

**THE PROVINCE OF  
GAUTENG**

**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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**No. 107**



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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 441 OF 2020****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019; AND SIMULTANEOUS SUBDIVISION**

I, Leon Andre Bezuidenhout, being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of conditions (g) to (m) contained in the Title Deed T33698/1988 of Erf 737, Rynfield Township which property is situated at 15 Curtis Street, Rynfield, Benoni; and the simultaneous subdivision of the property into two portions.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 24 June 2020, being the date of the first publication of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to The Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni or The Area Manager, City Planning Department, Benoni Customer Care Centre, City of Ekurhuleni Metropolitan Municipality, Private Bag X 014, Benoni, 1500, within a period of 28 days from 24 June 2020.

Address of the authorised agent: Leon Bezuidenhout Town and Regional Planners cc, Represented by L A Bezuidenhout, Pr. Pln. (A/628/1990) B.TRP (UP), PO Box 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Cell: 072 926 1081; E-mail: weltown@absamail.co.za Ref: RZ 1006/19

24-01

**NOTICE 442 OF 2020****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019; AND SIMULTANEOUS SUBDIVISION**

I, Leon Andre Bezuidenhout, being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of conditions (g) to (m) contained in the Title Deed T33698/1988 of Erf 737, Rynfield Township which property is situated at 15 Curtis Street, Rynfield, Benoni; and the simultaneous subdivision of the property into two portions.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 24 June 2020, being the date of the first publication of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to The Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni or The Area Manager, City Planning Department, Benoni Customer Care Centre, City of Ekurhuleni Metropolitan Municipality, Private Bag X 014, Benoni, 1500, within a period of 28 days from 24 June 2020.

Address of the authorised agent: Leon Bezuidenhout Town and Regional Planners cc, Represented by L A Bezuidenhout, Pr. Pln. (A/628/1990) B.TRP (UP), PO Box 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Cell: 072 926 1081; E-mail: weltown@absamail.co.za Ref: RZ 1006/19

24-01

**NOTICE 443 OF 2020****NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Leon Andre Bezuidenhout, being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) for the removal of conditions (d) to (j) contained in the Title Deed T23489/2019 of Erf 25, Rynfield Township; the removal of conditions (d) to (j) contained in the Title Deed T 34222/2019 of Erf 49, Rynfield Township which properties are situated at respectively on the corner of Davidson Street (number 1) and O'Reilly Merry Street (number 27) and on the corner of Elliott Street (number 2) and O'Reilly Merry Street (number 29), Rynfield, Benoni; and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of both the properties from "Residential 1" to "Business 2", subject to certain conditions and the simultaneous consolidation of Erven 25 and 49, Rynfield Township.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 24 June 2020, being the date of the first publication of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6<sup>th</sup> Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni or to The Area Manager, City Planning Department (Benoni), City of Ekurhuleni Metropolitan Municipality, Private Bag X 014, Benoni, 1500, within a period of 28 days from 24 June 2020.

Address of the authorised agent: Leon Bezuidenhout Town and Regional Planners cc, Represented by L A Bezuidenhout, Pr. Pln. (A/628/1990) B.TRP (UP), PO Box 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Cell: 072 926 1081; E-mail: weltown@absamail.co.za Ref: RZ 979/19

24-01



**NOTICE 448 OF 2020**

## MOGALE CITY LOCAL MUNICIPALITY

NOTICE OF REZONING APPLICATIONS IN TERMS OF SECTION 45 OF THE MOGALE CITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018

We, Synchronicity Development Planning, being the applicant (on behalf of the landowners) of Holdings 80, 81 and 82 Beckedan Agricultural Holdings Extension 1, respectively, hereby give notice in terms of Section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme, 1980 in respect of the mentioned properties. The properties are situated along the N14 (also known as David Road) in the proximity of the intersection with Pierre Street, Tarlton.

