

KWAZULU-NATAL PROVINCE

KWAZULU-NATAL PROVINSIE

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MUNICIPAL NOTICES • MUNISIPALE KENNISGEWINGS
MUNICIPAL NOTICE 68 OF 2021



LOCAL MUNICIPALITY

PUBLIC NOTICE

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

Notice No. 001

Date 29 July 2021

MUNICIPAL NOTICE NO: 001 of 2021/22

OKHAHLAMBA LOCAL MUNICIPALITY
RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2021 TO 30 JUNE 2022

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 C2020/05/168, to levy the rates on property reflected in the schedule below with effect from 1 July 2021.

| DESCRIPTION | TARIFF 2021/22 | IMPERMISSA BLE REBATE | ADDITIONAL REBATE | RATIOS |
|---|---------------------------|----------------------------------|---|---------------|
| RESIDENTIAL, SECTIONAL TITLE RESIDENTIAL | 0.00919 | R137.85 | 20% SECTIONAL TITLE, RESIDENTIAL R85,000 ON M/V | 1:1 |
| RESIDENTIAL SMALL HOLDING | 0.00919 | R137.85 | 20% R85,000 ON MV | 1:1 |
| BUSINESS & COMMERCIAL, RURAL BUSINESS & COMMERCIAL | 0.00919 | 0 | 20% ON APPLICATION LED DEVELOPMENT | 1:1.25 |

| | | | | |
|---|---------|-----|---|---------|
| INDUSTRIAL | 0.00919 | 0 | 20% ON APPLICATION LED DEVELOPMENT | 1:1.25 |
| PUBLIC SERVICE INFRASTRUCTURE | 0.02630 | 30% | 70% | 1:0 |
| AGRICULTURAL AND AGRICULTURAL SMALL HOLDING | 0.00230 | 0 | 20% 30% DISASTER RELIEF ON APPLICATION | 1:0.25 |
| MUNICIPAL PROPERTIES NON LEASED MUNICIPAL PROPERTIES | 0.00919 | 0 | 100% | 1:0 |
| MUNICIPAL PROPERTIES BINDED BY LEASE AGREEMENT | 0.00919 | 0 | 100% | 1:0 |
| PRIVATELY DEVELOPED ESTATES | 0.00919 | 0 | 20% | 1:1 |
| PROPERTIES FOR RELIGIOUS USE | 0.00919 | 0 | 100% | 1:0 |
| COMMUNAL LAND, COMMUNAL PROPERTY ASS | 0.00919 | 0 | 100% | 1:0 |
| RURAL COMMUNAL PROPERTY | 0.00919 | 0 | 100% | 1:0 |
| TOURISM AND HOSPITALITY RURAL | 0.00919 | 0 | 25% 5% ON EMPLOYING LOCAL RESIDENTS | 1:0.938 |
| TOURISM AND HOSPITALITY URBAN | 0.00919 | 0 | 25% ADDITIONAL 5% ON EMPLOYING LOCAL RESIDENTS | 1:0.938 |

| | | | | |
|-----------------------------|---------|---|-----------|---------|
| -PUBLIC SERVICE PURPOSES | 0.00919 | 0 | | 1:1.25 |
| VACANT LAND (RESIDENTIAL) | 0.01148 | 0 | NO REBATE | 1:2.748 |
| VACANT LAND (COMMERCIAL) | 0.02020 | 0 | NO REBATE | 1:2.748 |
| PUBLIC BENEFIT ORGANISATION | 0.02020 | | 100% | 1:0 |

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 tariff policy are available for inspection on the municipality's offices, website (www.okhahlamba.gov.za) and all public libraries.

