



THE PROVINCE OF MPUMALANGA
DIE PROVINSIE MPUMALANGA

**Provincial Gazette
Provinsiale Koerant**

EXTRAORDINARY • BUITENGEWOON

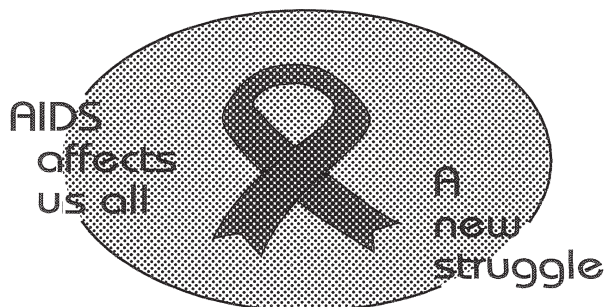
(Registered as a newspaper) • (As 'n nuusblad geregistreer)

Vol. 25

NELSPRUIT
9 NOVEMBER 2018
9 NOVEMBER 2018

No. 2983

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4518



02983



IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

	<i>Gazette</i>	<i>Page</i>
	<i>No.</i>	<i>No.</i>
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS		
88	Local Government Municipal Systems Act (32/2000): Tariff By-laws Amended 1 July 2018 MP313.....	2983 3
89	Town-planning and Townships Ordinance (15/1986): Erf 11814, Township of Middelburg Extension 10	2983 15
90	Local Government: Municipal Rates Act (6/2004): Public Notice: Calling for Inspection of the Supplementary Valuation Roll dated 31 October 2018 and the Lodging of Objections: Financial Years 1 July 2018 to 30 Jun3 2023.....	2983 16
91	Local Government: Municipal Rates Act (6/2004): Public Notice: Calling for inspection of the Supplementary Valuation Roll dated 31 October 2018 and the lodging of objections: Financial Years 1 July 2013 to 30 June 2018.....	2983 17
92	Local Government: Municipal Systems Act (32/2000): Erf 657, Hendrina Extension 1	2983 18
93	Town-planning and Townships Ordinance (15/1986): Portion 1 of Erf 1890, Township of Middelburg.....	2983 19
94	Town-planning and Townships Ordinance (15/1986): Portion 1 of Erf 714, Township of Middelburg.....	2983 20
95	Town-planning and Townships Ordinance (15/1986): Portion 2 of Erf 865, Township of Rietkuil.....	2983 21
96	Town-planning and Townships Ordinance (15/1986): Remaining extent of Erf 310, Township of Middelburg ..	2983 22
97	Municipal Structures Act (117/1998): Property Rates By-laws, Amended, 1 July 2018 MP313.....	2983 23
98	Local Government: Municipal Systems Act (32/2000): Erf 12452, Mhluzi Extension 7	2983 27
99	Town-planning and Townships Ordinance (15/1986): Portion 3 of Erf 409, Township of Middelburg.....	2983 28
100	Town-planning and Townships Ordinance (15/1986): Portion 1 of Erf 1890, Township of Middelburg.....	2983 29

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 88 OF 2018



Steve Tshwete
Local Municipality

PO Box 14 | Middelburg | 1050
Cnr Walter Sisulu Str & Wanderers Ave
Middelburg | Mpumalanga
T: +27 (0)13 249 7000 | F: +27 (0)13 243 2550
council@stlm.gov.za

TARIFF BY-LAWS

AMENDED

1 JULY 2018

MP313



www.stevetshwetelm.gov.za

Annual Budget – May 2018
C64/05/2018

Notice is hereby given in terms of section 13 of the Local Government Municipal Systems Act, Act 32 of 2000, as amended, hereafter referred to as "*the Act*", read with section 156 and 162 of the Constitution of the Republic of South Africa, Act 108 of 1996, hereafter referred to as "*the Constitution*" that the Steve Tshwete Local Municipality resolved to adopt the following tariff by-laws with effect from date of the publication.

The by-laws give effect to the implementation of the Steve Tshwete Local Municipality tariff policy and provide for matters incidental thereto.

