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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 358

MBOMBELA LOCAL MUNICIPALITY

CHARGES FOR PROPERTY RATES: 2007/2008

Mbombela Local Municipality hereby gives notice in terms of Section 14 (1) and 89 (1) (a) and (b) of the Property Rates Act 6 of 2004, that the following rates applicable to all the rateable property in the municipal area of Mbombela Local Municipality appearing in the valuation rolls, have been determined by the Council by majority vote under Item A (1) at the Special Council meeting held on 25 June 2007.

DEFINITIONS

"Area of jurisdiction" means the Mbombela Local Municipal Area

THE FOLLOWING DETERMINATIONS SHALL COME INTO EFFECT ON 1 AUGUST 2007:

- (1) On the site value of all land within the Municipality, appearing on the valuation rolls applicable in the Municipal area of Mbombela for the financial year 2007/2008.

- (i) A general rate of 40,99 cent in the Rand

THE FOLLOWING DISCOUNTS ARE APPLICABLE TO THE GENERAL TARIFF ON PROPERTY APPEARING ON THE PRESENT VALUATION ROLLS FOR:

- (1.1) NELSPRUIT AREA OF JURISDICTION (rounded to two decimals)

- (a) ON LAND WHERE ELECTRICITY IS NOT SUPPLIED BY ESKOM:

- (i) Land zoned as Residential 1, 2, 3, 4 and 5: 86,60% (40,99 minus 35,50 = **5,49 cent in the Rand**), provided that the tariff in 1.1(a)(iv) or 1.1(a)(vii) will come into effect in the event of any such land being used for other purposes for which the consent of the Municipality is required in terms of clause 7 and 1 or 17 of the Nelspruit Town-planning Scheme, 1989, with exception of guest houses with 3 bedrooms and less or any other category as determined by the Head: Urban and Rural Planning;
- (ii) Land zoned as Agricultural and not classified as Agricultural plots in terms of Section 22 of the Rating Ordinance, and used exclusively for residential purposes as well as any other land not specified elsewhere in this Ordinance: 86,60% (40,99 minus 35,50 = 5,49cent in the Rand);
- (iii) Land zoned as business located within the borders of the Central Business District as determined In terms of the by-laws promulgated for the establishment and operating of the Central Improvement District (CID): 66,38% (40,99 minus 27,21 = 13,78 cent in the Rand);
- (iv) Land zoned as business excluding businesses mentioned in (iii) and (v): 62,25% (40,99 minus 25,52= 15,47 cent in the Rand);
- (v) Land zoned as business located in the township of Riverside: 58,06% (40,99 minus 23,80 = 17,19 cent in the Rand)
- (vi) Land zoned as Industrial and land zoned and classified as Agricultural Holdings in terms of Section 22 of the Rating Ordinance: 52,06% (40,99 minus 21,34 = 19,65cent in the Rand)
- (vii) Land zoned as Residential for which special consent was obtained for creches, day care centres, home offices, nursery schools, pre schools, after school centres and guest houses (4 rooms and more) in terms of the relevant Town Planning Scheme: 74,43% (40,99 minus 30,51 = 10,48 cent in the Rand)

(b) ON LAND WHERE ELECTRICITY IS SUPPLIED BY ESKOM (Kanyamazane, Matsulu and Tekwane)

- (i) Land zoned as Residential 1, 2, 3, 4 and 5: 86,97% (40,99 minus 35,65 = 5,34 cent in the Rand)
- (ii) Land zoned as Business: 63,28% (40,99 minus 25,94 = 15,05 cent on the Rand)
- (iii) Land zoned as Industrial: 53,35% (40,99 minus 21,87 = 19,12 cent in the Rand)
- (iv) Land zoned as Residential for which special consent was obtained for creches, day care centres, home offices, nursery schools, pre schools, after school centres and guest houses (4 bedrooms and more) in terms of the relevant Town Planning Scheme: 75,14% (40,99 minus 30,80 = 10,19 cent in the Rand)

