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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 174

STEVE TSHWETE LOCAL MUNICIPALITY

PERMANENT CLOSURE AND ALIENATION OF PARK ERF 3981 MIDDELBURG EXTENSION 11

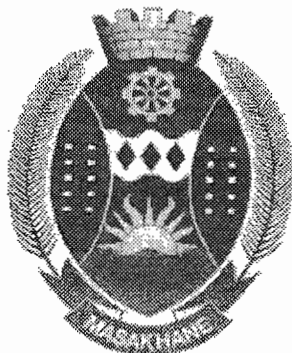
Notice is hereby given in terms of Section 68 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939 as amended) that the Steve Tshwete Local Municipality intends to permanently close the portion of the Park Erf 3981 Middelburg Extension 11 to be used for increasing the right of way access.

Notice is further hereby given in terms of Section 79 (18) of the Local Government Ordinance, 1939 (Ordinance 17 of 1939 as amended) that the Steve Tshwete Local Municipality intends to alienate the said Park Erf 3981 Middelburg Extension 11 after permanent closure to Marlake Properties (Pty) for the purpose of increasing the right of way access.

A plan indicating the said portion of the Park Erf 3981 Middelburg Extension 11 to be closed is available and may be inspected during office hours at Office C308, Town Secretary Department, Steve Tshwete Local Municipality for a period of 30 (thirty) days from the date of publication.

Any person desirous of objecting to the proposed closure and alienation must lodge such an objection in writing within 30 (thirty) days from the date of publication of this notice with the undersigned.

W.D. FOUCHÉ
MUNIICIPAL MANAGER
CIVIC CENTRE
P.O. BOX 14
MIDDELBURG
1050

LOCAL AUTHORITY NOTICE 175**LOCAL GOVERNMENT NOTICE**

Notice is hereby given that in terms of section 14 (2) of the Local Government: municipal property rates act no 6 of 2004 that Steve Tshwete Local Municipality has approved the tariff per council resolution CC47/05/2009 as set out hereunder

Extract from the minutes of the Special Council meeting held on 28 May 2009:

CC47/05/2009

FINANCES: ANNUAL BUDGET FOR THE 2009/2010 TO 2011/2012 FINANCIAL YEARS

RESOLVED BY COUNCIL

4. THAT, in terms of section 24 of the Local Government Municipal Property Rates Act, Act 6 of 2004, rates differentiating among the different categories of properties determined by the actual use, the zoning and/or permitted use of properties, for property tax be levied on market value of all rateable properties within the municipal area for the financial year 1 July 2009 to 30 June 2010, provided that rebates, as indicated, on application be allowed:

4.1	Category	Rate Applicable	
4.1.1	Residential with the exclusion of the first R15 000 of assessed market value including government owned	0,57	cent in the Rand
4.1.2	Accommodation establishments	0,66	cent in the Rand
4.1.3	Business and commercial including government owned	1,824	cent in the Rand
4.1.4	Industrial	1,824	cent in the Rand
4.1.5	Public service infrastructure with the exemption of 30% of assessed market value including power stations		nil rate
4.1.6	Farms including agricultural small holdings used for agricultural/residential purposes	0,16	cent in the Rand
4.1.7	Farms including agricultural small holdings used for eco-tourism/trading in or hunting of game	1,092	cent in the Rand
4.1.8	Farms including agricultural small holdings used for business/commercial/ industrial purposes	1,824	cent in the Rand
4.1.9	Farm including agricultural small holdings used for any other than the specified purposes	0,16	cent in the Rand
4.1.10	Mining	1,092	cent in the Rand
4.1.11	Public benefits organisations		nil rate
4.1.12	Schools including government owned	0,72	cent in the Rand