TABLE OF CONTENTS

- Preamble
- 1. Definitions
- 2. Cost of services to be recovered
- 3. Guiding principles in the determination of tariffs
- 4. Surpluses obtained
- 5. Funded municipal services
- 6. Adjustment of tariffs
- 7. Electricity services
- 8. Water services
- 9. Sanitation services
- 10. Refuse removal
- 11. Property rates
- 12. Other services
- 13. Users
- 14. Geographical areas
- 15. Municipal Finance Management Act
- 16. Penalty
- 17. Adoption and implementation of tariff policy
- 18. Enforcement of tariff policy
- 19. Short title and commencement

PREAMBLE

The Steve Tshwete Local Municipal Council has adopted a tariff policy in terms of section 74(1) of “*the Act*”; and

Section 75(1) of the said Act requires the Steve Tshwete Local Municipal Council to adopt by-laws giving effect to its tariff policy.

Be it hereby enacted:

1. DEFINITIONS

1.1 In these by-laws, unless the context otherwise indicates:

“*bulk user*” means a user of electricity, water, sewerage or refuse removal services for commercial or industrial purposes.

“*cost to be recovered*” means the cost reasonably associated with the rendering of a municipal service, including the cost of purchasing or acquisition, the cost of processing, treatment or adoption of the product or service to be delivered or supplied, capital cost, operating cost, maintenance cost, replacement cost, administrative cost and support systems costs and interest.

“*Council*” means the Council of the Steve Tshwete Local Municipality, established in terms of section 12 of the Local Government Municipal Structures Act, Act 117 of 1998.

“*credit control and debt collection by-law and policy*” means the Council’s credit control and debt collection by-laws and policy as required by section 96(b), 97 and 98 of “*the Act*” as amended.

“*domestic user*” means a user of electricity, water, sewerage or refuse removal for residential purposes only.

“*non-domestic user*” means a user of electricity, water, sewerage or refuse removal which is not for residential purposes.

“*poor household*” means a domestic user who qualifies, together with his or her dependents, as an indigent person in terms of the Council’s indigent policy.

“*tariff*” means fees, charges and any other tariffs levied by the Council in respect of any function or service provided by the Council, excluding rates levied by the Council in terms of the Local Government Municipal Property Rates Act, Act 6 of 2004 and regulations as amended by the Property Rates Amendment Act, Act 29 of 2014.

“*tariff policy*” means the tariff policy of the Council adopted in terms of section 74(1) of “*the Act*”.

“*temporary user*” means a user of electricity, water, sewerage or refuse removal services for a temporary period for specific project or occasion.

- 1.2 In these by-laws a reference to the singular will include the plural and vice versa.
- 1.3 Any word or phrase in these by-laws, unless defined in subsection (1) above, shall bear the meaning of such word or phrase in “*the Act*”.

2. **COST OF SERVICES TO BE RECOVERED**

- 2.1 The Council must annually adopt a budget which will provide for the cost to be recovered for a municipal service rendered to a user.
- 2.2 The cost to be recovered meant in subsection (1) may include a surcharge to subsidize the provision of municipal services to poor households as per the adopted indigent policy to give effect to development of a municipal service in terms of the Council’s integrated development plan.
- 2.3 The Council may having regard to the reasonable cost to be recovered associated with a municipal service, allow for subsidization of one municipal service by a higher tariff levied on another for the purpose of economical, efficient and effective use of resources in a sustainable manner.
- 2.4 The Council may levy a surcharge on a municipal service to encourage environmentally safe and sustainable use of such municipal service.

3. **GUIDING PRINCIPLES IN THE DETERMINATION OF TARIFFS**

- 3.1 In the determination of tariffs the Council shall be guided by the following principles as set out in section 74(2) of “*the Act*”:

- (a) Tariffs shall be equitable and affordable in that the amount individual users pay for services should generally be in proportion to their use of that service.
- (b) Poor households must have access to at least basic services through –
 - (i) tariffs that cover only operating and maintenance cost;
 - (ii) special tariffs or lifeline tariffs for low levels of use of consumption of services or for basic levels of service; and/or
 - (iii) any other direct or indirect method of subsidization of tariffs for poor households.
- (c) Tariffs must reflect the costs reasonably associated with rendering the service, including capital, operating, maintenance, administration and replacement costs, and interest charged.
- (d) Tariffs must be set at levels that facilitate the financial sustainability of the service, taking into account subsidization from sources other than the service concerned.
- (e) Provision may be made in appropriate circumstances for a surcharge on the tariff for a service.
- (f) Provision may be made for the promotion of local economic development through special tariffs for categories of commercial and industrial users.
- (g) The extent of subsidization of tariffs for poor households and other categories of users should be fully disclosed.
- (h) Tariffs must be uniformly and fairly applied throughout the municipal area.
- (i) Tariffs must be cost reflective associated with each service rendered to ensure financial sustainability of each service, taking into account subsidization to rates services except for economic services.

