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LOCAL GOVERNMENT NOTICES

MASILONYANA LOCAL MUNICIPALITY

PROPERTY RATES BY-LAW

The Municipal Manager of Masilonyana Local Municipality hereby, in terms of Section 6 of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004), publishes the Property Rates By-law for the Masilonyana Local Municipality, as approved by its Council as set out hereunder.

PURPOSE OF BY-LAW

To allow Council to exercise its power to value and impose rates on immovable properties located within its area of jurisdiction in such a manner that it will contribute to effective and economic service delivery to the entire community.

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1. Definitions

For the purpose of these by-laws any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004) shall bear the same meaning in these by-laws and unless the context indicates otherwise-

- 1.1 “**Act**” means the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004);
- 1.2 “**Agent**”, in relation to the owner of a property, means a person appointed by the owner of the property-
- (a) to receive rental or other payments in respect of the property on behalf of the owner; or
- (b) to make payments in respect of the property on behalf of the owner;
- 1.3 “**Agricultural purpose**” in relation to the use of a property, includes the use of a property for the purpose of eco-tourism or for the trading in or hunting of game;
- 1.4 “**Annually**” means once every financial year;
- 1.5 “**Category**”
- (a) in relation to property, means a category of properties determined in terms of Section 7 of this policy; and
- (b) in relation to owners of properties, means a category of owners determined in terms of Section 8 of this policy.
- 1.6 “**Child-headed household**” means a household where the main caregiver of the said household is younger than 18 years of age. Child-headed household means a household headed by a child as defined in terms of section 28(3) of the Constitution.
- 1.7 “**Definitions, words and expressions**” as used in the Act are applicable to this policy document where ever it is used;
- 1.8 “**Land reform beneficiary**”, in relation to a property, means a person who -
- (a) acquired the property through -
- (i) the Provision of Land and Assistance Act, 1993 (Act No. 126 of 1993); or
- (ii) the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994);
- (b) holds the property subject to the Communal Property Associations Act, 1996 (Act No 28 of 1996);
- (c) holds or acquires the property in terms of such other land tenure reform legislation as may pursuant to section 25(6) and (7) of the Constitution (Act No.108 of 1996) be enacted after this Act has taken effect;
- 1.9 “**Land tenure right**” means an old order right or a new order right as defined in section 1 of the Communal Land Rights Act, 2004 (Act No.11 of 2004);
- 1.10 “**Municipality**” means the Local Municipality of Masilonyana;
- 1.11 “**Newly Rateable property**” means any rateable property on which property rates were not levied before the end of the financial year preceding the date on which this Act took effect, excluding –
- (a) a property which was incorrectly omitted from a valuation roll and for that reason was not rated before that date; and
- (b) a property identified by the Minister by notice in the Gazette where the phasing-in of a rate is not justified;
- 1.12 “**Owner**”-
- (a) in relation to a property referred to in paragraph (a) of the definition of “property”, means a person in whose name ownership of the property is registered;
- (b) in relation to a right referred to in paragraph (b) of the definition of “property”, means a person in whose name the right is registered;
- (c) in relation to a land tenure right referred to in paragraph (c) of the definition of “property”, means a person in whose name the right is registered or to whom it was granted in terms of legislation; or
- (d) in relation to public service infrastructure referred to in paragraph (d) of the definition of “property”, means the organ of state which owns or controls that public service infrastructure as envisaged in the definition of “publicly controlled”, provided that a person mentioned below may for the purposes of this Act be regarded by a municipality as the owner of a property in the following cases:-
- (i) a trustee, in the case of a property in a trust excluding state trust land;
- (ii) an executor or administrator, in the case of a property in a deceased estate;
- (iii) a trustee or liquidator, in the case of a property in an insolvent estate or in

- (iv) a judicial manager, in the case of a property in the estate of a person under
- (v) a curator, in the case of a property in the estate of a person under curatorship;
- (vi) a person in whose name a usufruct or other personal servitude is registered, in the case of a property that is subject to a usufruct or other personal servitude;
- (vii) a lessee, in the case of a property that is registered in the name of a municipality and is leased by it; or
- (viii) a buyer, in the case of a property that was sold by a municipality and of which possession was given to the buyer pending registration of ownership in the name of the buyer;

1.13 **“Privately owned towns serviced by the owner”** means single properties, situated in an area not ordinarily being serviced by the municipality, divided through sub division or township establishment into (ten or more) full title stands and/ or sectional units and where all rates related services inclusive of installation and maintenance of streets, roads, sidewalks, lighting, storm water drainage facilities, parks and recreational facilities are installed at the full cost of the developer and maintained and rendered by the residents of such estate.

1.14 **“Property”** means -

- (a) immovable property registered in the name of a person, including, in the case of a sectional title scheme, a sectional title unit registered in the name of a person;
- (b) a right registered against immovable property in the name of a person, excluding a mortgage bond registered against the property;
- (c) a land tenure right registered in the name of a person or granted to a person in terms of legislation; or
- (d) public service infrastructure.