Application is made to rezone the respective properties from "Agricultural" to "Agricultural" with an annexure for a warehouse and dealership for agricultural implements and products, and related and subservient uses. Provision is further made to increase the coverage in respect of Holdings 81 and 82 from 10 % to 20 %.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning from 1 July 2020 until 29 July 2020.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette/Star newspaper.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street & Monument Street,  
Krugersdorp

Closing date for any objections/comments: 29 July 2020

Postal address of applicant: PO Box 1422, Noordheuwel, 1756

Telephone: 082 448 7368

Physical address of applicant: 6 Harrison Road, Noordheuwel Ext 4

Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 1 and 8 July 2020

**NOTICE 449 OF 2020**

## MOGALE CITY LOCAL MUNICIPALITY

## NOTICE OF APPLICATION FOR THE AMENDMENT OF AN APPROVED TOWNSHIP

## PROPOSED MULDELSWAY EXTENSION 5 TOWNSHIP

We, Synchronicity Development Planning being the applicant (on behalf of the landowner) give notice of an application in terms of 53(8)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018 (in reference to Section 100 of the Town Planning and Townships Ordinance, 1986), for the material amendment of the approved township known as Muldersway Extension 5 as referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Manager Economic Services, Development and Planning from 1 July to 29 July 2020.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Star newspaper.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp

Closing date for any objections/comments: 29 July 2020

Postal address of applicant: PO Box 1422, Noordheuwel, 1756

Telephone: 082 448 7368

Physical address of applicant: 6 Harrison Road, Noordheuwel Ext 4

Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 1 and 8 July 2020

## ANNEXURE

## PROPOSED MULDELSWAY EXTENSION 5 TOWNSHIP

Full name of applicant: Synchronicity Development Planning on behalf of Nulex Developments (pty) Ltd

The proposed amended township will comprise four erven and roads, as follows

PROPOSED ZONING	No of Erven	Erf No's	Area (ha)	Density
Industrial 3 with offices	2	14 and 15	4,0320	n/a
Private Open Space	2	16 and 17	0,3599	n/a
Roads			0,5584	n/a

Locality and description of the property on which the township is to be established:

Portion 128 (a portion of Portion 4) of the farm Driefontein 179 IQ, located east of the N14 Road, at the intersection of Villa Street and St Antonios Road, Muldersdrift.

**NOTICE 450 OF 2020**

## MOGALE CITY LOCAL MUNICIPALITY

NOTICE OF REZONING APPLICATIONS IN TERMS OF SECTION 45 OF THE MOGALE CITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018

We, Synchronicity Development Planning, being the applicant (on behalf of the landowners) of Erf 34 Magaliesburg Township, give notice in terms of Section 45(2)(a) and 66 respectively of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to Mogale City Local Municipality for the incorporation of the erf into the Krugersdorp Town Planning Scheme, 1980, and the simultaneous removal of restrictions from the Deed of Transfer as well as the amendment of the Scheme in respect with the mentioned property. The property is situated at the corner of Jennings and River Streets in Magaliesburg.

Application is made to rezone the respective property from "Residential 1" with a density of one dwelling per erf in terms of the Peri-Urban Areas Town Planning Scheme, 1975 to "Residential 2 with a density of 21 dwelling units per hectare in terms of the Krugersdorp Town Planning Scheme, 1980.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning from 1 July 2020 until 29 July 2020.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette/Star newspaper.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street & Monument Street,  
Krugersdorp

Closing date for any objections/comments: 29 July 2020

Postal address of applicant: PO Box 1422, Noordheuwel, 1756

Telephone: 082 448 7368

Physical address of applicant: 6 Harrison Road, Noordheuwel Ext 4

Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 1 and 8 July 2020

01-08

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**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

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**PROVINCIAL NOTICE 279 OF 2020****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being authorized agent of the owner of Erf 786 Bedfordview Extension 168 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 16 Arbroath Road, Bedfordview from "Residential 1" to "Residential 3" at a density of 75 units per hectare.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 1 July 2020 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 1 July 2020.

Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za

01-08

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 703 OF 2020****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SECTION 50(5) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING  
AND LAND USE MANAGEMENT BY-LAW, 2019  
PORTION 7 OF ERF 192 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP**

It is hereby notified in terms of the provisions of section 50(5) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved, as amended, the amendment of restrictive title condition B (1) in Deed of Transfer T. 53704/2002.

The application as approved is open to inspection during normal office hours.

(Reference number 15/4/3/15/44/192/7)

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

Dr. Imogen Mashazi, City Manager - 2<sup>nd</sup> Floor, Head Office Building - Cnr Cross & Roses Streets - Germiston

Date of Publication: 1 July 2020

**LOCAL AUTHORITY NOTICE 704 OF 2020**  
**MIDVAAL LOCAL MUNICIPALITY**

**NOTICE**

**EXTENSION OF TIME: PUBLIC NOTICE CALLING FOR INSPECTION OF SUPPLEMENTARY VALUATION ROLL AND LODGING OF OBJECTIONS: SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 2019/2020**

Notice was given in terms of Section 49 (1) (a) (i) read together with Section 78(2) of the Local Government: Municipal Property Rates Act, 2004 (Act No 6 of 2004) as amended, hereinafter referred to as the "Act", that the supplementary valuation roll for the financial years 2019/2020 was open for public inspection at the Municipal Rates Offices, Civic Centre, 25 Mitchell Street, Meyerton, 1961 from 15 April 2020 to 29 May 2020. In addition the supplementary valuation roll was to be made available at website [www.midvaal.gov.za](http://www.midvaal.gov.za).