- (j) The municipality may impose a penalty tariff or measures of discouraging service demand to prohibit exorbitant use in appropriate circumstances to encourage efficient and effective use of resources.

4. **SURPLUSES OBTAINED**

4.1 The Council may budget for surpluses on the following municipal services:

- (a) On electricity a surplus of not more than 10%.
- (b) On water supply a surplus of not more than 10%.
- (c) On sanitation and/or sewerage a surplus of not more than 10%.

4.2 A surplus obtained meant in subsection (1) will be used to supplement the income from property rates under the rates service.

5. **FUNDED MUNICIPAL SERVICES**

5.1 The Council must, when determining the tariff for a municipal service, take into consideration any intergovernmental grant or subsidy allocated or to be allocated in relation to such municipal service.

5.2 The Council may, when determining the tariff for a municipal services open for use by the general public, subsidize such tariff from other income derived by the Council.

6. **ADJUSTMENT OF TARIFFS**

(1) The Council may at any time during its financial year, subject to compliance with any legislation applicable thereto, adjust any tariff to give effect to its tariff policy and these by-laws.

7. **ELECTRICITY SERVICES**

7.1 The Council may, when determining its electricity tariffs, differentiate between:

- (a) Users in the following categories:
 - (i) domestic users;
 - (ii) indigent users;
 - (iii) bulk electricity users;
 - (iv) non-domestic users;
 - (v) temporary users.

- (b) The standard of the electricity supply network available to a user.
 - (c) The geographical area and terrain in which an electrical supply is made available.
 - (d) The electricity current demand of categories of users as measured in amperes.
 - (e) The electricity current demand of categories of users as differentiated between users of single and three phase supply.
- 7.2 The Council may, when determining its electricity tariffs take into consideration any business or industrial incentive schemes adopted by the Council.
- 7.3 The electrical connection charges to all consumer categories must be charged at the full cost of the installation as determined from time to time.
- 7.4 Council may levy all consumer categories a consumer deposit to allow for unpaid bills that may arise from time to time.

8. **WATER SERVICES**

- 8.1 The Council will provide 6 kiloliters of potable water per month free of charge to domestic users per household, subject thereto that such quantity thereof not used will not accumulate month-to-month.
- 8.2 The Council will, inclusive of the 6 kiloliters potable water per month free of charge meant in subsection (1), provide 10 kiloliters of potable water per month free of charge to poor households, subject thereto that:
- (a) Such quantity thereof not used will not accumulate month-to-month;
 - (b) Such poor household is restricted to use of not more than 15 kiloliters of water supply per month; and
 - (c) Should such restriction of 15 kiloliters per month be exceeded repeatedly for three consecutive months or more, the Council may install a restricting device with a maximum water supply quantity of 15 kiloliters over 30 days.

- 8.3 Water connection charges for all consumer categories other than domestic communal must be charged at the full costs of the installation as determined from time to time.
- 8.4 Council may levy all consumer categories a consumer deposit to allow for unpaid bills that may arise from time to time.
- 8.5 The Council may, when determining its water services tariffs, differentiate between:
- (a) domestic users;
 - (b) non-domestic users;
 - (c) bulk users of raw water;
 - (d) other users of raw water;
 - (e) temporary users; and
 - (f) the standard of water supply network available to a user.
- 8.6 The Council may, when determining its water services tariff, take into consideration the geographical area, terrain and manner in which a water supply service is made available.
- 8.7 The Council may, when determining its water services tariffs, take into consideration any business or industrial incentive schemes adopted by Council.
- 8.8 The Council may, when determining its water services tariffs, differentiate between categories of users according to the volume of water supply and may determine different scales of tariffs according to the volume of water supplied to such categories of users.
- 8.9 The Council may restrict and escalate water tariffs in certain circumstances to address circumstances of water shortages.