1.15 **“Public service infrastructure”** means publicly controlled infrastructure of the following kinds:

- (a) national, provincial or other public roads on which goods, services or labour move across a municipal boundary;
- (b) water or sewer pipes, ducts or other conduits, dams, water supply reservoirs, water treatment plants or water pumps forming part of a water or sewer scheme serving the public;
- (c) power stations, power substations or power lines forming part of an electricity scheme serving the public;
- (d) gas or liquid fuel plants or refineries or pipelines for gas or liquid fuels, forming part of a scheme for transporting such fuels;
- (e) railway lines forming part of a national railway system;
- (f) communication towers, masts, exchanges or lines forming part of a communications system serving the public;
- (g) runways or aprons at national or provincial airports;
- (h) breakwaters, sea walls, channels, basins, quay walls, jetties, roads, railway or infrastructure used for the provision of water, lights, power, sewerage or similar services of ports, or navigational aids comprising lighthouses, radio navigational aids, buoys, beacons or any other device or system used to assist the safe and efficient navigation of vessels;
- (i) any other publicly controlled infrastructure as may be prescribed; or
- (j) rights of way, easements or servitudes in connection with infrastructure mentioned in paragraphs (a) to (i).

1.16 **“Residential property”** means improved property that:-

- (a) is used predominantly (60% or more) for residential purposes including any adjoining property registered in the name of the same owner and used together with such residential property as if it were one property. Any such grouping shall be regarded as one residential property for rate rebate or valuation reduction purposes.
- (b) Is a unit registered in terms of the Sectional Title Act and used predominantly for residential purposes.
- (c) Is owned by a share-block company and used solely for residential purposes.
- (d) Is a residence used for residential purposes situated on property used for or related to educational purposes.
- (e) Retirement schemes and life right schemes used predominantly (60% or more) for residential purposes.

And specifically exclude hostels, flats, old age homes, guest houses and vacant land irrespective of its zoning or intended use.

1.17 **“Rural communal settlements”** means the residual portion of rural communal land excluding identifiable and rateable entities within the property and excluding State Trust Land and land reform beneficiaries as defined in the Act.

1.18 **“state trust land”** means land owned by the state-

- (a) in trust for persons communally inhabiting the land in terms of a traditional system of land tenure;
- (b) over which land tenure rights were registered or granted; or
- (c) which is earmarked for disposal in terms of the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994).

1.19 In this by-law, words used in the masculine gender include the feminine, the singular includes the plural and vice versa.

2. Principles

2.1 Rates will be levied in accordance with the Act as an amount in the rand based on the market value of all rateable property contained in the municipality's valuation roll and supplementary valuation roll.

2.2 The municipality will differentiate between various categories of property and categories of owners of property as contemplated in clause 5 and 6 of this by-law.

2.3 Some categories of property and categories of owners will be granted relief from rates.

2.4 The municipality will not grant relief in respect of payments for rates to any category of owners or properties, or to owners of properties on an individual basis.

2.5 There will be no phasing in of rates based on the new valuation roll, except as prescribed by legislation and in accordance with clause 14 of this by-law.

2.6 The municipality's rates policy will be based on the following principles:

(a) Equity

The municipality will treat all ratepayers with similar properties the same.

(b) Affordability

The ability of a person to pay rates will be taken into account by the municipality. In dealing with the poor/indigent ratepayers the municipality will provide relief measures through exemptions, reductions or rebates and cross subsidy from the equitable share allocation.

(c) Sustainability

Rating of property will be implemented in a way that:

- i. it supports sustainable local government by providing a stable and buoyant revenue source within the discretionary control of the municipality;
- ii. Supports local, social and economic development; and
- iii. Secures the economic sustainability of every category of ratepayer.

(d) Cost efficiency

Rates will be based on the value of all rateable property and will be used to fund community and subsidised services after taking into account surpluses generated on trading (water, electricity) and economic (refuse removal, sewerage disposal) services and the amounts required to finance exemptions, rebates, reductions and phasing-in of rates as approved by the municipality from time to time.

3. Application of By-law

3.1 Where this by-law contradicts national legislation, such legislation has preference over this by-law. The Municipal Manager shall bring such conflicts immediately to the attention of the municipality once he becomes aware of such conflicts and will propose changes to the municipality's by-laws to eliminate such conflicts.

3.2 If there is any conflict between this by-law and the Property Rates policy of the municipality, this by-law will prevail.

3.3 In imposing the rate in the rand for each annual operating budget component, the municipality shall grant exemptions, rebates and reductions to the categories of properties and categories of owners.

4. Principles applicable to financing services

4.1 The municipal manager or his/her nominee must, subject to the guidelines provided by the National Treasury and Executive Committee of the municipality, make provision for the following classification of services:-

(a) Trading services

- i. Water
- ii. Electricity

(b) Economic services

- i. Refuse removal.
- ii. Sewerage disposal.

(c) Community and subsidised services

These include all those services ordinarily being rendered by the municipality excluding those mentioned in 4.1 (a) and (b).

- 4.2 Trading and economic services as referred to in clauses (a) and (b) must be ring fenced and financed from service charges while community and subsidised services referred to in clause (c) will be financed from surpluses on trading and economic services, regulatory fees, rates and rates related income.

5. Categories of property

5.1 Different rates may be levied in respect of the categories of rateable properties as determined by the municipality's rates policy.

5.2 Such rates will be determined on an annual basis during the compilation of the municipality's budget.

5.3 In determining the category of a property referred to in 5.1 the municipality shall take into consideration the dominant use of the property regardless the formal zoning of the property;

5.4 Properties used for multiple purposes shall be categorised and rated as provided for in section 9 of the Act and as more fully described in clause 7 of this by-law.

