

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

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JULIE 2013

No. 205

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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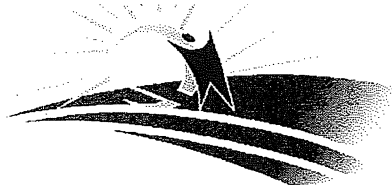
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## LOCAL AUTHORITY NOTICE

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**LOCAL AUTHORITY NOTICE 956**



**LESEDI**

**Local Municipality / Plaaslike Munisipaliteit**

## **RATES BY-LAW**

# **FINANCE YEAR: 2013 – 2014**

**APPROVAL DATE BY COUNCIL: 31 MAY 2013**  
**COUNCIL RESOLUTION NUMBER: LC.MC-178/05/2013**

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### PREAMBLE

**WHEREAS:** Section 3 of the Local Government: Municipal Property Rates Act, 2004 (No 6 of 2004) (MPRA) determines that a municipality should adopt a rates policy in accordance to the determination of the Act.

(1) Section 229 91) of the Constitution of the Republic of South Africa authorizes the municipality to impose rates on property and surcharges on fees for services provided by or on behalf of the municipality

(2) In terms of Section 3 of the Local Government of the Municipal Property Rates Act no. 4 of 2004, a municipality must adopt a policy consistent with the Act on levying rates on rateable property in the municipality.

Now therefore the Municipal Council of Lesedi Local Municipality approves and adopts the following Rates By-Law:

#### 1. DEFINITION

**"commercial use"** means land used or a building designed or used for such purposes as distribution centres, wholesale trade, storage, computer centres, warehouses, cartage- and transport services and laboratories and may also include offices such as are usually ancillary to or reasonably necessary in connection with the main use.

**"industrial use"** means the use of land or a building designed or used as a factory within the meaning of the Factories, Machinery and Building Works Act, 1941 (Act 22 of 1941) and any amendments thereof and includes any office or other building on the same site, the use of which is incidental to, or reasonably necessary in connection with the use of

such factory but shall not include noxious industrial uses, a single dwelling unit, dwelling units and public garages;

“**residential property**” means a property included in a valuation roll in terms of section 48 (2)

(b) as residential and means improved property that :

- (a) Is used predominantly (60% or more) for residential purposes;
- does not have more than two units per property; and
- includes 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.

**THIS DEFINITION SPECIFICALLY EXCLUDES VACANT LAND IRRESPECTIVE OF ITS ZONING OR INTENDED USE**

“**Scheme**” means the Lesedi Town Planning Scheme, 2007

“**Sectional Titles Act**” means the Sectional Titles Act, 1986 (Act No. 95 of 1986);

“**sectional title scheme**” means a scheme defined in section 1 of the Sectional Titles Act;

“**sectional title unit**” means a unit defined in section 1 of the Sectional Titles Act;

**2. Rate Ratios**

<b>Categories</b>	<b>Ratio in relation to residential property</b>
Vacant land (business, industrial and commercial)	1:3
Vacant land (residential)	1:2
Vacant land (privately owned towns : Heidelberg Kloof)	1:2

**3. Effective date**

This Rates By-Law shall be effective from 1 July 2013.

**A MAKHANYA**

**MUNICIPAL MANAGER**

c/o 1 H.F Verwoed and Louw Street

PO BOX 201

HEIDELBERG

1438

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