9. **SANITATION SERVICES**

- 9.1 The Council may annually resolve in terms of its budget process, to grant a subsidized tariff for sanitation services to poor households in terms of its indigent policy.
- 9.2 In these by-laws the word sanitation shall have the same meaning as “sewerage” and shall include where applicable a sanitation system.
- 9.3 The Council may, when determining its sanitation services tariffs, differentiate between:

- (a) domestic users;
- (b) domestic users differentiated according to the number of residential dwellings per erf and also by the size of the stand;
- (c) non-domestic users;
- (d) bulk users;
- (e) hospitals;
- (f) churches;
- (g) boarding houses;
- (h) hotels;
- (i) sport clubs;
- (j) private institutions;
- (k) welfare institutions;
- (l) government institutions;
- (m) welfare institutions authorized as a fund raising organization in terms of section 4 of the Fund Raising Act, 1978;
- (n) high density housing;
- (o) temporary users;
- (p) the standard of the reticulation supply service;
- (q) the geographical area or terrain in which a sanitation reticulation service is made available; and
- (r) schools.

9.4 Council may, in cases where non-residential consumers are supplied with metered water and such water is exclusively used in the final product, levy a stepped tariff per kiloliter used.

9.5 Council must levy all consumer categories connection charges at the full cost of the installation as determined from time to time – this does not include costs to supply biological toilets.

10. **REFUSE REMOVAL**

10.1 The Council may annually resolve in terms of its budget process, to grant a subsidized tariff for refuse removal services to poor households in terms of its indigent policy.

10.2 The Council may, when determining its tariffs for refuse removal services, differentiate between the following users:

- (a) domestic users;
- (b) domestic users differentiated according to the number of residential dwellings per erf;
- (c) bulk users;
- (d) hospitals;
- (e) churches;
- (f) boarding houses;

- (g) hotels;
- (h) sport clubs;
- (i) private institutions;
- (j) welfare institutions;
- (k) government institutions;
- (l) welfare institutions authorized as a fund raising organization in terms of section 4 of the Fund Raising Act, 1978;
- (m) high density housing;
- (n) temporary users;
- (o) the standard of the reticulation supply service;
- (p) the geographical area or terrain in which a sanitation reticulation service is made available; and
- (q) schools.

10.3 The Council may further, when determining its tariffs for refuse removal services in regard to the user categories in subsection (2) differentiate between users on the following basis:

- (a) the area of residential properties;
- (b) whether mass containers are used;
- (c) the size of mass containers in use;
- (d) the number of removals required per week;
- (e) the compaction of refuse to Council standards;
- (f) the removal of medical waste or other waste requiring special treatment;
- (g) the removal of garden refuse;
- (h) the removal of building rubble;
- (i) the removal of dead animal carcasses;
- (j) the geographical area or terrain in which the refuse removal services is made available;
- (k) the amount of refuse to be removed at any particular collection point; and
- (l) the requirement for the use of special loading, transport or off-loading equipment or vehicles.

11. **PROPERTY RATES**

11.1 The Council will subject to the stipulations of the Municipal Finance Management Act, Act 56 of 2003, and read with sections 15(2) and 24 of the Municipal Property Rates Act, Act 32 of 2004 and regulations as amended by the Property Rates Amendment Act, Act 29 of 2014 determine differentiating rates among the different categories of properties determined by the actual use, the zoning and/or permitted use of properties.

11.2 Property tax be levied on market value of all rateable properties within the municipal area for the financial year subject to the rebates, exemptions and reductions as per the rates policy.

12. **OTHER SERVICES**

12.1 Nothing in these by-laws shall prohibit the Council from determining tariffs on municipal services or part thereof or incidental thereto, not mentioned in these by-laws.

12.2 The Council must, when determining tariffs for municipal services meant in subsection (1), have regard to the principle in section 74(2) of *“the Act”*.

13. **USERS**

13.1 The Council may without derogating from any other categories of municipal services and users in these by-laws, when annually determining its tariff structure, differentiate between the following categories of users according to the actual use of municipal services:

- (a) residential;
- (b) business;
- (c) industrial;
- (d) agricultural;
- (e) institutional;
- (f) rural;
- (g) municipal;
- (h) special uses in terms of the Council's Town Planning Scheme; and
- (i) governmental.