	<u>Category</u>	<u>Rate Applicable</u>	
4.1.13	Multiple use premises according to the major use, should it be:		
	Residential	0,57	cent in the Rand
	Commercial/industrial	1,824	cent in the Rand
	Accommodation establishment	0,66	cent in the Rand
4.1.14	Privately owned roads/parks, subject to the stipulations of Section 17(2)(b) of Act 6 of 2004, where applicable	0,57	cent in the Rand
4.1.15	Privately owned towns serviced by the owner	0,384	cent in the Rand
4.2	Rebates in recognition of Section 15(2) of Act 6 of 2004		
4.2.1	That for all indigent households enlisted under the Council's Indigent Support and Free Basic Services Scheme property rates be fully discounted and the expenditure be recovered from the proportional Equitable Share payment to the Council by the South African National Treasury.		
4.2.2	That a rebate of 0,114 cent in the Rand be allowed on properties owned by pensioners and which are zoned as residential in terms of the Council's Town Planning Scheme subject to the following conditions:		
4.2.2.1	That the combined income of the land owned on his/her spouse not exceed R60 000,00 per annum;		
4.2.2.2	That the property is occupied by the owner; and/or		
4.2.2.3	That only owners over the age of 60 years or being the breadwinner and totally dependent on a social disability pension or any other pension comparable to social disability pension, come into consideration for the rebate.		
4.2.3	That a rebate of 0,456 cent in the Rand be allowed for all property where a single property becomes divided (through subdivision or township establishment) into 10 or more full title units and all services, inclusive of water, sewerage, electricity and roads are installed by the developer at his own cost for a period of two (2) years from the date of registration of the subdivision or the proclamation of the township or for a shorter period until the newly created units are sold off or improved before expiry of the two (2) years period.		
4.3	A phasing-in discount granted in terms of Section 21 of Act 6 of 2004		
4.3.1	That property rates on all newly rated property that had not previously been assessed and rated according to any valuation roll or supplementary valuation roll that applied to any area of the municipality in terms of previous legislation be phased in as follows:		
	<ul style="list-style-type: none"> ▪ In the 2009/2010 financial year a rebate of 100%. ▪ In the 2010/2011 financial year a rebate of 75%. ▪ In the 2011/2012 financial year a rebate of 50%. ▪ In the 2012/2013 financial year a rebate of 25%. 		

- In the 2013/2014 financial year the rate will be payable without any rebate.

4.4 Exemptions from payment of a rate levied

4.4.1 That in terms of section 15(1)(a) of Act 6 of 2004 the following categories be exempted from payment of a rate levied on their property:

- 4.4.1.1 rateable property registered in the name of a welfare organisation registered in terms of the National Welfare Act, 1978 (Act 100 of 1978);
- 4.4.1.2 rateable property registered in the name of an institution or organisation which, in the opinion of the Council of the municipality performs charitable work;
- 4.4.1.3 hospitals, clinics and institutions for mentally ill persons which are not operated with the intention to make a profit;
- 4.4.1.4 rateable property registered in the name of a public benefit organisation performing specified public benefit activities;
- 4.4.1.5 museums, art galleries, libraries and botanical gardens which are registered in the names of private persons and which are open to public, whether admission is charged or not;
- 4.4.1.6 national monuments including ancillary business activities at national monuments;
- 4.4.1.7 rateable property registered in the name of a trustee or trustees or any organisation which is being maintained for the welfare of war veterans as defined in Section 1 of the Social Aid Act (House of Assembly), 1989, Act 37 of 1989, and their families;
- 4.4.1.8 sport grounds used for the purposes of amateur sport and any social activities which are connected with such sport;
- 4.4.1.9 rateable property registered in the name of Boy Scouts, Girl Guides, Sea Scouts, Voortrekkers or any organisation which is in the opinion of the municipality similar to any rateable property let by the municipality to any such organisation;
- 4.4.1.10 rateable property registered in the name of a declared institution as defined in section 1 of the Cultural Institutions Act, 1969, Act 29 of 1969, or the Cultural Institutions Act (House of Assembly), 1989, Act 66 of 1989;
- 4.4.1.11 properties in the "*municipal*" category unless a lease or sale agreement for such a property, or part thereof, exists;
- 4.4.1.12 on mineral rights within the meaning of paragraph (b) under "*property*" as per section 1 of Act 6 of 2004;

- 4.4.1.13 on a property belonging to a land reform beneficiary or his or her heirs, provided that this exclusion lapses ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds;
- 4.4.1.14 on the first R15 000,00 of the market value of the property assigned in the valuation roll of a municipality to a category determined by the municipality -
- (i) for residential purposes;
 - (ii) for properties used for multiple purposes, provided one or more components of the property and which forms the major part of the property, are used for residential purposes; or
- 4.4.1.15 on a property registered in the name of and used primarily as a place of public worship by a religious community, including an official residence registered in the name of that community which is occupied by an office-bearer of that community who officiates at services at that place of worship.

4.5 That all property rates as per paragraphs 4.1.1 to 4.1.5 above be subjected to Value Added Tax at a zero rate.

CERTIFIED A TRUE EXTRACT



EXECUTIVE MANAGER CORPORATE SERVICES