Due to the Covid-19 pandemic, that was declared a national disaster in terms of the Disaster Management Act 57 of 2002, a lock down period was in place and the Supplementary Roll could not be made available timeously at the Municipal offices and on the Municipal website. Therefore the period for perusing the Roll and objecting thereto is extended as set out hereafter.

An invitation is hereby made in terms of Section 49(1) (a) (i) read with Section 78(2) of the Act that any owner of property or other person who so desires, may lodge an objection to the supplementary valuation roll up to 30 June 2020.

Attention is specifically drawn to the fact that in terms of Section 50(2) of the act an objection must be in relation to a specific individual property and not against the supplementary valuation roll as such. The form for the lodging of an objection is obtainable at the website and the address mentioned above. The completed forms must be returned to the following address: Municipal Rates Offices, Civic Centre, 25 Mitchell Street, Meyerton, 1961 or sent by registered post to:

The Municipal Manager (Supplementary Valuation Roll 2019/2020)  
PO Box 9  
MEYERTON  
1960

Objection forms may not be e-mailed or send by fax. Objection forms received after 30 June 2020 will not be considered.

Person who cannot read or write and who needs assistance with the completion of the objection forms will be assisted at the Municipal Rates Office.

Original Signed by the Municipal Manager
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**N.S. MHLANGA**  
**MUNICIPAL MANAGER**

**MN1968 /20**

## LOCAL AUTHORITY NOTICE 705 OF 2020

## MIDVAAL LOCAL MUNICIPALITY

## PUBLIC NOTICE

**NOTICE IN TERMS OF SECTION 21 A OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, ACT 32 OF 2000 AND SECTION 14 (2) OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, ACT 6 OF 2004 READ WITH THE LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT, ACT 56 OF 2003**

In terms of Section 2, 7, 8 and 14 of the Local Government: Municipal Property Rates Act 6 of 2004 ("the Act"), read with Sections 4(1)(c)(i) and 75A of the Local Government Municipal Systems Act 32 of 2000, the following rate in the Rand are proposed for the Financial Year 1 July 2020 to 30 June 2021, as per Council approval on 28 May 2020, on the market value of the property or on the market value of a right in the property within the area of jurisdiction of the Council as appearing in the valuation roll, in respect of the various categories of properties set out below.

The approved service tariffs and rates levies will come into operation on 1 July 2020.