NAME: NS MALINGA
DESIGNATION: MUNICIPAL MANAGER
259 KINGSWAY ROAD
BERGVILLE
3350
TEL: 036 448 8000/02

MUNICIPAL NOTICE 69 OF 2021**ENDUMENI LOCAL MUNICIPALITY****ASSESSMENT OF GENERAL RATES FOR 2021/2022**

Notice is hereby given in terms of Section 14 of the Local Government Municipal Property Rates Act No. 6 of 2004, that by resolution C04/16/04/21 taken on 28 May 2021 the Council of Endumeni Municipality has resolved to determine the rates payable on all rateable property within the area of Endumeni Local Municipality for the financial year 1 July 2021 to 30 June 2022 as the following cents in the rand on the market value of the property as stated in the valuation roll:

| CATEGORY DESCRIPTION | RANDAGE |
|------------------------------------|----------------|
| Agriculture properties | 0.4700c/R |
| Business and Commercial properties | 4.9100c/R |
| Cemetery (Private) | - |
| Industrial properties | 4.9200c/R |
| Mining Properties | 4.9100c/R |
| Municipal Properties | - |
| Public Benefits Organizations | - |
| Public Service Infrastructure | 0.4700c/R |
| Public Service Properties | 5.5800c/R |
| Residential Properties | 1.8700c/R |
| Vacant properties | 11.2400c/R |
| Public Worship | - |

1. All rebates, reduction and exemptions be approved as stipulated in the 2021/22 rate policy as adopted by council.
2. The above rebates are conditional and will be forfeited if the rates are not paid within sixty (60) days of the date of issue of account.
3. Any property rates that are not paid on the due date will be subjected to interest at the rate of 1% per month or part thereof.
4. A collection fee of 10% will be raised on amount outstanding for longer than 120 days
5. Any rates remaining unpaid longer than five (5) months will be subject to legal actions to recover the arrear amount in accordance with the council credit control policy and debt collection policy by laws.
6. In accordance with section 26(1)(a) of the municipal property rates Act no 6 of 2004, the property rates accruing as in accordance with the above shall be payable in twelve (12) monthly instalments within 30 days of the date of issue of account, unless arranged otherwise with council.
7. Council approve a 10% discount on all rates accounts for 2021/2022 financial year paid in full by the end of business on 15 August 2021, subject thereto that rates, penalties, and interest on rate for prior years are also paid in full.
8. The aforementioned 10% discount shall in terms of section 26(1)(b) of the Municipality property rates Act No 6 of 2004, only be granted to owners of immovable property who had entered into written agreement with the council for payment of the full amount of rates due for the 2021/2022 financial year before 15 August 2021, provided that any owner of immovable property who does not abide by the written agreement so entered into shall forfeit all rebates, reductions and exemption granted.
9. This notice as well as the approved 2021/2022 Rates Policy is also available on the Endumeni Municipality's website www.endumeni.gov.za

S. D. MBHELE
MUNICIPAL MANAGER

Notice No. 102/2021

MUNISIPALE KENNISGEWING 69 VAN 2021**ENDUMENI PLAASLIKE MUNISIPALITEIT****VASSTELLING VAN ALGEMENE BELASTINGS VIR 2021/2022**

Kennis geskied hiermee ingevolge Artikel 14 van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting no 6 van 2004 dat ingevolge raadsbesluit C04/16/04/21 geneem op 28 Mei 2021 die Raad van die Endumeni Plaaslike Munisipaliteit bepaal het dat belasting betaalbaar op alle belasbare eiendomme binne die Endumeni Munisipale gebied vir die finansiële jaar 1 Julie 2021 tot 30 Junie 2022 met die volgende sent in die rand op die markwaarde van die eiendom soos in die Waardasierol vermeld, vasgestel word:

| BESKRYWING VAN KATEGORIE | SENT PER RAND OP MARKWAARDE |
|-------------------------------------|------------------------------------|
| Landboueiendomme | 0.4700c/R |
| Besigheids en Kommersiële Eiendomme | 4.9100c/R |
| Begraafplaas (Privaat) | - |
| Nywerheidseiendomme | 4.9200c/R |
| Mynbou eiendomme | 4.9100c/R |
| Munisipale eiendomme | - |
| Organisasies van Openbare Belang | - |
| Openbare Diens Infrastruktuur | 0.4700c/R |
| Openbare Diensdoeleindes | 5.5800c/R |
| Residensiële Eiendomme | 1.8700c/R |
| Vakante Eiendomme | 11.2400c/R |
| Openbare Godsdiensdoeleindes | - |