6. Categories of owners

6.1 For the purpose of granting exemptions, reductions and rebates in terms of clause 9, 10 and 11 respectively the following categories of owners of properties are determined:

- (a) Those owners who qualify and who are registered as indigents in terms of the adopted indigent policy of the municipality;
- (b) Those owners who do not qualify as indigents in terms of the adopted indigent policy of the municipality but whose total monthly income is less than the amount annually determined by the municipality in its budget;
- (c) Owners of property situated within an area affected by-
 - i. a disaster within the meaning of the Disaster Management Act, 2002 (Act No. 57 of 2002); or
 - ii. serious adverse social or economic conditions.
- (d) Owners of residential properties with a market value below the amount as determined annually by the municipality in its budget;
- (e) Owners of properties situated in "privately owned towns" as determined by the municipality's rates policy;
- (f) Owners of agricultural properties as determined by the municipality's rates policy; and
- (g) Child headed families where any child of the owner or child who is a blood relative of the owner of the property, is responsible for the care of siblings or parents of the household.

7. Properties used for multiple purposes

7.1 Rates on properties used for multiple purposes will be levied by the "dominant use of the property".

8. Differential rating

8.1 Criteria for differential rating on different categories of properties will be according to-

- (a) The nature of the property including its sensitivity to rating e.g. agricultural properties used for agricultural purposes.
- (b) The promotion of social and economic development of the municipality.

8.2 Differential rating among the various property categories will be done by way of setting different cent amount in the rand for each property category; and

8.3 by way of reductions and rebates as provided for in the municipality's rates policy document.

9. Exemptions and Impermissible Rates

9.1 Categories of property and categories of owners as determined by the municipality's rates policy on an annual basis will be exempted from paying rates.

- 9.2 Conditions determined by the rates policy will be applied accordingly.
- 9.3 Exemptions will automatically apply where no applications are required.
- 9.4 Rates may not be levied by the municipality on properties prescribed in Section 17(1) of the Municipal Property Rates Act, 2004.
- 9.5 Public Benefit Organisations performing a specific public benefit activity and registered in terms of the Income Tax Act, 1962 (No 58 of 1962) for tax reduction because of those activities, may apply for exemption of property rates, on conditions as determined by the municipality's rates policy.
- 9.6 The municipality retains the right to refuse the exemption if the details supplied in the application form were incomplete, incorrect or false.
- 9.7 The extent of the exemptions implemented will annually be determined by the municipality and it must be included in the annual budget.

10. Reductions

- 10.1 Reductions as contemplated in section 15 of the Act will be considered on an *ad-hoc* basis in the event of the following:
 - 10.1.1 Partial or total destruction of a property.
 - 10.1.2 Disasters as defined in the Disaster Management Act, 2002 (Act 57 of 2002).
- 10.2 The following conditions shall be applicable in respect of 10.1:-
 - 10.2.1 The owner referred to in 10.1.1 shall apply in writing for a reduction and the onus will rest on such applicant to prove to the satisfaction of the municipality that his property has been totally or partially destroyed. He/she will also have to indicate to what extent the property can still be used and the impact on the value of the property.
 - 10.2.2 Property owners will only qualify for a rebate if affected by a disaster as referred to in the Disaster Management Act, 2002 (Act No. 57 of 2002).
 - 10.2.3 A maximum reduction determined annually by the municipality will be allowed in respect of both 10.1.1 and 10.1.2.
 - 10.2.4 An ad-hoc reduction will not be given for a period in excess of 6 months, unless the municipality gives further extension on application.
 - 10.2.5 If rates were paid in advance prior to granting of a reduction the municipality will give credit to such an owner as from the date of reduction until the date of lapse of the reduction or the end of the period for which payment was made whichever occurs first.

11. Rebates

- 11.1 Categories of property
 - 11.1.1 The municipality may grant rebates to categories of property as determined in the municipality's rates policy.
- 11.2 Categories of owners
 - 11.2.1 The municipality may grant rebates to categories of owners as determined annually in the municipality's rates policy.
- 11.3 Conditions determined by the rates policy will be applied accordingly.
- 11.4 Applications for rebates must reach the municipality before the date determined by the property policy, preceding the start of the new municipal financial year for which relief is sought.
- 11.5 The municipality retains the right to refuse rebates if the details supplied in the application form were incomplete, incorrect or false.
- 11.6 Properties with a market value below a prescribed valuation level of an amount determined annually by the Municipality may, instead of a rate being determined on the market value, be rated a uniform fixed amount per property.
- 11.7 The extent of the rebate in terms of 11.1, 11.2 and 11.6 will annually be determined by the municipality and it must be included in the annual budget.

12. Payment of rates

- 12.1 Council may levy assessment rates: -
 - (a) On a monthly basis or less regular as determined by the Municipal Finance Management Act,(No.56 of 2003) or
 - (b) Annually, as agreed with the owner of the property.

