

MOGALAKWENA MUNICIPALITY

NOTICE OF DETERMINATION OF PROPERTY RATES IN RESPECT OF FINANCIAL YEAR 1 JULY 2009 TO 30 JUNE 2010

1. Notice is hereby given that in terms of section 14 of the Local Government : Municipal Property Rates Act, 2004 (Act 6 of 2004) (MPRA) the Mogalakwena Municipality resolved on 27 May 2009 that the following property rates shall be levied on ratable property recorded in the valuation roll in respect of the above-mentioned financial year:
 - a) In terms of the provisions of section 11 of the Local Government : Municipal Property Rates Act, 2004 (Act 6 of 2004) read with the provisions of section 24 of the Local Government Finance Management Act, 2003 (Act 56 of 2003), a property rate for the financial year 2009/2010 of 0,00795c (residential), 0,0159c (business, commercial, industrial and mining) and 0,001988c (agricultural, state owned property excluding residential, public service infrastructure, public benefit organisation property) in the Rand on the market value of property be levied with effect from 1 July 2009.
 - b) In terms of the provisions of section 12 (1 – 3) and section 26 (1 – 3) of the MPRA, the property rate levied in terms of paragraph a) *supra* shall become due on 1 July 2009 and is payable in 12 equal instalments by the owners of rated property within the jurisdiction of the Mogalakwena Municipality on the following fixed days:
 - a) the first instalment on 31 July 2009; and
 - b) the further instalments on the last day of each succeeding month, the final instalment becoming payable on 30 June 2010.
 - c) In terms of section 15 of the MPRA, the following rebates be granted as indicated hereunder and a further rebate be granted to limit the increase in rates for moving from the site rating system to the system of rating the total value of the property and in the event of such increase being 40% or more (between the rates that were payable on 30 June 2008 and on the rates that were payable on 1 July 2008) - The property owner paid the first 40 % in 2008/09 and the difference will be paid as follows:
 - i) the limit for the increase for the additional increase 40% for the 2008/09 financial year is 25% of the difference.
 - ii) the limit for the additional increase above 40% for the 2009/10 financial year is 50% of the difference.
 - iii) the limit for the additional above 40% for the 2010/11 financial year is 75% of the difference.
 - iv) as from the 2011/12 financial year, full rates will be payable.

Provided that this rebate does not apply to an increase in rates owing to a supplementary valuation made in terms of section 78 (1) of the MPRA.
- 1) Rebates : Residential properties
 - R15 000,00 of the market value of a property assigned in the valuation roll or supplementary valuation roll be granted to residential properties as stated in section 15(h);

- a rebate of 40% be granted on the general rate for residential properties, subject thereto;
 - that the residential property has been developed by way of a habitable house;
 - that the property is used for only residential purposes, and
 - that any alternative use permitted by way of a consent use granted by the municipality in terms of its own planning scheme, shall not exceed 10% (ten percent) of the area of the house.

2) Rebates : Public service Infrastructure

- In terms of section 17 of the MPRA a rebate of 30% be granted on the market value of public service infrastructure.

3) Rebates : Agricultural properties

- Section 21(2) of the MPRA provides for the phasing-in discounting on a property referred to in subsection (1)(a) or (b) must –
 - in the first year, a rebate of 75% be granted;
 - in the second year, a rebate of 50% be granted;
 - in the third year, a rebate of 25% be granted; and
 - in the fourth year 0% rebate be granted.

d) Impermissible rates

The municipality grants an exemption from the payment of rates in respect of the following:

- i) any rateable property registered in the name of a welfare organization registered in terms of the National Welfare Act, 1978 (Act 100 of 1978);
- ii) any hospital, health clinic or institution for mentally ill persons that is operated not with the intention to make profit and is registered for tax exemptions in terms of the Income Tax Act because of those activities;
- iii) any rateable property registered in the name of a public benefit organization that carries out specified public benefit activities and is registered for tax exemptions in terms of the Income Tax Act because of those activities.
- iv) any museum, art gallery, library or botanical garden that is registered in the name of a private person and that is open to the public, whether admission is charged or not;
- v) any national monument, including any ancillary business activity conducted at a national monument;
- vi) any rateable property registered in the name of a trustee or trustees or any organisation that is being maintained for the welfare of war veterans as defined in section 1 of the Social Aid Act (House of Assembly), 1989 (Act 37 of 1989), and their families;
- vii) any sports grounds used for the purposes of amateur sport or any social activity connected with such sport;

- viii) any rateable property registered in the name of the Boy Scouts, Girl Guides, Sea Scouts, Voortrekkers or any organisation that is, in the opinion of the municipality, similar thereto or any rateable property let by the municipality to any such organisation;
- ix) any rateable property registered in the name of a declared institution as defined in section 1 of the Cultural Institutions Act, 1969 (Act 29 of 1969);
- x) on the first R15 000,00 of the market value of any residential property, whether the property is improved or unimproved, and non-urban property on which the owner resides.
- xi) any person who is the owner of a residential property and who-
 - * has reached the age of 65 years or more during the financial year, or
 - * is physically or mentally disabled and can prove that he/she receives a social pension; or
 - * is certified by a district medical officer or district medical officers, as the case may be, as being physically or mentally handicapped,

subject to the following conditions:

- * the joint income of that person and his/her spouse, if any, for the year ended 30 June 2009 may not exceed R38 160,00 (Thirty eight thousand one hundred and sixty rand) per year or such higher amount as may be determined in the municipality's budget;
 - * the rateable property in question may be occupied only by that person and his/her spouse, if any, and by dependants of that person who have no income, or by other people due to circumstances that, in the opinion of the municipality's chief financial officer, are specific to that person;
 - * there may not be more than one dwelling unit on the rateable property in question.
 - * the application for exemption from rates for the financial year must be received prior to 30 September of that financial year on a form made available for this purpose by the municipality's chief financial officer and the information provided in the application must be substantiated by an affidavit by the applicant;
 - * the applicant must submit proof of his/her age and identity.
- e) No exemptions and rebates may be granted on the following categories of property:
- Business and Commercial;
 - Industrial
 - Illegal use
 - Vacant land irrespective of zoning, except agricultural property and unoccupied municipal property
 - State owned property (excluding government residential properties).
- f) A rebate be granted to registered indigents on the property value being R100 000,00 this includes the R15 000,00 impermissible rate.

- g) Interest will be charged on all amounts in arrear at the rate which is prescribed from time to time in terms of the provisions of the Prescribed Rate of Interest Act, 1975 (Act 55 of 1975), or any other relevant Act.
2. The above determination comes into operation on 1 July 2009.
 3. This notice shall be displayed on the notice boards at the head office as well as all the satellite offices and library of this municipality as from 3 June 2009 for a period of 30 days.
 4. The resolution is available at the civic centre of the municipality for public inspection during office hours.

L J SEBOLA
ACTING MUNICIPAL MANAGER

Municipal Offices
54 Retief Street / P O Box 34
MOKOPANE
0600

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2 JUNE 2009