1. Alle karting vermindering en vrystellings word goedgekeur soos in die Raad se aanvaarde Belastingsbelied vir 2021/2022 vervat.
2. Die karting is voorwaardelik en sal verbeur word indien belasting nie binne sestig (60) dae vanaf uitreiking van die rekening betaal word nie
3. Enige eiendomsbelasting wat nie op die vasgestelde datum is nie sal onderhewig wees aan 'n rentekoers van 1% per maand of gedeelte daarvan.
4. 'n Invorderingsfooi van 10% sal gehef word op bedrae uitstaande vir langer as 120 dae.
5. Enige belasting uitstaande vir as vrf (5) maande sal onderhewig wees aan regsakie om die agterstallige bedrag te verhaal ingevolge die Raad se Kredietbeheer en Skuldinvorderingsverordeninge.
6. Ingevolge Artikel 26(1)(a) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting nr 6 van 2004 is die eiendomsbelasting wat voortspruit uit die tariewe soos hierbo vermeld, betaalbaar in twaalf (12) maandelikse paaieimente binne 30 dae vanaf datum van rekening, tensy andersins met die Raad ooreengekom.
7. Die voormelde 10% korting sal, ingevolge Artikel 26(1)(b) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting nr 6 van 2004, slegs toegestaan word aan eienaars van onroerende eiendom wie 'n skriftelike ooreenkoms met die Munisipaliteit aangaan om die volle belasting verskuldig vir die 2021/2022 finansiële jaar voor of op 15 Augustus 2021 te betaal, onderhewig daaraan dat enige eenaar van onroerende eiendom wie nie sodanige geskrewe ooreenkoms gestand doen nie alle kortings, afslag en vrystellings toegestaan, sal verbeur.
8. Hierdie kennisgewing, asook die goedgekeurde 2019/2020 Belastingsbeleid is beskikbaar op die Munisipaliteit Endumeni se webwerf www.endumeni.gov.za

S. D. MBHELE
MUNISIPALE BESTUURDER

Kennisgewing nr 102/2021

UMASIPALA WASENDUMENI**UKUHLOLWA KWAMA-RATES KA 2021/2022**

Niyaziswa ukuthi ngokweSigaba 14 Somthetho Womtelo Wezindawo ZikaMasipala No. 6 ka 2004, ngokwe sinqumo C04/16/04/21 esathathwa ngo 28 Nhlaba 2021 Umkhandlu ka Masipala waseNdumeni usunqume ukuthi imali ezokhokhwa ngama intela ku Masipala waseNdumeni kunyaka wezimali 1 Ntulikazi 2021 kuya ku 30 Nhlanguvana 2022 yilamasenti erandini ngokubiza kwendawo ngokomqulu wokuhlolwa kwayo:

| UKUCHAZWA KWENDAWA | ERANDI |
|--|---------------|
| Izindawo zolimo ezilinywayo | 0.4700c/R |
| Izindawo zamabhizinisi | 4.9100c/R |
| Amangcwaba (Abazimele) | - |
| Izindawo ZamaFemu | 4.9200c/R |
| Izindawo Zezimayini | 4.9100c/R |
| Izindawo Zikamasipala | - |
| Izindawo Zokusiza Umphakathi | - |
| Izindawo Zezingqalasizinda Zomphakathi | 0.4700c/R |
| Izindawo zezinhlangotho zomphakathi | 5.5800c/R |
| Izindawo zokuhlala | 1.8700c/R |
| Izindawo Ezingenamuntu | 11.2400c/R |
| Izindawo Zokukhonza Zomphakathi | - |