- 12.2 The municipality shall determine the due dates for payments in monthly installments and the single annual payment and this date shall appear on the accounts forwarded to the owner/ tenant/ occupants/ agent.
- 12.3 Rates payable on an annual basis, will be subject to a discount of 5% if paid in full on or before 30 September of each year.
- 12.4 Interest on arrears rates, whether payable on or before 30 September or in equal monthly instalments, shall be calculated in accordance with the provisions of the Credit Control and Debt Collection Policy of the Municipality.
- 12.5 If a property owner who is responsible for the payment of property rates in terms of the rates policy, fails to pay such rates in the prescribed manner, it will be recovered from him/her in accordance with the provisions of the Credit Control and Debt Collection By-law of the Municipality.
- 12.6 Arrears rates shall be recovered from tenants, occupiers and agents of the owner, in terms of section 28 and 29 of the Act and the Municipality's credit control en debt collection by-law.
- 12.7 Where the rates levied on a particular property have been incorrectly determined, whether because of an error or omission on the part of the municipality or false information provided by the property owner concerned or a contravention of the permitted use to which the property concerned may be put, the rates payable shall be appropriately adjusted for the period extending from the date on which the error or omission is detected back to the date on which rates were first levied in terms of the current valuation roll.
- 12.8 In addition, where the error occurred because of false information provided by the property owner or as a result of a contravention of the permitted use of the property concerned, interest on the unpaid portion of the adjusted rates payable shall be levied at the maximum rate permitted by prevailing legislation.

13. Accounts to be furnished

- 13.1 The municipality will furnish each person liable for the payment of rates with a written account, which will specify:
- (i) the amount due for rates payable,
 - (ii) the date on or before which the amount is payable,
 - (iii) how the amount was calculated,
 - (iv) the market value of the property, and
 - (v) rebates, exemptions, reductions or phasing-in, if applicable.
- 13.2 A person liable for payment of rates remains liable for such payment, whether or not such person has received a written account from the municipality. If the person concerned has not received a written account, he/she must make the necessary enquiries with the municipality.
- 13.3 In the case of joint ownership the municipality shall consistently, in order to minimise costs and unnecessary administration, recover rates from one of the joint owners only provided that it takes place with the consent of the owners concerned.

14. Phasing in of rates

- 14.1 The rates to be levied on newly rateable property shall be phased in as explicitly provided for in section 21 of the Act.
- 14.2 The phasing-in discount on the properties referred to in section 21 shall be as follows:
- First year : 75% of the relevant rate;
 - Second year : 50% of the relevant rate; and
 - Third year : 25% of the relevant rate.

14.3 No rates shall be levied on newly rateable properties that are owned and used by organisations conducting activities that are beneficial to the public and that are registered in terms of the Income Tax Act for those activities, during the first year. The phasing-in discount on these properties shall be as indicated below:-

- First year :100% of the relevant rate;
- Second year : 75% of the relevant rate;
- Third year : 50% of the relevant rate; and
- Fourth year : 25% of the relevant rate.

15. Special rating areas

15.1 The municipality will, whenever deemed necessary, by means of a formal Council resolution determine special rating areas in consultation with the relevant communities as provided for in section 22 of the Act.

15.2 The following matters shall be attended to in consultation with the committee referred to in clause 15.3 whenever special rating is being considered:

- 15.2.1 Proposed boundaries of the special rating area;
- 15.2.2 Statistical data of the area concerned giving a comprehensive picture of the number of erven with its zoning, services being rendered and detail of services such as capacity, number of vacant erven and services that are not rendered;
- 15.2.3 Proposed improvements clearly indicating the estimated costs of each individual improvement;
- 15.2.4 Proposed financing of the improvements or projects;
- 15.2.5 Priority of projects if more than one;
- 15.2.6 Social economic factors of the relevant community;
- 15.2.7 Different categories of property;
- 15.2.8 The amount of the proposed special rating;
- 15.2.9 Details regarding the implementation of the special rating;
- 15.2.10 The additional income that will be generated by means of this special rating.

15.3 A committee consisting of 6 members of the community residing within the area affected will be established to advise and consult the municipality in regard to the proposed special rating referred to above. This committee will be elected by the inhabitants of the area concerned who are 18 years of age or older. No person under the age of 18 may be elected to serve on the committee. The election of the committee will happen under the guidance of the Municipal Manager. The committee will serve in an advisory capacity only and will have no decisive powers.

15.4 The required consent of the relevant community shall be obtained in writing or by means of a formal voting process under the chairmanship of the Municipal Manager. A majority shall be regarded as 50% plus one of the households affected. Each relevant household, i.e. every receiver of a monthly municipal account, will have 1 vote only.

15.5 In determining the special additional rates the municipality shall differentiate between different categories as referred to in clause 5.

15.6 The additional rates levied shall be utilised for the purpose of improving or upgrading of the specific area only and not for any other purposes whatsoever.

15.7 The municipality shall establish separate accounting and other record-keeping systems for the identified area and the households concerned shall be kept informed of progress with projects and financial implications on an annual basis.

16. Frequency of valuation

16.1 The municipality shall prepare a new valuation roll every 4 (four) years.

16.2 The municipality, under exceptional circumstances, may request the MEC for Local Government and Housing in the province to extend the validity of the valuation roll to 5 (five) years.

16.3 Supplementary valuations will be done at least on an annual basis to ensure that the valuation roll is properly maintained.