**PROPERTY RATES TARIFFS FOR 2020/2021**

PROPERTY RATES TARIFFS FOR 2020/2021 FINANCIAL YEAR, EFFECTIVE 1 JULY 2020

No	Tariff Code	Policy Ref	Property Category	Rate Ratio (to residential rate)	Tariff 2020/2021	Impermissible	Reductions	Exemptions	Rebate
<b>CATEGORIES OF PROPERTIES AS PER PROPERTY RATES POLICY</b>									
1	RES001	9.1.8	Residential properties	1:1	0.008906	15 000		135 000	
2	IND001		Industrial properties	1:2	0.017813				
3	BUS001		Business and Commercial properties	1:2	0.017813				
4	AGR001		Agricultural properties	1:0.25	0.002227				
5	MNG001		Mining Properties	1:2	0.017813				
6	POS001		Properties owned by an organ of state and used for public service purposes	1:2	0.017813				
7	PSI001	9.1.7	Public Service infrastructure properties	Exempt				100%	
8	PBO001	9.1.1	Properties owned by Public Benefit Organisations and used for specified public benefit activities	Exempt				100%	
9	SOP001		State Owned Properties	1:2	0.017813				
10	PRO001	9.1.4	Protected areas	Exempt				100%	
11	MUN001	9.1.2	Municipal properties	Exempt				100%	
12	PAM001	9.1.3	Public monuments and memorials	Exempt				100%	
13	UNR001		Unrecycled Properties (Administrative Purposes)	Exempt				100%	
14	COM001	9.1.5	Communal land and Land Reform Beneficiaries	Exempt				100%	
15	POW001	9.1.6	Place of Worship and Vicarage	Exempt				100%	
16	VAC001		Vacant Land	1:3	0.026719				
<b>CATEGORIES OF OWNERS QUALIFYING FOR ADDITIONAL REBATES</b>									
17		9.3.7	Approved indigents	As per Council's Indigent Policy					100%
18		9.3.1	Pensioners earning two state pensions with a combined income of R5000-R6000	Residential property owners who are over 60 years of age, who are both the permanent occupants and the sole owners of the property concerned whose aggregate household income do not exceed two state pensions per month					100% up to R1 300 000 property value
19		9.3.1	Pensioners earning a combined income of between R6000 and R7 500 per month	Residential property owners who are over 60 years of age, who are both the permanent occupants and the sole owners of the property concerned whose aggregate household income do not exceed R7 500 per month					50% up to R1 300 000 property value
20		9.3.2	Sports grounds used for amateur sports	Application Based					75%
21		9.3.3	Old Age Institutions registered at the Department of Welfare	Application Based					85%
22	RESAGR	9.3.4	Residential property owners residing on agricultural holdings	Owners of small holdings (with property type agricultural holdings / farms)					50% up to R750 000 property value
23		9.3.5	Privately Owned Schools	Application Based					50%
24	RESFLP	9.3.6	FLSP	First time owners of Government Flisp Housing who qualified for government subsidy. Once the Flisp subsidy beneficiary sells the property, the new property owner will not qualify for the rebate unless he/she is also a Flisp subsidy beneficiary.					75% up to R500 000 property value
25	BREW01	9.4.1	Developer incentive	Application Based					10%
26	SAV005	9.4.1	Developer incentive	Application Based					75%
27		9.4.2 to 9.4.3	Special Development rebate on Residential, Business/Commercial and Industrial	As per Council's Property Rates Policy					
28		9.3.8	Pensioners, indigent households, Flisp properties and Residential properties in terms of a Natural Disaster	As per Council's Property Rates Policy					Additional R70 000 on the municipal valuation.

Assessment Rates is Non Vatable

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ACT. EXECUTIVE DIRECTOR FINANCE

**1. GRANTING OF EXEMPTIONS, REBATES AND REDUCTIONS**

Compulsory and mandatory exemptions will be in line with Sections 15 and 17 of the Local Government: Municipal Property Rates Act, 2004 as amended.

**1.1 Exemptions**

Sections 15 and 17 of the Act allow the granting of exemptions, reductions and rebates. These exemptions, reductions and rebates can be granted to either a specific category of properties, or a specific category of property owners.

- 1.1.1 Public Benefit Organisations will be exempted from paying property rates, subject to the property being in fully operation as the registered institution;
- 1.1.2 Municipal properties will be exempted from property rates;
- 1.1.3 Properties on which Public Monuments and Memorials are located will be exempted from property rates;
- 1.1.4 Properties located on special nature reserves, national parks or nature reserves within the meaning of the National Environmental Management: Protected Areas Act, 2003 (57 of 2003) or of a national botanical garden within the meaning of the National Environmental Management: Biodiversity Act 2004, (10 of 2004), which are not developed or used for commercial, business, agricultural or residential purposes will be exempt from paying property rates;
- 1.1.5 Properties belonging to a land reform beneficiary or his or her heirs, dependents or spouse will be exempt from paying property rates for the first ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds provided that upon alienation of the property by the land reform beneficiary or his or her heirs, dependents or spouse, property rates shall become payable;
- 1.1.6 Properties registered in the name of and used primarily as a place of public worship by a religious community, including the official residence registered in the name of that community which is occupied by the office bearer of that community who officiates at services at that place of worship will be exempt from paying property rates; and
- 1.1.7 Public Service Infrastructure will be exempted from paying property rates.
- 1.1.8 In order to alleviate the tax burden on residential property owners, all properties categorised as residential properties will, in addition to the impermissible rate of R15 000 prescribed in section 17(1)(h) of the Act, receive a further R135 000 exemption on the market value of a property.

## 1.2 Reductions

The Council may determine reductions to be applied to the market value of properties from time to time.

## 1.3 Rebates Pensioners

Persons dependent on a nominal income due to medical incapacitation – medical certificate must be attached as proof thereof.