1. Izaphulelo ,izinciphiso noshwele kolandela imigomo yentela ka 2021/2022 njengokuphasiswa uMkhandlu.
2. Izaphulelo ezingenhla zinemigomo futhi uyozilahlekelwa uma intela engakakhokwa kungakapheli zinsuku ezingama shumi ayisithupha (60) kuphume i-akhawunti
3. Noma yimaphi amanani entela engakhokhiwe ngosuku olufanele azokhokhiswa inzalo yenani elingu-1% ngenyanga noma ingxenye yalokho.
4. Imali yezinga lokuqoqa lika 10% lizokhokhiswa kwabakweleta ngaphezu kwezinsuku eziyi -120
5. Uma engakhokhi kuze kuphele izinyanga ezinhlano(5) uyothathelwa izinyathelo zomthetho ngokwenqubomgomo yoMkhandlu yokuqoqa kwezikweletu.
6. ngokuhambisana nesigaba sama-26(1)(a) somthetho womthelo wezindawo ZikaMasipala Nombolo 6 wezi 2004, intela yezindawo ngokwalomthetho kufanele ikhokhwe ngezitolomende eziyi-12 ngenyanga kungakapheli izinsuku ezingama-30 kuphume i-akhawunti noma uze kwaMasipala uzohlela ngokunye.
7. UMkhandlu uvumela isaphulelo sika 10% kuwo wonke amanani entela wonyakawezimali wezi-2021/2022 akhokhelwe ngokuphelele kungakapheli usuku ngomhlaka 15 KuNcwaba 2021 uma nentela yonyaka ondlule ikhokhwelwe ngokugcwele.
8. Lesisaphulelo esingu 10% esesishiwo, NgokweSigaba 26(1)(b) Somthetho Womtelo Wezindawo ZikaMasipala nombolo 6 wezi-2004, siyonikezwa kuphela kulabo banikazi bezindawo abanesivumelwano noMkhandlu esibhalwe phansi sokukhokha ngokugcwele intela yonyaka wezimali wezi-2021/2022 ngaphambi noma ngomhlaka 15 UNcwaba 2021, niyaqwashiswa ukuthi noma umuphi umnikazi wendawo ophula isivumelwano esibhaliwe ayesenzile, uyohluthwa zonke izaphulelo, izinciphiso kanye noshwele abenikezwe bona.
9. Lesisaziso Kanye ne nqubomgomo yemail yentela yonyaka wezimali 2021/2022 iyatholakala kuwebhusayithe kaMasipala: www.endumeni.gov.za

S. D. MBHELE
IMENENJA KAMASIPALA

Esaziso Esingunombolo 102/2021

MUNICIPAL NOTICE 70 OF 2021
ENDUMENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE
MANAGEMENT AMENDMENT BY-LAW, 2021

AMENDMENT OF BY-LAW

To amend the Endumeni Local Municipality Spatial Planning and Land Use Management By-Law, 2015, so as to substitute Schedule 2 that provides for the categorisation of applications.

Amendment of Schedule 2 of the Endumeni Local Municipality Spatial Planning and Land Use Management By-Law

1. Schedule 2 of the principal By-law is hereby amended by the substitution for Schedule 2 of the following Schedule:

"SCHEDULE 2
CATEGORISATION OF APPLICATIONS FOR DECISION BY THE MUNICIPAL PLANNING
APPROVAL AUTHORITY
(Section 22(1))

Applications for municipal planning approval that may be decided by a Municipal Planning Authorised Officer

1.(1) A Municipal Planning Authorised Officer may decide the following applications for municipal planning approval—

- (a) the rezoning of land zoned Residential to any other Residential zone (Residential 1 – 3 only);
- (b) the rezoning of land zoned Residential (1 – 3) to the Medium Density Residential or High Impact Residential zone except where the number of dwelling units to be erected thereon exceeds 8 dwelling units;
- (c) the rezoning of land zoned Education, Public Administration and Services, Institution or Health to Education, Public Administration and Services, Institution or Health;
- (d) the granting of consent in terms of the land use scheme for the following land uses—
 - Additional Dwelling Unit
 - Agricultural Building
 - Bed and Breakfast establishment
 - Crèche
 - Dwelling House
 - Guest House
 - Home business
 - Laundrette
 - Residential Building (1 and 2)
 - General Office