17. Community participation

- 17.1 Before the municipality adopts the rates by-law, the municipal manager will follow the process of community participation envisaged in chapter 4 of the Municipal Systems Act and comply with the following requirements:
- 17.1.1 Council must establish appropriate mechanisms, processes and procedures to enable the local community to participate and will provide for consultative sessions with locally recognised community organisations and where appropriate traditional authorities.
- 17.1.2 Conspicuously display the draft rates by-law for a period of at least 30 days (municipality to include period decided on) at the municipality's head and satellite offices and libraries (and on the website).
- 17.1.3 Advertise in the media a notice stating that the draft rates by-law has been prepared for submission to council and that such by-law is available at the various municipal offices and on the website for public inspection.
- 17.1.4 Property owners and interest persons may obtain a copy of the draft policy from the municipal offices during office hours at a fee as determined by Council as part of its annual tariffs. Property owners and interest persons are invited to submit written comments or representations to the municipality within the specified period in the notice.
- 17.1.6 The municipality will consider all comments and/or representations received when considering the finalisation of the rates policy and by-law.
- 17.1.7 The municipality will communicate the outcomes of the consultation process in accordance with section 17 of the Municipal Systems Act 32 of 2000.

18. Register of properties

- 18.1 The municipality will compile and maintain a register in respect of all properties situated within the jurisdiction of the municipality. The register will be divided into Part A and Part B.
- 18.2 Part A of the register will consist of the current valuation roll of the municipality and will include all supplementary valuations done from time to time.
- 18.3 Part B of the register will specify which properties on the valuation roll or any supplementary valuation roll are subject to:
- i. Exemption from rates in terms of section 15 of the Property Rates Act, 2004,
 - ii. Rebate or reduction in terms of section 15 of the Act,
 - iii. Phasing-in of rates in terms of section 21 of the Act, and
 - iv. Exclusions as referred to in section 17 of the Act.
- 18.4 The register will be open for inspection by the public at the municipal main offices during office hours or on the website of the municipality.
- 18.5 The municipality will update Part A of the register during the supplementary valuation process.
- 18.6 Part B of the register will be updated on an annual basis as part of the implementation of the municipality's annual budget.

19. Regular review processes

- 19.1 The municipality's rates policy must be reviewed on an annual basis to ensure that it complies with the Municipality's strategic objectives as contained in the Integrated Development Plan and with relevant legislation.

20. Short title

This by-law is the rates by-law of the Masilonyana Local Municipality.

21. Commencement

This by-law comes into force and effect on 1 July 2009.

Notice is given that pursuant to the Municipal Financial Act, the Masilonyana Local Council approved the budget for the 2009/10 financial year on its ordinary meeting on 29 May 2009 as well as accepted attached tariff scale for the same financial year.

The budget and tariff scale are available for inspection at the office of the Head Financial Officer and the Municipal Office of Theunissen, Brandfort, Winburg, Soutpan and Verkeerdevlei from date of publication during working hours.

**M. MABOE-PHIKE
MUNICIPAL MANAGER**

MASILONYANA LOCAL MUNICIPALITY HIGH LEVEL BUDGET SUMMARY							
Function	Appropriations			Funding			Surplus / (deficit)
	Capital	Operating	Total	Own Source	External	Total	
Executive & Council		20,983,383	20,983,383	22,453,000		522,453,000	1,469,617
Finance & Admin		17,383,947	17,383,947	19,937,971		19,937,971	2,554,024
Planning and Development		-	-	-	-	-	-
Community Facilities		1,695,363	1,695,363	190,500		1290,500	-1,504,863
Community & Social Services		2,295,086	2,295,086	123,455		123,455	-2,171,631
Housing		527,244	527,244	50,000		50,000	-477,244
Public Safety		492,830	492,830	196,000		198,000	-294,830
Sport & Recreation		2,758,024	2,758,024	-		-	-2,758,024
Environmental Protection		-	-	-		-	-
Waste Management		8,075,912	8,075,912	12,040,386		12,040,386	3,964,474
Waste Water Management		11,651,234	11,651,234	16,258,573		16,258,573	4,607,339
Road Transport		10,494,590	10,494,590	12,000		12,000	-10,482,590
Water	27,578,000	20,991,402	48,569,402	24,953,590	27,578,000	52,531,590	3,962,188
Electricity		25,526,559	25,526,559	26,776,663		26,776,663	1,250,104
Other	-		-				-
TOTAL	27,578,000	122,875,573	150,453,573	122,994,138	27,578,000	150,572,138	118,564
F2.1 HIGH LEVEL BUDGET SUMMARY FOR COUNCIL ADOPTION							