14. **GEOGRAPHICAL AREAS**

14.1 The Council may notwithstanding any other categories of municipal services and users in these by-laws, when annually determining its tariff structure and any surcharges differentiate between different geographical areas having regard to the cost to be recovered for a municipal service rendered or to be rendered to a particular geographical area.

15. **MUNICIPAL FINANCE MANAGEMENT ACT**

15.1 These by-laws will be read together with the Local Government Municipal Finance Management Act, 2003, and any duty, obligation or regulation under the said Act will be complied with when giving effect to these by-laws.

16. **PENALTY**

16.1 Any person who contravenes any provision in these by-laws shall be guilty of an offence and upon conviction liable for a fine or imprisonment of not more than three months or both such fine and imprisonment.

17. **ADOPTION AND IMPLEMENTATION OF TARIFF POLICY**

17.1 The Council shall adopt and implement a tariff policy on the levying of fees for a municipal service provided by the Council or by way of service delivery agreements which complies with the provisions of "the Act", the Local Government Municipal Finance Management Act, Act 53 of 2003 and any other applicable legislation.

18. **ENFORCEMENT OF TARIFF POLICY**

18.1 The Council's tariff policy shall be enforced through credit control and debt collection by-laws and policies and any further enforcement mechanisms stipulated in the Council's tariff policy.

19. **SHORT TITLE AND COMMENCEMENT**

19.1 These by-laws are the tariff by-laws and take effect from date of publication.

LOCAL AUTHORITY NOTICE 89 OF 2018
STEVE TSHWETE AMENDMENT SCHEME 379
NOTICE OF APPROVAL

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of the **Erf 11814 Township of Middelburg Extension 10** from “**Residential 1**”, “**Business 2**” and “**Public Road**” to “**Business 2**”.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **379** and shall come into operation on the date of publication of this notice.

B. Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

REF: 15/4/R

LOCAL AUTHORITY NOTICE 90 OF 2018
STEVE TSHWETE LOCAL MUNICIPALITY

PUBLIC NOTICE: CALLING FOR INSPECTION OF THE SUPPLEMENTARY VALUATION ROLL DATED 31 OCTOBER 2018 AND THE LODGING OF OBJECTIONS

Notice is hereby given in terms of Section 50 of the Local Government: Municipal Rates Act, 2004 (Act 6 of 2004) hereinafter referred to as the "Act" that the supplementary valuation roll dated 31 October 2018 for the financial years 1 July 2018 to 30 June 2023 is open for public inspection at the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg from 9 November 2018 to 18 January 2019. In addition the supplementary valuation roll is available at this Municipality's official website: www.stevetshwetelm.gov.za.

An invitation is hereby made in terms of Section 50 of the Act that every person who wishes to lodge an objection in respect of any matter in, or omitted from the supplementary valuation roll, shall do so within the above-mentioned period with the Municipal Manager.

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 Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg or at this Municipality's official website: www.stevetshwetelm.gov.za.

The completed form must be returned to the Municipal Manager by hand at the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg by no later than 18 January 2019 at 13h00.

For enquiries, please phone Mrs. Juanita Dedekind of the Department of Property Valuation Services at Tel: (013) 249-788.

Any person who cannot read or write can visit Mrs. Juanita Dedekind of the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg where he/she will be assisted with the transcription of this notice and the completion of an objection form if required.

B KHENISA
MUNICIPAL MANAGER

LOCAL AUTHORITY NOTICE 91 OF 2018**STEVE TSHWETE LOCAL MUNICIPALITY****PUBLIC NOTICE: CALLING FOR INSPECTION OF THE SUPPLEMENTARY VALUATION ROLL DATED 31 OCTOBER 2018 AND THE LODGING OF OBJECTIONS**

Notice is hereby given in terms of Section 50 of the Local Government: Municipal Rates Act, 2004 (Act 6 of 2004) hereinafter referred to as the "Act" that the supplementary valuation roll dated 31 October 2018 for the financial years 1 July 2013 to 30 June 2018 is open for public inspection at the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg from 9 November 2018 to 18 January 2019. In addition the supplementary valuation roll is available at this Municipality's official website: www.stevetshwetelm.gov.za.