(1.2) **WHITE RIVER AREA OF JURISDICTION** (rounded to two decimals)

(a) ON LAND WHERE ELECTRICITY IS NOT SUPPLIED BY ESKOM:

- (i) Land zoned as residential: 83,97% (40,99 minus 34,42 = 6,57 cent in the Rand)
- (ii) Land zoned as business: 81,79% (40,99 minus 33,52 = 7,46 cent in the Rand)
- (iii) Land zoned as industrial: 70,04% (40,99 minus 28,72 = 12,27 cent in the Rand)
- (iv) Land zoned as Agricultural and not classified as Agricultural plots in terms of Section 22 of the Ordinance, and used exclusively for residential purposes as well as any other land not specified elsewhere in this Ordinance: 83,97% (40,99 minus 34,42 = 6,57 cent in the Rand);
- (v) Land zoned and classified as Agricultural Holdings in terms of Section 22 of the Ratings Ordinance: 83,97% (40,99 less 34,42 = 6,57 cent in the Rand)
- (vi) Land zoned as Residential for which special consent was obtained for creches, day care centres, home offices, nursery schools, pre schools, after school centres and guest houses (4 bedrooms and more) in terms of the relevant Town Planning Scheme: 82,85% (40,99 minus 33,96 = 7,03 cent in the Rand)

(b) ON LAND WHERE ELECTRICITY IS SUPPLIED BY ESKOM : (Kabokweni , Dwaleni , Tekwane and surrounding areas)

- (i) Land zoned as Residential: 84,35% (40,99 minus 34,57 = 6,41 cent in the Rand)
- (ii) Land zoned as Business: 82,29% (40,99 minus 33,74 = 7,25 cent in the Rand)
- (iii) Land zoned as Industrial: 70,84% (40,99 minus 29,03 = 11,96 cent in the Rand)

- (iv) Land zoned as Residential for which special consent was obtained for creches, day care centres, home offices, nursery schools, pre schools, after school centres and guest houses (4 bedrooms and more) in terms of the relevant Town Planning Scheme: 83,33% (40,99minus 34,16 = 6,83 cent in the Rand)
- (1.3) **HAZYVIEW AREA OF JURISDICTION** (rounded to two decimals)
- (a) **ON LAND WHERE ELECTRICITY IS SUPPLIED BY ESKOM**
- (i) Residential land in Hazyview Holiday Town and Nurnbipark: 66,04% (40,99 minus 27,07 = 13,92 cent in the Rand)
- (ii) Land zoned as Business as well as agricultural land in De Rust 12JU, Perrys Farm and Sandford where Special Conccent was granted to conduct business rights: 53,89% (40,99minus 22,09 = 18,90 cent in the Rand)
- (iii) Land zoned as Agricultural and not classified as Agricultural plots in terms of Section 22 of the Ordinance, and used exclusively for residential purposes as well as any other land not specified elsewhere in this Ordinance: 66,04% (40,99 minus 27,07 = 13,92 cent in the Rand);
- (iv) Land zoned and classified as Agricultural Holdings in terms of Section 22 of the Ratings Ordinance: 66,03% (40,99 minus 27,07 = 13,92 cent in the Rand)
- (v) Land zoned as Residential for which special consent was obtained for creches, day care centres, home offices, nursery schools, pre schools, after school centres and guest houses (4 bedrooms and more) in terms of the relevant Town Planning Scheme: 59,99% (40,99 minus 24,59 = 16,40 cent in the Rand)
- (b) **ON LAND WHERE ELECTRICITY IS NOT SUPPLIED BY ESKOM :**
- (i) Land zoned as Business 52,64% (40,99 minus 21,58 = 19,41 cent in the Rand)
- (ii) Land zoned as Residential for which special consent was obtained for creches, day care centres, home offices, nursery schools, pre schools, after school centres and guest houses (4 bedrooms and more) in terms of the relevant Town Planning Scheme: 59,30% (40,99 minus 24,31 = 16,68 cent in the Rand)
- (2) The REBATE GRANTED in terms of (1.1), (1.2) and (1.3) will be reduced as follows:
- (i) Land zoned as Industrial where NO electricity is supplied by the Municipality: 1,62% of the rebate on the applicable tariff determined at 19,96 cent in the Rand
- (ii) Land zoned as Industrial or Institution where the Municipality supply electricity at a special tarriff per agreement where the special tarriff is less than the approved National Electricity RegUlator tarriff: 1,32% of the rebate on the applicable tariff determined at 12,43 cent in the Rand
- (3) The following remissions will be applicable on properties of Pensioners ,indigents and disability pensioners zoned as Residential 1 - 5.
- | | | |
|--------------|-------------------|-----|
| Income under | R39010 | 40% |
| | R39 011 – R44115 | 30% |
| | R44 116 - R54 775 | 20% |
| | R54 776 - R58 515 | 10% |
- SUBJECT to the following conditions, but would not be applicable in cases where an owner is already approved as an indigent where in such cases the 40% discount will automatically be applied subjected to indigent status of such an owner:
- (i) the applicant must be the registered owner
- (ii) the property must be improved and be occupied by the applicant

