



KWAZULU-NATAL PROVINCE
KWAZULU-NATAL PROVINSIE
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29 MAY 2015
29 MEI 2015
29 KUNHLABA 2015

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DEPARTMENT OF HEALTH

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MUNICIPAL NOTICES

No. 62**29 May 2015**

**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
MAPHUMULO LOCAL MUNICIPALITY VALUATION ROLL EFFECTIVE
1 JULY 2014**

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 2014/15; 2015/16; 2016/17 and 2017/18 is open for inspection at the Municipal offices, listed below, from 5 April 2014 to 23 May 2014. In addition the valuation roll is available at website: www.maphumulo.gov.za

The Valuation Roll can be viewed during office hours, from 5 April 2014 to 23 May 2014 at the following Maphumulo Local Municipality's offices: off the Main Road (P20-2) Maphumulo, 4470

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: www.maphumulo.gov.za

The completed form/s must be returned to the municipal office/s listed above, during office hours on or before 16h00 on the 23 May 2014.

It is noted that staff are available at Maphumulo Local Municipality's offices, off the Main Road (P20-2), Maphumulo to assist any person who may require help in the completion of an objection form.

For enquiries please telephone Samkelo Manqele on 032 481 4500.

**BR NGUBANE
ACTING MUNICIPAL MANAGER**

No. 63

29 May 2015

RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004. (ACT NO. 6 of 2004).

MAPHUMULO MUNICIPALITY

RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2014 TO 30 JUNE 2015

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that the Council resolved by way of council resolution number **MAPCO: 110/09/14**, to levy the rates on property reflected in the schedule below with effect from 1 July 2014.

Category of property	Cent amount in the Rand determined for the relevant property category
Residential property	1
Business and commercial property	5
Ingonyama Trust	5
Public service infrastructure property	5
Vacant Sites	2
Churches and Municipal Properties	5
State Owned Properties	5

Category of Property	Rebate	Reduction in value before rating	Exemption from Rates	Phasing In Discount of rates in terms of section 21
Commercial	0%			75% New Properties only
State owned	30%			75% New Properties only
Public Service Infrastructure	30%			75% New Properties only

Ingonyama Trust	50%			75% New Properties only
Church and Municipal	0%		100%	75% New Properties only
Residential		15 000	Below R30 000 MV	75% New Properties only

Full details of the Council resolution and rebates, reductions and exclusions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices, website www.maphumulo.municipality.gov.za and Thusong Centre.

NAME: B.R. NGUBANE

DESIGNATION: ACTING MUNICIPAL MANAGER

MAPHUMULO LOCAL MUNICIPALITY

MR711, LOT 152, MAPHUMULO

032 481 4520

No. 64**29 May 2015****MUNICIPAL PROPERTY RATES BY-LAW**

Maphumulo Municipality, hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of the resolution number **MAPCO: 110/09/14** adopted the Municipality's Property Rates By-law set out hereunder.

MAPHUMULO 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 Maphumulo 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 (name of the 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 (name of 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 rateable 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.