APPROVED TARIFFS 2008 / 2009

	2006/2007	2007/2008	2008/2009	2009/2010
	RAND	RAND	RAND	RAND
1. PROPERTY RATES				28
<u>WINBURG</u>				
Property	0.30	0.32	0.34	0.012
Site Rent/Minimum charges	27.35	28.99	30.88	33.040
<u>SOUTPAN</u>				
Property				0.012
Site Rent/Minimum charges				33.040
<u>VERKEERDEVLEI</u>				
Property	0.10	0.11	0.11	0.012
Site / Minimum charge	27.35	28.99	30.88	33.040
<u>THEUNISSEN</u>				
Property	0.13	0.14	0.15	0.012
Site rent/Minimum charge	27.35	28.99	30.88	33.040
<u>BRANDFORT</u>				
Property	0.08	0.08	0.09	0.012
Site rent/Minimum charge	27.35	28.99	30.88	33.040
<u>STATE (ALL TOWNS)</u>				0.024
<u>BUSINESS (ALL TOWNS)</u>				0.024
				0.003
<u>AGRICULTURE (75% rebate of residential tariff)</u>				
				0.024
<u>PUBLIC SERVICE INFRASTRUCTURE</u>				
2. SEWERAGE TARIFFS				
Buckets	49.68	52.66	56.08	60.73
Households	49.68	52.66	56.08	60.73
Business	173.90	184.33	196.32	212.61
Schools with septic tanks	621.06	658.32	701.11	759.31
Schools with sewerage	601.18	637.25	678.67	735.00
Post Office	603.66	639.88	681.47	738.03
SAPS	603.66	639.88	681.47	738.03
Correctional Services	6552.12	6,945.25	7,396.69	8,010.61
Hostels	180.10	190.91	203.31	220.19
Dept of Justice	203.71	215.93	229.97	249.06
SAPS Quarters and Hostels	1148.96	1,217.90	1,297.06	1,404.72
Hospitals	8874.87	9,407.36	10,018.84	10,850.40
Traffic Department	204.95	217.25	231.37	250.57
Old age homes	409.90	434.49	462.74	501.14
Households with Septic Tanks	73.28	77.68	82.73	89.59
Business with Septic Tanks	159.54	169.11	180.10	195.05
Opening of a blocked drain	170.93	181.19	192.96	208.98
New connections				
3. REFUSE REMOVAL				
Households	34.19	36.24	38.60	41.80
Businesses	42.17	44.70	47.61	51.56
Garden refuse removal			150	162.45
Building material removal 6 cubic metre				160.50

APPROVED TARIFFS 2008 / 2009

	2006/2007	2007/2008	2008/2009	2009/2010
	RAND	RAND	RAND	RAND
4 WATER CONSUMPTION				29
Minimum charge	24.50	25.97	32.27	40.34
0-6 Kiloliter	Free Basic	Free Basic	Free Basic	Free basic to indigents
0-6 Kiloliter	Free Basic	Free Basic	Free Basic	3.75
6-12 Kiloliter	2.28	2.42	3.00	4.98
12+ Kiloliter	2.50	2.65	3.29	5.46
REPAIR WORK				
Actual cost plus 10%				
RECONNECTION FEES				
Reconnection	85.60	90.74	112.51	186.77
5 ELECTRICITY				
DOMESTIC				
Minimum	21.83	23.05	31.24	41.86
Indigents 50 Kwh free	Free Basic	Free Basic	Free Basic	Free basic to indigents
Per kwh	0.39	0.41	0.56	0.75
BUSINESS				
Minimum	54.40	57.45	77.85	104.32
Per kwh	0.45	0.48	0.64	0.86
BULK CONSUMERS				
Minimum	67.16	70.92	96.11	128.79
Per kwh	0.22	0.23	0.31	0.42
DEPARTMENTAL USAGE				
All users	0.42	0.44	0.60	0.80
REPAIR WORK				
Actual cost plus 20%				
RECONNECTION FEES				
As stated in the Credit Control Policy	160.50	169.49	189.83	254.37
1-10 days outstanding amount	10%	10%	10%	10%
10-15 days outstanding amount	20%	20%	20%	20%
15-60 days outstanding amount	30%	30%	30%	30%
REMINDER FEES				
Reminder to pay account	21.40	22.60	30.61	41.02
DEPOSIT				
Households and flats	550.00	550.00	550.00	600.00
Businesses	950.00	950.00	950.00	1,000.00
Connection fee	150.00	150.00	150.00	237.28
Actual cost	80.25	84.74	114.95	154.03
SPECIAL METER READING				
All consumers	26.75	28.25	38.72	51.88
6 TREASURER				
Clearance certificate	53.5	56.50	60.50	65.52
Valuation certificate	37.45	39.55	42.50	46.03
Exceeding fees	21.4	22.60	24.00	25.99
Photostats A4	2.14	2.26	2.50	2.70
Photostats A3	3.21	3.39	3.60	3.90
Faxed received	3.21	3.39	3.60	3.90
Faxed send	5.35	5.65	6.00	6.50
7 BUILDING PLAN FEES				
New Building	139.1	147.45	157.00	170.04
Alterations to existing buildings	32.1	34.03	36.50	39.53