An invitation is hereby made in terms of Section 50 of the Act that every person who wishes to lodge an objection in respect of any matter in, or omitted from the supplementary valuation roll, shall do so within the above-mentioned period with the Municipal Manager.

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 Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg or at this Municipality's official website: www.stevetshwetelm.gov.za.

The completed form must be returned to the Municipal Manager by hand at the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg by no later than 18 January 2019 at 13h00.

For enquiries, please phone Mrs. Juanita Dedekind of the Department of Property Valuation Services at Tel: (013) 249-788.

Any person who cannot read or write can visit Mrs. Juanita Dedekind of the Department of Property Valuation Services, Room C218, First Floor, Municipal Building, Corner Walter Sisulu Street and Wanderers Avenue, Middelburg where he/she will be assisted with the transcription of this notice and the completion of an objection form if required.

**B KHENISA
MUNICIPAL MANAGER**

LOCAL AUTHORITY NOTICE 92 OF 2018**STEVE TSHWETE LOCAL MUNICIPALITY****PERMANENT CLOSURE OF A PARK
ERF 657 HENDRINA EXTENSION 1**

Notice is hereby given in terms of Section 75 of the Steve Tshwete Municipality Spatial Planning and Land Use Management By-laws and Section 21 of the Local Government: Municipal Systems Act 32 of 2000, that the Steve Tshwete Local Municipality intends to permanently close Park Erf 657 Hendrina Extension 1.

A plan indicating the said portion of the street to be closed is available and may be inspected, during office hours, at Room B218, Legal and Administration Department, First Floor, Steve Tshwete Local Municipality, for a period of 28 days from the date of publication of this notice.

Any person desirous of objecting to the proposed closure or wishing to make recommendations in this regard, should lodge such objection or recommendation, as the case may be, in writing to the Municipal Manager, Steve Tshwete Local Municipality, P.O. Box 14, Middelburg, 1050, to reach him no later than 28 days from the date of publication of this notice.

B. KHENISA
Acting Municipal Manager

LOCAL AUTHORITY NOTICE 93 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 244
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 1 of Erf 1890 Township of Middelburg** from “**Residential 1**” to “**Business 3**”.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **244** and shall come into operation on the date of publication of this notice.

B. Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

REF: 15/4/R

LOCAL AUTHORITY NOTICE 94 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 386
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 1 of Erf 714 Township of Middelburg** from “**Residential 1**” to “**Residential 3**”.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **386** and shall come into operation on the date of publication of this notice.

B. Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

REF: 15/4/R

LOCAL AUTHORITY NOTICE 95 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 635
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 2 of Erf 865 Township of Rietkuil** from "**Residential 2**" to "**Business 2**".

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **635** and shall come into operation on the date of publication of this notice.

B. Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

REF: 15/4/R

LOCAL AUTHORITY NOTICE 96 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 583
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of the **Remaining extent of Erf 310 Township of Middelburg** from “**Business 4**” to “**Business 1**”.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **583** and shall come into operation on the date of publication of this notice.

B. Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

REF: 15/4/R

LOCAL AUTHORITY NOTICE 97 OF 2018



Steve Tshwete
Local Municipality

PO Box 14 | Middelburg | 1050
Cnr Walter Sisulu Str & Wanderers Ave
Middelburg | Mpumalanga
T: +27 (0)13 249 7000 | F: +27 (0)13 243 2550
council@stlm.gov.za

PROPERTY RATES BY-LAWS

AMENDED

1 JULY 2018

MP313



www.stevetshwetelm.gov.za

Annual Budget – May 2018
C64/05/2018

TABLE OF CONTENTS

- Preamble
- 1. Definitions
- 2. Adoption & implementation of property rates policy
- 3. Contents of property rates policy
- 4. Enforcement of property rates policy
- 5. Short title and commencement

PREAMBLE

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

In terms of section 3 of the Municipal Property Rates Act, a municipal Council must adopt a policy consistent with the Municipal Property Rates Act on the levying of rates on rateable property in the municipality.

In terms of section 6(1) of the Municipal Property Rates Act, a municipality must adopt by-laws to give effect to the implementation of its rates policy.