Parking Garage
Place of Public Assembly
Public Office
Restaurant
Shop
Retail Facility
Spaza Shop/Tuck Shop
Veterinary Clinic

- (e) the relaxation of a development control, including the relaxation of a building height restriction, building line, or parking requirement, the relaxation of the conditions with which a petrol service station must comply with;
- (f) the subdivision of land of which the end result is the creation of no more than 8 new properties, excluding properties that will be used exclusively for the accommodation of roads or other engineering infrastructure;
- (g) the subdivision of land exclusively for the purpose of accommodating engineering infrastructure, irrespective of the number of properties involved;
- (h) the consolidation of land;
- (i) the notarially tying of adjacent land;
- (j) the extension of a sectional title scheme by the addition of land to common land in terms of section 26 of the Sectional Titles Act;
- (k) the removal, amendment or suspension of a restrictive condition of title—
 - (i) that has been imposed in terms of this By-law or a repealed municipal planning law; or
 - (ii) that has not been imposed in terms of these By-Laws or a repealed municipal planning law, but is accompanied by the written approval of the person or entity in whose favour the condition is registered;
- (l) an amendment to an application in terms of paragraphs (a) to (k), prior to the approval thereof by the Municipal Planning Authorised Officer;
- (m) a correction to a decision of a Municipal Planning Authorised Officer on an application in terms of paragraphs (a) to (k) to correct an error in the wording of the decision, correct a spelling error, update land description, or update a reference to a law, person, institution, place name or street name; and
- (n) a non-material amendment to a Municipal Planning Authorised Officer's decision on an application in terms of paragraphs (a) to (k).

Applications for municipal planning approval that must be decided by the Chairperson of a Municipal Planning Tribunal or a tribunal member designated by the Chairperson

2.(1) The Chairperson of a Municipal Planning Tribunal must decide an application for municipal planning approval for—

- (a) an amendment to an application in terms of paragraphs (a) to (g) of item 3, prior to the approval thereof by the Municipal Planning Tribunal;
- (b) a correction to a decision of a Municipal Planning Tribunal on an application in terms of paragraphs (a) to (g) of Item 3 to correct an error in the wording of the decision, correct a spelling error, update land description, or update a reference to a law, person, institution, place name or street name.

(2) The Chairperson of a Municipal Planning Tribunal may designate another member of the Tribunal to decide an application for municipal planning approval for a correction to a decision of a Municipal Planning Tribunal on an application in terms of paragraphs (a) to (g) of Item 3 to correct an error in the wording of the decision, correct a spelling error, update land description, or update a reference to a law, person, institution, place name or street name.

Applications for municipal planning approval that must be decided by the Municipal Planning Tribunal

3. The Municipal Planning Tribunal must decide the following applications for municipal planning approval—

- (a) the zoning or rezoning of land in accordance with an existing zone, except for an application for the rezoning of land that may be decided by the Municipal Planning Authorised Officer, unless the Municipal Planning Authorised Officer has referred the application to the Municipal Planning Tribunal;
- (b) the granting of consent in terms of land use scheme for the use of land, except for an application for the granting of consent for in terms of land use scheme for the use of land that may be decided by the Municipal Planning Authorised Officer, unless the Municipal Planning Authorised Officer has referred the application to the Municipal Planning Tribunal;
- (c) the subdivision of land of which the end result is the creation of more than 8 new properties, excluding properties used exclusively for the accommodation of roads or other engineering infrastructure;
- (d) township establishment;
- (e) the removal, amendment or suspension of a restrictive condition of title—
 - (i) that has not been imposed in terms of this By-law or a repealed municipal planning law; or
 - (ii) that is not accompanied by the written approval of the person or entity in whose favour the condition is registered;
- (f) the permanent closure of a municipal road or a public place;

- (g) an application for municipal planning approval that has been referred to the Municipal Planning Tribunal by a Municipal Planning Authorised Officer;
- (h) a non-material amendment to a Municipal Planning Tribunal's decision on an application in terms of paragraphs (a) to (g).

