

LIMPOPO PROVINCE
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XIFUNDZANKULU XA LIMPOPO
PROFENSE YA LIMPOPO
VUNDU LA LIMPOPO
IPHROVINSI YELIMPOPO

**Provincial Gazette • Provinsiale Koerant • Gazete ya Xifundzankulu
Kuranta ya Profense • Gazethe ya Vundu**

*(Registered as a newspaper) • (As 'n nuusblad geregistreer)
(Yi rhijistariwile tanihi Nyuziphepha)
(E ngwadisitšwe bjalo ka Kuranta)*

POLOKWANE,

26 MARCH 2008
26 MAART 2008
26 NYENYANKULU 2008
26 MATŠHE 2008
26 ṬHAFAMUHWE 2008

Vol. 15

Extraordinary

**Ku katsa na Tigazete to
Hlawuleka hinkwato**

No. 1465

Buitengewoon

**Hu tshi katelwa na
Gazethe dza Nyingo**

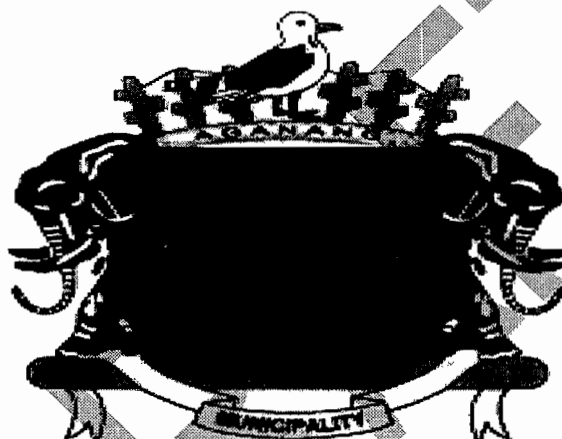
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LOCAL AUTHORITY NOTICE

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Aganang Municipality



“Mmogo re tla kgona”

PROPERTY RATES BY-LAW

The Municipal Manager of Aganang Local Municipality acting in terms of section 13(a) of the Municipal Systems Act, 2000 (Act No. 32 of 2000), hereby publishes Property Rates By-Law for Aganang Municipality, as approved by the Council, as set out hereunder:

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1. Introduction

- ↓ The following by-law introduces property rates act issues as in the Property rates Policy.
- ↓ It also touches on the community consultation processes as in chapter 4 of the Municipal Systems Act.
- ↓ According to the policy, council shall make verbal presentations to communities to obtain further comments and inputs.
- ↓ The property rates in regarded as the major source of revenue generation and therefore it is important that the municipality compiles a valuation roll for the purpose of charging the clients.
- ↓ This kind of revenue will be used surely to facilitate service delivery to communities.

2. Definitions

“**Act**” means the Local Government Municipal Property rates Act no.6 of 2004

“**Agricultural purposes**” in relation to the use of a property, excludes the use of property for the purpose of eco-tourism or for the trading in/or hunting if game.

“**Business**” means the activity of buying, selling or trade in goods or services including any office, accommodation the same erf.

“Industrial” means a branch of trade or manufacturing, production assembling or processing of finished or partially finished products from raw materials or fabricated part, on so large scale that capital and labour are significantly involved.

“Mining” means any operation or activity for the purpose of extracting any mineral on, in or under the earth, water or any residue deposit, whether by underground or open working or otherwise and include any operation or activity incidental thereto:

“Multiple use properties” means properties that cannot be assigned to a single category due to different use.

“Municipality” means Aganang Municipality.

“Municipal property” means those properties which the municipality is the owner.

“Newly rateable property” means any rateable property on which property rates were not levied by 30 June 2005, excluding a property that was incorrectly omitted from a valuation roll and for that reason was not rated before that date.

“Protected area” means an area that is or has to be listed in the registered referred to in section 10 of the National Environmental Management Protected Area Act, 2003

“Public Benefit Organization” means an organization conducting specific public benefit activities as defined in the Act and registered in terms of the Income Tax Act for tax reduction because of those activities.