- (iii) the applicant shall be disqualified in case of a second family living on the same property and/or if a second dwelling had been erected on the same property, provided that if the income of a second or third dwelling is calculated and found to fall within the parameters of the applicable income groups as indicated here above, a remission may be granted to the applicant
 - (iv) the minimum age of the applicant on the first day of the financial year must be 60 years old except for disability pensioners for which no age restriction will be applicable.
 - (v) the combined income of the applicant and his/her spouse must not exceed the maximum approved limits and the different remission percentages will be applicable according to the categories determined by the Council
 - (vi) the application must be done according to the prescribed format accompanied by a copy of the applicant's income tax return (if available) and a sworn affidavit that the income received, reveals a true reflection
 - (vii) the application must be renewed every year
- (4) Properties zoned as agricultural which are exclusively used for residential purposes in a Township environment, can apply for a remission of 40% in terms of Section 32 of the Ordinance.
- (5) A special assessment rate may be charged on all properties within the legal boundaries of the Mbombela Local Municipality which do not appear on the Council's official valuation roll, based on the following principles:
- (i) A minimum valuation of R2000,00 will be applicable on each property, which valuation could be increased in consultation with the relevant community and Ward Councillor;
 - (ii) An annual or monthly levy will be done calculated according to the applicable tariff in (b) determined according to the use of the specific property;
 - (iii) Accounts will only be rendered once per year, but could be rendered monthly pending the cost effectiveness thereof and the requirement from the relevant community;
 - (iv) The amount due must be paid on or before the end of each financial year or month, once off or by means of instalments, failing which interest will be charged according to the rate determined in(j);
 - (v) The levies will only be regarded as income as soon as the actual cash payments are received, but should be recognized as revenue in the budget;
 - (vi) The debtors of these special levies will be stated as a separate balance in the financial statements of the Council
- (6) A special assessment rate will be levied on all business-zoned properties located within the boundaries of the Central Business District as determined in 1.1(a) (iii) at 0,64 cent in the Rand calculated on the land value of the said properties. The proceedings of these levies will be kept in a Trust Fund to be paid to the Central Improvement District (CID). Any business which opt not to become part of the CID will be charged according to the rate in 1.1(a) (iv)
- (7) The aforementioned rates with the exception of the rates in 2, are due and payable from 1 July 2007 in 12 equal monthly payments, or annually in advance, (but not later than 31 December 2006) if paid once off) and where the rates hereby imposed are not paid on or before the due date as indicated on the monthly account, interest will be charged at a rate calculated in paragraph 15 of the Sundry Tariff Schedule. Summary legal proceedings for the recovery thereof may be instituted against any defaulter.

J T Dladla
MUNICIPAL MANAGER

Civic Centre
POBox 45
NELSPRUIT
1200

26 June 2007

(Notice No. 06/2007)
