMENTATION :**

**1 July 2020**

**E. PROPERTY RATES**

Tariff Code: IN0001

**Interest on Arrears - all services:**

**10,50%** Per Year

Interest on arrears is calculated on repo rate 1 July + 3% - July repo rate 2020 = 7,5%

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

Categories:

Rate (Cent in the Rand)

				2019-2020		2020/2021	
<b>Tariff Property Rates - Cent in the Rand</b>				<b>0,008115</b>		<b>0,008358</b>	
<b>Description of Categories:</b>				2019-2020	Rebates:	2020/2021	
1							1 500 000
1,1	<b>Residential Properties</b>	VA1401	RES	0,008115	<b>Less 15%</b>	0,008358	1 044,81
1.1.1	The first R15 000 of the market value (Valuation Rebate) of all residential properties and of all properties used for multiple purposes,					0,000000	per month
1.1.3	Sectional titles: Sheds, Garden, Yards & Parking	VA1413		0,008115		0,008358	
1,2	Industrial Properties	VA1408	IND	0,020289		0,020898	
1,3	Business & Commercial Properties	VA1402	BUS	0,020289		0,020898	
1,4	Farm Properties used for Agricultural purposes	VAL001	FAR	0,002029	<b>Less 10%</b>	0,002090	
1,5	Farm Properties not used for any purpose	VAL003	AGN	0,002029		0,002090	
1,6	Government Properties	VA1403	GOV	0,020289		0,020898	
1,7	Municipal Properties	VA1404	MUN	ZERO		Nil	
1,8	<b>Public Service Infrastructure (Less 30% of the Market Value):</b>						
1.8.1	PSI : Less 30% of the Market value. See (Sec 17 c,d & f) Not phasing-out.	VA1491	PSI	0,002029	<b>Less 30%</b>	0,002090	
1.8.2	Phasing-out of PSI over (5) year period Less 20% (1st Year- 2015)	VA1490	PSI	0,002029	<b>Less 70% (phasing-out)-30%= 100%</b>	0,002090	
1,9	Privately owned town serviced by the owner	VA1405	POT	0,008115		0,008358	
1,10	Communal Land	VA1410	COM	EXEMPT		EXEMPT	
1,11	Protected Areas	VA1411	PRO	EXEMPT		EXEMPT	
1,12	Properties on which national monuments are proclaimed	VA1412	MON	EXEMPT		EXEMPT	
1,13	Properties owned by public benefit organizations and used for any specific public benefit activities	VA1499	PUB	0,002029		0,002090	
1,14	Properties used for Mining purposes	VA1495	MIN	0,020289		0,020898	
1,15	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	
1,16	Undeveloped properties (Vacant land)	VA1406	VAC	0,020289		0,020898	
1,17	Unregistered Properties	VA1409	URP	ZERO		Nil	

**ANNEXURE F 5****TARIFF STRUCTURE FOR THE LOCAL COUNCIL OF MSUKALIGWA****PROPERTY RATES**

(2019-2020)\*\*\*\*The current Municipal Valuation Roll implemented from 1 July 2015 till 30 June 2019 - valuation date "1 July 2014" EXTENDED TILL 30 June 2020

(2020-2021)\*\*\*\*The new Municipal Valuation Roll will be implemented from 1 July 2020 till 30 June 2025

**2 Non-Rateable Categories:**

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

**3 Property Rates - Tariff - Ratios:**

			2019-2020		2020/2021		Rebates Section 15 NMPRA	
			<b>0,0081150</b>		<b>0,0083585</b>			
(See Regulations on the rate ratio between the Residential and non-Residential Categories of Properties)								
			2019-2020	2020/2021		Category:	Less:	
3,1	Residential Properties	1	1,00	0,008115	0,008358	Residential Properties	RES	Less 15%
3,2	Business Properties	1	2,50	0,020289	0,020898	Business Properties	BUS	
3,3	Agriculture Properties	1	0,25	0,002029	0,002090	Agriculture Properties	FAR	Less 10%
3,4	Public Service Infrastructure (PSI)	1	0,25	0,002029	0,002090	Public Service Infrastructure (PSI)	PSI	Less 30%
3,5	Public Service Infrastructure (PSI)	1	0,25	0,002029	0,002090	Public Service Infrastructure (PSI)	PSI	Less 70% (phasing-out)-30%= 100%
3,6	(Phasing -out over 5 Year- started 1/7/2015)				0,000000	(Phasing -out over 5 Year- started 1/7/2015)		
3,7	Public Benefit Organisations Property	1	0,25	0,002029	0,002090	Public Benefit Organisations Property	PUB	
3,8	Government Properties	1	2,50	0,020289	0,020898	Government Properties	GOV	
3,9	Municipal Properties / (Non-Rate able)	1	0,00	0,000000	0,000000	Municipal Properties / (Non-Rate able)	MUN	

**4 EXEMPTIONS, REBATES AND REDUCTIONS ON RATES (PART 6)**

**EXEMPTIONS** Properties identified in terms of paragraph 6.1.2 to 6.1.8 of this policy.

- 4.1 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)
- 4.2 All registered indigents owned property will be receiving a rebate upto the first R 70 000 per stand from the 1 July 2020
- 4.3 The first R 55 000 for residential owners was not taxed up to 30 June 2020 (first R 15 000 impermissible rate is not taxable) .  
The R40 000.00 of the market value, following the R 15 000 of all residential properties, was allowed a rebate in 2019/2020 and before . This rebate is withdrawn from the 1 July 2020.  
Full property rates are payable from the 1 July 2020 by all residential and any other property owners, except for registered indigent owners ,that was rebated before after the first R 15000.

**ANNEXURE F 5**

**TARIFF STRUCTURE FOR THE LOCAL COUNCIL OF MSUKALIGWA**

**PROPERTY RATES**

**REBATES AND REDUCTIONS**

4.4

**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.

Discount:Section 15 of NMPRA 6 of 2004

4.5

Category:				2019-2020 %		2020/2021 %
RES	Residential Properties			RES Less 15%		Less 15%
GOV	Government Properties			GOV 0%		NO DISCOUNT OR REBATE
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		NO DISCOUNT OR REBATE

4.6

**Indigents:**

Registered indigents will be subsidised up to first R 70 000 of the market value in accordance with the indigent policy adopted by Council and will not form part of a rebate in terms of the MPRA

4.7

**PENSIONERS AND MEDICAL UNFIT APPLICANT (DISABLED)**

4.7.1

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.

4.7.2

The maximum income and rebate on each category of income for the 2019/2020 financial year are determined as follow:

Monthly household income ( Definition of a household income is the consolidation of all occupants revenue per month , occupying the owner's property )

2019-2020	Tariff code	Income per Month: 2020/2021	% Rebate
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%
> R 6000			No 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- Vat excluded (R285.00) vat inc.