Applications for municipal planning approval that must be decided by the Municipal Council

4. The following applications for municipal planning approval must be decided by a Municipal Council—

- (a) the adoption of land use scheme;
- (b) an amendment to wording of the land use scheme;
- (c) the introduction of a new zone;
- (d) the zoning or rezoning land by the Municipality to achieve the development goals and objectives of the municipal spatial development framework;
- (e) an amendment to an application in terms of paragraphs (a) to (d), prior to the approval thereof by a Municipal Council;
- (f) a correction to a decision of a Municipal Council on an application in terms of paragraphs (a) to (d) to correct an error in the wording of the decision, correct a spelling error, update land description, or update a reference to a law, person, institution, place name or street name; and
- (g) a non-material amendment to a Municipal Council's decision on an application in terms of paragraphs (a) to (d)."

Short title and commencement

2. This By-law is called the Endumeni Local Municipality Spatial Planning and Land Use Management Amendment By-law, 2021.

MUNICIPAL NOTICE 71 OF 2021

Resolution on levying property rates in terms of Section 14 of the Local Government Municipality Property Rates Act No. 6 of 2004.

MN 88 / 2021**Date: 29.06.2021****MUNICIPAL NOTICE NO 88 OF 2021****KWADUKUZA MUNICIPALITY****RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2021 TO 30 JUNE 2022.**

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 **C1007**, to levy the rates on property reflected in the schedule below with effect from 1 July 2021.

| Category of property | Rate Ratio | Cent amount in the Rand determined for the relevant property category |
|--|------------|---|
| Residential property | 1:1 | 0.824 c/R |
| Business and commercial property | 1:3 | 2.549 c/R |
| Industrial property | 1:3 | 2.549 c/R |
| Agricultural property | 1:0.25 | 0.207 c/R |
| Mining property | 1:3 | 2.549 c/R |
| Public service infrastructure property | 1:0.25 | 0.207 c/R |
| Public benefit organisation property | 1:0 | 2.549 c/R; 100% rebate |
| Public Service Purposes | 1:3 | 2.549 c/R |

Determination of rates

In terms of the Final Rates Policy 2021/22, the Municipality may levy different rates for different categories of properties. The rating structure for 2021/22 financial year is proposed as follows:

- 0.824 cents in the Rand on the market value in respect of residential properties (including bed and breakfast establishments consisting of three bedrooms or less), and property categories not stated hereunder.
- 0.9033 cents in the Rand on the market value in respect of residential properties used for commercial purposes (including bed and breakfast establishments comprising more than 3 bedrooms, apartment and villa establishments, and guesthouses of up to six rooms).
- 0.207 cents in the Rand on the market value in respect of agricultural properties and public service infrastructure properties.
- 2.549 cents in the Rand on the market value in respect of industrial, business and commercial properties, mining properties, vacant properties, public benefit organisations, properties used for public service purposes, and properties used for worship.
- 2.307 cents in the Rand on the market value in respect of guesthouses of more than 6 rooms.
- 5 cents in the Rand in respect of the unauthorised or illegal development or use and abandoned property or building.
- An additional 0.32 cents in the Rand on the market value in respect of commercial properties situated within the Special Rating Area as designated by Council
- In respect of improved residential properties, in addition to the statutory reduction of R15 000, a further reduction of R85 000 is approved for property values exceeding R130 000. Persons owning improved residential property with a rateable value of R130 000 and below will be not be liable for the payment of rates.
- That improved residential property with a rateable value of R130 000 and below, owned by registered indigent beneficiaries be exempt from the calculation of rates.
- That the first R50 000 of all vacant residential properties owned by registered indigent beneficiaries be exempt from the calculation of rates
- The first 30% of all Public Service Infrastructure (PSI) properties be exempt from the calculation of rates.