“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, dams and water supply reservoirs, water treatment plants or

water pumps forming part of the water schemes serving the public:

- (c) railway lines forming part of a national railway system”
- (d) communication towers , masts, exchanges or lines forming part of a communication system serving the public.
- (e) runways or aprons at national or provincial airports”
- (f) breakwater, sea walls, channels, basins, quay walls, jetties or infrastructure used for the provision of water, lights power sewerage or similar service of ports, or navigational aids comprising light houses, radio navigational aids, buoys, beacons or any other devices or system used to assist the safe and efficient navigation of vessels:
- (g) any other publicly controlled as may be prescribes

“Residential” means a suite of rooms which forms a living unit that is exclusively used for human habitation purposes, or a multiple number of such units on a property, excluding a hotel, commune, boarding and undertaking, hostel and place of instruction.

“State –owned property” means properties owned by the state, which are not included in the definition of a public service infrastructure in the Act. Such properties are classified as follows:

- (h) State property that provide local services
- (i) State property that provide regional/municipal district-wide/metro-wide service.

(j) State property that provide provincial/national service.

“Vacant land” means a land where no immovable improvements have been erected.

3. Objectives

- Ensure that the municipality treats ratepayers with similar properties the same.
- Ratepayers are able to afford their accounts.
- Ensure that the municipality will provide measures to accommodate indigents through rebates, exemptions and reductions.
- Phasing in over periods is applied so that the charges may go along with the level of economy within the municipal area.

4. Categories of property

The following are determined categories of properties at Aganang Municipality:

- Residential properties
- Business properties
- Industrial properties
- Public Service infrastructure
- Public Benefit Organization

- Agricultural properties used for agricultural purpose
- Agricultural properties used for eco-tourism or conversation
- State owned properties as per definition
- Municipal properties
- Protected areas
- Multiple use properties
- Vacant land

5. Rating methodology

- The municipality will rate properties according to their market values on site together with improvement value.
- In regard to properties used for multiple purposes, it will utilize the apportioning method on the market value.
- The cent amount in every rand based on the site value plus improvement value will be used.
- Government departments as well as parastatals will be charged a different amount from households.
- Vacant land will be rated.
- The municipality will charge two cents in every rand in respect of residential properties and it shall differ with government properties, commercial properties and also parastatals.
- The first R15 000 of the market value of the property is exempted as per the act. The market value below such will automatically be exempted from rating.

- A rebate of 50% will be granted to indigent owners pending all processes being followed when identified as such.
- Exemptions, rebates and reductions will only be effected once relevant documents listed in the policy have been submitted and the application reaches the municipality by the end of October preceding the start of the new municipal financial year.
- Religious organizations, public benefit organizations, municipal properties and agricultural land used for subsistence farming are all exempted from rating.
- In a case of agricultural properties where there is no nearby access road infrastructure, municipal sewerage, electricity and refuse removal, a rebate of 7.5% should be granted. An extra 20% rebate should be effected where there is no running water provided by the municipality.
- Where an agricultural property assist in developing the local economy such as, putting in infrastructure to the farm, educational facilities, recreational facilities etc..
- 30% will be granted to public service infrastructure not belonging to the municipality.
- Phasing-in of properties will rebate all ratepayers half of the amount in the first year, quarter of the amount rebated in the second year and pay fully in the third financial year of the municipality.

- Property owners will be liable for payments and where there is joint ownership, it will be a joint liability.
- Amount payable to the municipality shall be reflected in rand value amount.
- Such rates shall be paid to the municipality on monthly basis except where the ratepayers enters into an agreement with the municipality on the terms of payment.
- Ratepayers who defers their responsibilities will be dealt with as per debt collection policy.
- The municipality shall annually review and if necessary amend the rates policy taking into account the public comments and inputs.
- The process of rating shall commence with effect from 01 July 2007.