APPROVED TARIFFS 2008 / 2009

		2006/2007	2007/2008	2008/2009	2009/2010
		RAND	RAND	RAND	RAND
8	<u>POUND FEES</u>				30
	Pound fees	53.5	56.71	61.00	66.06
	Grazing fees				
	Cows, bulls and horses	10.7	11.34	12.50	13.54
	Sheep and goats	5.35	5.67	6.00	6.50
	Herding fees - per kilometer	2.14	2.27	2.50	2.70
	Admin cost	10%	10%	10%	10%
9	<u>CARAVAN PARK</u>				
	1 -4 Persons per day	107	113.42	121.00	131.05
	More than 4 persons - per person per day	26.75	28.36	30.50	33.03
10	<u>CEMETERY</u>				
	<i>Theunissen, Brandfort, Winburg, Verkeerdevlei and Soutpan</i>				
	Residents	267.5	283.55	302.00	327.07
	Non-residents	428	453.68	485.00	525.25
	Reservation of a grave (36 months)	240.75	255.20	272.00	294.58
	<i>Masilo, Majwemasoeu, Ikgomotseng, Tshepong and Makeleketta</i>				
	Residents	107	113.42	121.00	131.05
	Non-residents	160.5	170.13	182.00	197.10
	Digging of own grave	53.5	56.71	60.50	65.52
	Reservation of a grave (36 months)	160.5	170.13	182.00	197.10
	Burial in case of grave already purchased	187.25	198.49	212.00	229.59
	Burial of cremated corpses	90.95	96.41	103.00	111.55
	Two people to be buried in one grave (additional)	214	226.84	242.00	262.09
	Erection of tombstone				
	Closing of graves by Municipal Staff and equipment	321	340.26	363.00	393.13
	<i>for buria on Saturdays, Sundays and any public holiday as well as after 15:00 on any working day</i>				
11	<u>DOG LIENCES</u>				
	First dog	21.4	22.68	24.50	26.53
	Next two dogs	10.7	11.34	12.50	13.54
	<i>Maximum of 3 dogs per erf will be allowed</i>				
12	<u>HALLS</u>				
	Town Hall (Main)	267.5	283.55	302.00	327.07
	Deposit(Activities in general)	214	250.00	250.00	270.00
	Deposit(Indemnity for high risk activities)		250.00	250.00	270.00
	Town Hall (Side)	160.5	170.13	182.00	197.10
	Deposit	107	113.42	121.00	131.05
	Kitchen	107	113.42	121.00	131.05
	Community Hall	214	226.84	242.00	262.00
	Deposit	160.5	170.13	182.00	197.10
	Library Hall	160.5	170.13	182.00	197.10
	Deposit	107	113.42	121.00	131.05
	Rental Showgrounds and sport fields				350.00
	Deposit Showgrounds and sport fields				300.00
13	<u>INDIGENCY DISCOUNTS</u>				
	Category	Income	Procedure	To pay	Subsidy
14	<u>SELLING OF ERVEN</u>				
	The evaluation price will be the selling price, if not evaluated, the following will be applicable:				
	Undeveloped residential sites	R1.07 per sq meter	R1.13 per sq meter	R1.0 per sq meter	
	Developed residential sites	R1.61 per sq meter	R1.71 per sq meter	R1.82 per sq meter	R1.26 per sq meter
	Undeveloped business sites	R2.68 per sq meter	R2.84 per sq meter	R3.00 per sq meter	R1.95 per sq meter
	Developed business sites	R4.28 per sq meter	R4.54 per sq meter	R4.85 per sq meter	R3.21 per sq meter
	Sale of land for social housing		R7.00 per sq meter	R7.48 per sq meter	R5.20 per sq meter
					R7.98 per sq meter
15	<u>SELLING OF SCRAP METAL / MATERIAL</u>				
	To be determined by the Municipal Manager and or sold on auction				
16	<u>SUNDRY TARIFFS</u>				
	Bush Cutter	rate per hour			60.00
	TLB	rate per hour			220.00
	Tipper Truck	rate per hour			160.00
	Tractor	rate per hour			150.00
	Brush Cutter	rate per hour			45.00
	Trailer	rate per hour			40.00
	Chain Saw	rate per hour			45.00
	Compressor	rate per hour			90.00
	Grader	rate per hour			280.00
	Rent of creaches	R5.00 per sq meter	R5.00 per sq meter	R5.00 per sq meter	R5.00 per sq meter
		Minimum charge	Minimum charge	Minimum charge	Minimum charge
		321	340	340	340
		Maximum	maximum	maximum	Maximum
		428	454	454	454
	Containers on Municipal Properties	200.00/month	200.00/month	213.00/month	213.00/month

Transfer of sites from one person to another in the township	32.1	34.00	36.50	36.82
Sale of gravel	321	340	363	393
Sale of soil	214	227	242	262
Erection of advertisement Temporary		R1.5 per day per poster <0.75 sq meter R500.00	R1.5 per day per poster <0.75 sq meter R500.00	R1.5 per day per poster <0.75 sq meter R500.00
Erection of advertisements Permanent		0.75 – 1.5 sq meter R750.00 1.5 – 2.25 sq meter R1000.00	0.75 – 1.5 sq meter R750.00 1.5 – 2.25 sq meter R1000.00	0.75 – 1.5 sq meter R750.00 1.5 – 2.25 sq meter R1000.00

NB: A 8.3% increase on previous year's tariffs is effected for 2009/2010, except for electricity and water tariffs. Electricity can only be increased by a margin approved by National Electricity Regulator (NER). An application with NER is currently in process. For the purpose of budgeting, electricity tariffs has been bench-marked at 34% margin of escalation, which is in line with Eskom's approved tariffs for Masilonyana Local Municipality. Water tariffs are increased with 25% for the first 6 kl, and with 66% for more than 6kl due to under market value tariffs.