1. Exemptions, rebates and reductions

In terms of qualifying criteria set out in the rates policy of the Council, the 2021/22 rates be subject to the following exemptions, rebates and reductions:

- A general rebate, applicable in the 2021/22 financial year only, in respect of all categories of properties, excluding properties in receipt of developers' rebates and unauthorised or illegal development or use and Abandoned Property Building: 25%

The following shall apply after deduction of the general rebate:

- Pensioners and Disability Grantees rebates:

| | |
|--------------------------------------|-------|
| Applicants under the age of 65 years | - 25% |
| Applicants between 65 and 75 years | - 30% |
| Applicants older than 75 years | - 35% |

- Agricultural properties: 50%
- Rebate: child headed households: 100%
 - Excluded Services Rebate: 15%
(applicable only in respect of existing service level agreements)
 - Places of worship: 100%
 - Public benefit organizations: 100%
 - Land reform beneficiaries: 100%
- State land: 100%
- Commercial Developers incentives:

| | |
|----------------|---------------------|
| 100% rebate - | Year 1 |
| 90% rebate - | Year 2 |
| 80% rebate - | Year 3 |
| 70% rebate - | Year 4 |
| 60% rebate - | Year 5 |
| No Incentive - | From year 6 onwards |

Please note general rebate not applicable to commercial developers.

Residential Developers incentives, applicable only in respect of existing service level agreements:

| | |
|----------------|---------------------|
| 100% rebate - | Year 1 |
| 100% rebate - | Year 2 |
| 90% rebate - | Year 3 |
| 80% rebate - | Year 4 |
| 70% rebate - | Year 5 |
| 60% rebate - | Year 6 |
| 50% rebate - | Year 7 |
| No Incentive - | From year 8 onwards |

Please note general rebate not applicable.

- 100% rebate in respect of the following PSI properties (phasing out of rates):
 - national, provincial or other public roads on which goods, services or labour move across a municipal boundary;
 - water or sewer pipes, ducts or other conduits, dams, water supply reservoirs, water treatment plants or water pumps forming part of a water or sewer; and
 - Railway lines forming part of a national railway system.

2. **Date of operation of determination of rates**

That this determination comes into operation on 01 July 2021.

3. **Final date for payment of rates:**

- **Annual payment of rates:** That the final date for the payment of annual rates be fixed at 30 September 2021. Interest and administration charges will be raised in terms of Council's Credit Control & Debt Collection Policy and Tariff of Charges. Any capital rates outstanding as at 30 November 2021 will be subject to an administration charge of 10% as stipulated in Council's Credit Control Policy and Tariff of Charges.
- **Monthly rates payments:** That rates may be paid in 11 (eleven) equal instalments with the first instalment payable on or before the last municipal working day of August 2021. Thereafter each monthly instalment must be paid on or before the last working day of each month and provided that interest will accrue at 10% per annum in terms of Council's Credit Control & Debt Collection Policy and Tariff of Charges if an instalment is not paid by the last working day of the month. Any capital rates outstanding as at 30 June 2021 will be subject to an administration charge of 10% as stipulated in Council's Credit Control & Debt Collection Policy and Tariff of Charges.
- Council will by special arrangement with individual property owners agree that rates be paid annually. Application to pay rates on an annual basis must be completed by 15 July 2021.

N J Mdakane
Municipal Manager
Municipal Offices
14 Albert Luthuli Street
P O Box 72
KwaDukuza
4450
032 437 5500

MUNICIPAL NOTICE 72 OF 2021

MUNICIPAL NOTICE NO: 278 of 2021



UMDONI LOCAL MUNICIPALITY
RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL
YEAR 1 JULY 2021 TO 30 JUNE 2022

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that at its meeting of **26 MAY 2021**, the Council resolved by way of council resolution number **C.11.3/MAY-21**, to levy the rates on property reflected in the schedule below with effect from **1 July 2021**.

| Category of property | Rate ratio in relation to residential property | Cent amount in the Rand rate determined for the relevant property category |
|---|--|--|
| Residential property | 1: 1 | 0.01133 |
| Business and commercial property | 1: 1.33 | 0.01517 |
| Industrial property / Mining & Quarries | 1: 1.33 | 0.01517 |
| Public Service Purposes | 1: 1.33 | 0.01517 |
| Mining property | 1: 1.33 | 0.01517 |
| Public service infrastructure property | 1: 0.25 | 0.00284 |
| Public benefit organisation property | 1: 0.25 | 0.00284 |
| Agricultural property (Farms & Smallholdings) | 1: 0.25 | 0.00284 |
| Vacant Other | 1: 2.50 | 0.02830 |