In terms of section 6(2) of the Municipal Property Rates Act, by-laws adopted in terms of section 6(1) may differentiate between different categories of properties and different categories of owners of properties liable for the payment of rates.

1. **DEFINITIONS**

In this by-laws, unless the context otherwise indicates –

“*Council*” means Steve Tshwete Municipal Council establishment in terms of Section 12 of the Municipal Structures Act 117 of 1998 as amended;

“*Constitution*” means the Constitution of the Republic of South Africa Act 108 of 1996 as amended.

“*credit control and debt collection by-law and policy*” means the Council’s credit control and debt collection by-laws and policy as required by Section 96(b), 97 and 98 of the Municipal Systems Act 32 of 2000 as amended;

“*Property Rates Act*” means the Local Government Municipal Property Rates Act, 6 of 2004 and regulation as amended by the Property Rates Amendment Act, Act 29 of 2014;

“*property rates policy*” means a rates policy adopted by Council;

“*rate*” or “*rates*” means a municipal rate on property as envisaged in Section 229 of the Constitution.

2. **ADOPTION & IMPLEMENTATION OF PROPERTY RATES POLICY**

- 2.1 The Council shall adopt and implement property rates policy consistent with the Municipal Property Rates Act on the levying of rates on rateable property in the municipality.

2.2 The Council shall not be entitled to levy rates other than in terms of a valid property rates policy.

3. **CONTENTS OF THE PROPERTY RATES POLICY**

The Council's property rates policy shall, *inter alia*:

3.1 Apply to all rates levied by the Council pursuant to the adoption of the Council's annual budget.

3.2 Comply with the requirements for:

- (a) the adoption and contents of a property rates policy specified in section 3 of the Municipal Property Rates Act.
- (b) the process of community participation specified in section 4 of the Property Rates Act.
- (c) the annual review of a rates policy specified in section 5 of the Property Rates Act.

3.3 Specify any further principles, criteria and implementation measures consistent with the Property Rates Act and property rates policy on the levying of rates which the Council may wish to adopt.

3.4 Include such further enforcement mechanisms, if any, as the Council may wish to impose in addition to those contained in the credit control and debt collection by-laws and policy.

4. **ENFORCEMENT OF PROPERTY RATES POLICY**

The property rates policy shall be enforced through the credit control and debt collection by-laws and policy and any further enforcement mechanisms stipulated in the property rates policy.

5. **SHORT TITLE AND COMMENCEMENT**

5.1 These by-shall take effect on 1 July 2018.

LOCAL AUTHORITY NOTICE 98 OF 2018
STEVE TSHWETE LOCAL MUNICIPALITY

PERMANENT CLOSURE OF A PARK
ERF 12452 MHLUZI EXTENSION 7

Notice is hereby given in terms of Section 75 of the Steve Tshwete Municipality Spatial Planning and Land Use Management By-laws and Section 21 of the Local Government: Municipal Systems Act 32 of 2000, that the Steve Tshwete Local Municipality intends to permanently close Park Erf 12452 Mhluzi Extension 7.

A plan indicating the said portion of the street to be closed is available and may be inspected, during office hours, at Room B218, Legal and Administration Department, First Floor, Steve Tshwete Local Municipality, for a period of 28 days from the date of publication of this notice.

Any person desirous of objecting to the proposed closure or wishing to make recommendations in this regard, should lodge such objection or recommendation, as the case may be, in writing to the Municipal Manager, Steve Tshwete Local Municipality, P.O. Box 14, Middelburg, 1050, to reach him no later than 28 days from the date of publication of this notice.

B. KHENISA
Acting Municipal Manager

LOCAL AUTHORITY NOTICE 99 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 280
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 3 of Erf 409 Township of Middelburg** from “**Residential 1**” to “**Business 2**”.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **280** and shall come into operation on the date of publication of this notice.

B. Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

REF: 15/4/R

LOCAL AUTHORITY NOTICE 100 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 244
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 1 of Erf 1890 Township of Middelburg** from “**Residential 1**” to “**Business 3**”.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **244** and shall come into operation on the date of publication of this notice.

B. Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

REF: 15/4/R

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001.
Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

Also available at the **Provincial Legislature: Mpumalanga**, Private Bag X11289, Room 114, Civic Centre Building,
Nel Street, Nelspruit, 1200. Tel. (01311) 5-2133.