



KWAZULU-NATAL PROVINCE  
KWAZULU-NATAL PROVINSIE  
ISIFUNDAZWE SAKWAZULU-NATALI

**Provincial Gazette • Provinsiale Koerant • Igazethi Yesifundazwe**

**GAZETTE EXTRAORDINARY—BUITENGEWONE KOERANT—IGAZETHI EYISIPESHELI**

*(Registered at the post office as a newspaper) • (As 'n nuusblad by die poskantoor geregistreer)  
(Irejistiwee njengephephandaba eposihhovisi)*

**Vol. 9**

**PIETERMARITZBURG,**

19 FEBRUARY 2015  
19 FEBRUARIE 2015  
19 kuNHLOLANJA 2015

**No. 1312**

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**MUNICIPAL NOTICES**

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**No. 25****19 February 2015**

Mtubatuba Municipality, hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of Council Resolution No. MTMC109/2014 adopted the Municipality's Property Rates By-law set out hereunder.

**MTUBATUBA MUNICIPALITY****MUNICIPAL PROPERTY RATES BY-LAW****PREAMBLE**

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

AND WHEREAS section 13 of the Municipal Systems Act read with section 162 of the Constitution require a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province.

AND WHEREAS section 6 of the Local Government: Municipal Property Rates Act, 2004 requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for the payment of rates;

NOW THEREFORE BE IT ENACTED by the Council of the Mtubatuba Municipality, as follows:

## 1. DEFINITIONS

In this by-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), shall bear the same meaning unless the context indicates otherwise.

**'Municipality'** means Mtubatuba Municipality;

**'Property Rates Act'** means the Local Government: Municipal Property Rates Act, 2004 (Act No 6 of 2004);

**'Rates Policy'** means the policy on the levying of rates on rateable properties of the Mtubatuba Municipality, contemplated in chapter 2 of the Municipal Property Rates Act.

## 2. OBJECTS

The object of this by-law is to give effect to the implementation of the Rates Policy as contemplated in section 6 of the Municipal Property Rates Act.

## 3. ADOPTION AND IMPLEMENTATION OF RATES POLICY

3.1. The Municipality shall adopt and implement its Rates Policy consistent with the Municipal Property Rates Act on the levying of rates on ratable property within the jurisdiction of the municipality; and

3.2. The Municipality shall not be entitled to levy rates other than in terms of its Rates Policy.

#### **4. CONTENTS OF A RATE POLICY**

The Rates Policy shall, *inter alia*:

- 4.1. Apply to all rates levied by the Municipality pursuant to the adoption of its Annual Budget;
- 4.2. Comply with the requirements for:
  - 4.2.1. the adoption and contents of a rates policy specified in section 3 of the Act;
  - 4.2.2. the process of community participation specified in section 4 of the Act; and
  - 4.2.3. the annual review of a Rates Policy specified in section 5 of the Act.
- 4.3. Provide for principles, criteria and implementation measures that are consistent with the Municipal Property Rates Act for the levying of rates which the Council may adopt; and
- 4.4. Provide for enforcement mechanisms that are consistent with the Municipal Property Rates Act and the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000).

#### **5. ENFORCEMENT OF THE RATES POLICY**

The Municipality's Rates Policy shall be enforced through the Credit Control and Debt Collection Policy and any further enforcement mechanisms stipulated in the Act and the Municipality's Rates Policy.

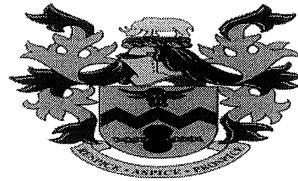
#### **6. SHORT TITLE AND COMMENCEMENT**

This By-law is called the Municipal Property Rates By-law, and takes effect on 1 July 2014

No. 26

19 February 2015

## MTUBATUBA MUNICIPALITY



### NOTICE IN TERMS OF SECTION 49 OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (Act No. 6 OF 2004): PUBLIC NOTICE OF INSPECTION AND OBJECTION OF THE MTUBATUBA MUNICIPALITY'S VALUATION ROLL EFFECTIVE 01 JULY 2015

The Municipality has undertaken a general valuation and prepared a certified valuation roll of all properties in its jurisdiction in terms of applicable legislation and policies. Notice is hereby issued in terms of Section 49 (1)(a) of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the "Act", that the valuation roll for the financial years 2015/2016; 2016/2017; 2017/2018; 2018/2019 and 2019/2020 is open for inspection at the Municipal offices, listed below, from 16 February 2015 to 30 March 2015. In addition the valuation roll is available at website: <http://www.mtubatuba.org.za>

The Valuation Roll can be viewed during office hours, from 16 February 2015 to 30 March 2015 at the following Municipal offices:

- Mtubatuba Main Office and St. Lucia Office

An invitation is hereby made in terms of section 49(1)(a)(ii) of the Act inviting every person who wishes to lodge an objection in respect to any matter in, or omitted from, the roll to do so in the prescribed manner and within the stated period above. Please take note of and your attention is drawn to the prescribed manner and procedures of lodging an objection as determined by the municipality from time to time.

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 valuation roll as such. The form for lodging of an objection is obtainable at the Municipal offices, listed above, or on the Municipal website: <http://www.mtubatuba.org.za>

The completed form/s must be returned to the municipal office/s listed below, during office hours on or before 16h00 on the 30 March 2015.

- Mtubatuba Main Office and St Lucia Office

It is noted that staff are available at the following inspection points to assist any person who may require help in the completion of an objection form.

- Mtubatuba Main Office

For enquiries please telephone **Mpume Ntombela on 035-550 0069** during office hours.

**Mr B. Ndwandwe**  
**ADMINISTRATOR**



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