EXEMPTIONS, REDUCTIONS AND REBATES

Residential Properties: For all residential properties, the municipality will not levy a rate on the first **R75,000** of the property's market value. The **R75,000** is inclusive of the R15,000 statutory impermissible rate as per section 17(1)(h) of the Municipal Property Rates Act.

Rebates in respect of a category of owners of property are as follows:

A rebate or reduction may be applied at the Council's discretion, dependent on budgetary affordability factors.

Indigent owners / Child headed households: Shall receive a rebate of R295,000 on the market value of their property. Shall be fully subsidised for refuse removal as well as receive 50 kWh Free Basic Electricity.

Pensioners/Disabled persons/Child-Headed Households: Shall receive a rebate of R295,000 on the market value of their property.

Owners Rebate: A rebate of 25% on rates for residential developments that consist of not less than 300 residential erven or residential units

Developers Rebate: Developers shall be afforded a rebate of 25% on rates if the development consists of not less than 300 residential erven or residential units.

Medium to High Density Rebate (Sectional Title and Share Blocks): Shall receive 4% on rates

Nature Reserves / Conservation Areas: Rates exemption over whole or portion of the property.

Public Benefit Organisations: The PBO tariff would comply with prescribed ratios; Limited to 25 % of residential randage.

Owners of properties affected by a disaster or other serious adverse social or economic conditions: The relief provided will be in the form of a reduction in the municipal valuation of the property in relation to a certificate issued for this purpose by the Municipal Valuer, effective from the date of the disaster.

Owners of Communal property as defined in the rates policy: Rebate provided in accordance with the Rates policy where applicable. A rebate as determined by Council at its annual budget.

Full details of the Council resolution and rebates, reductions and exemptions 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.umduni.gov.za) and public libraries within the municipality's jurisdiction.

Mr M Z SILINGA
ACTING MUNICIPAL MANAGER
UMDONI MUNICIPALITY
CNR BRAM FISCHER AND WILLIAMSON STREET
SCOTTBURGH
4180

0399761202 / 0872865326 – Scottburgh Office (Admin)

0399761324 / 0872865327 – Renishaw Office (Buildings)

0399741156 – Umzinto Office (Housing)

0399741120/09 – Umzinto Test Centre

MUNICIPAL NOTICE 73 OF 2021



MTUBATUBA MUNICIPALITY

**RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1
JULY 2021 TO 30 JUNE 2022**

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 on the 31st of May 2021 by way of council resolution number MTMC 172/2021, to levy the rates on the properties reflected in the schedule below with effect from 1 July 2021.

| | 2021/2022 | 2020/2021 |
|-------------------------------|------------------|------------------|
| Category of property | Tariff | Tariff |
| Agriculture | 0.00225 | 0.00225 |
| Business/Commercial | 0.01569 | 0.01569 |
| Public Service Purpose | 0.01569 | 0.01569 |
| Public Service Infrastructure | 0.00225 | 0.00225 |
| Vacant Land | 0.00897 | 0.00897 |
| Residential | 0.00897 | 0.00897 |
| Hospitality Industry | 0.01569 | 0.01569 |
| | | |

EXEMPTIONS, REDUCTIONS AND REBATES

Residential Properties: For all residential properties, the municipality will not levy a rate on the first R60 000 of the property's market value. The R60 000 is inclusive of the R15 000 statutory impermissible rate as per section 17(1)(h) of the Municipal Property Rates Act.

NAME: DR SR NTULI

DESIGNATION: MUNICIPAL MANAGER

LOT 105 INKOSI MTUBATUBA ROAD

MTUBATUBA

3935

TELEPHONE: 035 550 0069

FAX: 035 550 0060