- 1.3.1 Owners dependent on pensions or social grants: Residential property owners who are over 60 years of age, who are both permanent occupiers and the sole owners of the property concerned whose aggregate household income is between R5 000 and R6 000 per month does not exceed two state pensions per month will receive a rebate of 100% of their property rates for the first R1 300 000 of their property value. Residential property owners who are over 60 years of age, who are both permanent occupiers and the sole owners of the property concerned whose aggregate household income does not exceed R7 500 per month will receive a rebate of 50% of their property rates for the first R1 300 000 of their property value (i.e. maximum of R1 150 000 after the first R150 000 residential reduction has been applied). Property Owners with more than 1 property will not qualify for Pensioner Rebates. Pensioner rebates will be valid for a period of 12 months from date of approval.
- 1.3.2 Sports grounds used for amateur sports will receive a rebate of 75% of their property rates (application based, annually).
- 1.3.3 Old age institutions registered at the Department of Welfare will receive a rebate of 85% of their property rates (application based, annually).
- 1.3.4 Owners of small holdings (with property type as contained in the valuation roll, agricultural holdings / farms) where the usage is indicated as a residential dwelling, will receive a rebate of 50% of their property rates for the first R750 000 of their property value (i.e. maximum of R600 000 after the first R150 000 residential reduction has been applied).

- 1.3.5 Owners of Private Schools will receive a 50% rebate of their property rates, subject to the school being registered as such at the Deeds Office and with the Department of Education.
- 1.3.6 First time owners of Government Flisp Housing who qualified for government subsidy will receive a 75% rebate of their property rates for the first R500 000 of their property value (i.e. maximum of R350 000 after the first R150 000 residential reduction has been applied). Once the Flisp subsidy beneficiary sells the property, the new property owner will not qualify for the rebate unless he / she is also a Flisp subsidy beneficiary.
- 1.3.7 Indigent Customers will be exempted from Property Rates.
- 1.3.8 In the event of owners of properties situated within an area affected by a disaster within a meaning of Disaster Management Act, (Act No. 57 of 2002), and the Property Rates Act, as amended, Section 15(2) (c) and (d), and any other serious adverse social or economic conditions, an additional R70 000 exemption on municipal valuation will be provided to Pensioners, Indigent households, Flisp properties and Residential properties. Council will determine the period for which the rebate will apply.

#### **1.4 Development incentives and special rebates**

##### **1.4.1 Development Incentives**

The objectives of the incentives are to attract investors who will bring the expertise, funds and the capacity to develop property categories such as residential, business and commercial, industrial, agricultural, educational institutions and others but also to fast track other normal developments within the Midvaal Local Municipality area;

Property Developers must submit a proper motivation (in writing) to the municipality which should include but not limited to:

- Timeframes;
- Cost of development;
- How will municipality and community benefit, etc;

The particulars of the incentive such as the percentage, cent in the rand, etc. will only be granted once formally approved by the Council or if such and incentive forms part of the Councils approved Land Development Incentive Policy;

The Municipality reserves the right to refuse or reverse any rebate if the details submitted in the application are incomplete, incorrect, or false.

##### **1.4.2 Special rebate on Residential**

In order to be granted a special rebate, the development must consist of at least 10 residential units and more.

For the purpose of special rebates on residential development which is defined as any construction in a designated (Residential zoned area), the property rates will be phased in as follows after completion of the development, which is subjected to the occupancy certificate being issued:

- In the first year a rebate of 100%
- In the second year a rebate of 75%
- In the third year a rebate of 50%

The rebate will fall away on receipt of an Occupancy Certificate, and the full property rates will be payable.

##### **1.4.3 Special rebate on Industrial**

For the purpose of special rebates on industry development which is defined as any construction in a designated (Industrial Site Zone), the property rates will be phased in as follows after completion of the development:

- In the first year a rebate of 100%
- In the second year a rebate of 75%
- In the third year a rebate of 50%

In the fourth year the full property rates will be payable



The resolution regarding the service tariffs and rates levies are available at the Municipality's Head office (Rates Section), satellite offices and libraries for public inspection during office hours as well as on the official website of the municipality, [www.midvaal.gov.za](http://www.midvaal.gov.za).

Ward Councillors can be contacted for information. If you are not familiar with your Ward Councillor or his/her contact details, kindly phone the Speakers Office at (016) 360 7680.

Further information on the Tariffs and Rates Levies can be obtained from Finance Department, Mr. Arie Meiring at telephone (016) 360 7527 during normal working hours, 07h30 to 16h00 as soon as the lock down period as a result of the Covid 19 pandemic has ended.

Municipal Manager  
Midvaal Local Municipality  
P.O. Box 9  
**MEYERTON**  
1960

Original Signed by the  
Municipal Manager

**MRS. N.S. MHLANGA**  
**MUNICIPAL MANAGER**

**MN 1966/2020**