NKETOANA LOCAL MUNICIPALITY
(Reitz, Petrus Steyn, Lindley & Arlington)

Notice is hereby given in terms of Sec 14(2) of the Local Government: Municipal Property Rates Act (6 of 2004) that the Nketoana Local Municipality tariffs on property rates for 2009/2010 have been approved by Council and are as follows:

Business, Commercial and Industries	0.025 c/R
Residential Property	0.025 c/R
Municipal Property (Ratable)	0.000 c/R
State Property	0.025 c/R
Farming land used for bona fide farming	0.006 c/R
Public Service Infrastructure	0.006 c/R
Vacant land (irrespective of zoning)	0.050 c/R
Mining Property	0.025 c/R
Education	0.025 c/R
Religious	0.000 c/R

SJ THOMAS
MUNICIPAL MANAGER
Cnr. Church / Voortrekker Street
REITZ
9810

NKETOANA PLAASLIKE MUNISIPALITEIT
(Reitz, Petrus Steyn, Lindley & Arlington)

Kennis geskiet hiermee in terme van Artikel 14(2) van die "Local Government: Municipal Property Rates Act (6 of 2004)" dat die Nketoana Plaaslike Munisipaliteit se belastingtariewe vir 2009/2010 soos volg deur die Raad goedgekeur is:

Besigheid, Komersieel en Industrieel	0.025 c/R
Residensiele Eiendom	0.025 c/R
Munisipale Eiendom (Belasbaar)	
Staats Eiendom	0.025 c/R
Landbougrond wat (alleenlik vir bona fide boerdery)	0.006 c/R
Publieke Diens Infrastruktuur	0.006 c/R
Onverbeterde Erwe (ongeaag sonering)	0.050 c/R
Myn Eiendomme	0.025 c/R
Opvoedkundig	0.025 c/R
Kerklike doeleindes	0.000 c/R

SJ THOMAS
MUNISIPALE BESTUURDER
H/v Kerk / Voortrekkerstraat
REITZ
9810

NOTICE

Annexure D

NOTICE OF GRANTING OF OWNERSHIP

[REGULATION 6]

The Conversion of Certain Rights into Leasehold or Ownership Act, 1988 (Act No. 81 of 1988)

I, Muzamani Charles Nwaila Director General of the Free State Province, hereby declare that rights of ownership in respect of the affected sites (situated in the area of jurisdiction of the Municipality of Mangaung) indicated in column 1 of the Schedule, have been granted to the persons indicated in column 2 of the Schedule.

DIRECTOR-GENERAL

KENNISGEWING

Aanhangsel D

KENNISGEWING VAN VERLENING VAN EIENDOMSREG

[REGULASIE 6]

Wet op die Omskepping van Sekere Regte tot Huurpag of Eiendomsreg, 1988 (Wet No. 81 van 1988)

Hiermee verklaar ek Muzamani Charles Nwaila Direkteur-generaal van die Provinsie Vrystaat, dat eiendomsreg ten opsigte van die geaffekteerde persele (geleë binne die regsgebied van die Munisipaliteit van Mangaung) aangedui in kolom 1 van die Bylae, verleen is aan die persone aangedui in kolom 2 van die Bylae.

DIREKTEUR-GENERAAL

SCHEDULE / BYLAE

Column 1 Kolom 1	Column 2 Kolom 2
Affected sites Geaffekteerde persele	Name of person to whom the Director General intends to declare a right of ownership Naam van persoon wat die Direkteur-generaal voornemens is te verklaar eiendomsreg verleen te gewees het.
24 EXT 1	KEGOMODITSWE LORRAIN SETILO MANKIWA MILDRED SETILO MOGUMOTSI GEOFREY SETILO
74 EXT 1	SAMI GEORGE DUMA
107 EXT 1	MAOKENENG DORAH MODIRWA
115 EXT 1	DIPHAPANG JOSEPH RAMATHIBANE

136 EXT 1	SEREKO HENDRICK KOTWANE
139 EXT 1	MAMASOLE ANGELINA MMUTLANYANE
145 EXT 1	MASE VIOLET MODIRAPULA
184 EXT 1	MORONGWE ANNA GEORGE
270 EXT 1	POGISHO PRINCE SKOSANA
195 EXT 1	LESHORO ANTHONY MOSEHLE
298 EXT 1	MANGOSE EDITH LAMUNU NTHABISENG AGNES LAMUNU
370 EXT 1	KELEBOGILE ELIZABETH SELEMELA
380 EXT 1	KEDIEMETSE SHEILA MOCUMI
402 EXT 1	MPHO STANLEY MOTINGOE
431 EXT 1	MATEBELLO MAGGY NKOMO
526 EXT 1	NONQANGUYE LYDIA HARMANS
532 EXT 1	BANTSABILE ELIZABETH THULO
566 EXT 1	DISEBO MARGARET BERENG
567 EXT 1	THIWE NAOMI MOKOENA
585 EXT 1	BLANTINA NTSOAKI NGAKATAU
647 EXT 1	BOTHOBOILE SOPHIA KERILENG
649 EXT 1	GALEBOE HARRY CHOENE
653 EXT 1	NDODA WILLIAM NTANDISO
718 EXT 1	ELLEN MANKU MOGOROSI
746 EXT 1	JOSIA MOSALA FINGER
755 EXT 1	MALITABA FLORENCE DUMA
797 EXT 1	ELIZABETH MAMIKI SEKUTOANA
809 EXT 1	SEREI WILLIAM MAGOTE
816 EXT 1	SHIELD LERATO MOTSOANE MAVIS REFILOE MOTSOANE
831 EXT 1	PANTI SARAH MAROGOA
851 EXT 1	SIPHO JAMES MAFAESA
900 EXT 1	NTOMBIZODWA OLGA MILDRED SIDIYO NONDUMISO JUDITH DISEKO MERCY MERCIA WILLIAMS
883 EXT 1	MELESI DAVID PHUTHI
884 EXT 1	TSHIPINARE GRAHAM NAMANE
1070 EXT 1	JOHN KGENGOE MOTLASI MOKHITLINYANA
998 EXT 1	LESITE ELISA RANKO