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NOORDWES**

EXTRAORDINARY • BUITENGEWOON

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PROCLAMATIONS • PROKLAMASIES

PROCLAMATION NOTICE 20 OF 2021

**TSWAING LOCAL MUNICIPALITY**

Corner Government & General De La Rey Streets, Delareyville, 2770
P.O. Box 24, Delareyville, 2770 | Tel: 053 948 9400
www.tswaing.gov.za | email: corporate@tswaing.gov.za

**LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT NO.6 OF 2004**Notice No. **001/06/2021**Date: **01 July 2021**

Tswaing Local Municipality hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of No. **001/06/2021** of the resolution adopted the Municipality's Property Rates By-law set out hereunder.

TSWAING LOCAL 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 requires 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 IT IS ENACTED by the Council of the Tswaing Local Municipality, as follows:

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 Tswaing Local Municipality;

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

‘Rates Policy’ means the Tswaing Local Municipality’s property rates policy adopted by the Council in terms of section 3(1) of the Local Government: Municipal Property Rates Act, 2004.

OBJECTS

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

THE RATES POLICY

The municipality prepared and adopted a Rates Policy as contemplated in terms of the provisions of section 3(1) of the Municipal Property Rates Act.

The Rates Policy outlines the municipality’s rating practices; therefore, it is not necessary for this By-law to restate and repeat same.

The Rates Policy is hereby incorporated by reference in this By-law. All amendments to the Rates Policy as the Council may approve from time to time, shall be deemed to be likewise incorporated.

The Municipality does not levy rates other than in terms of its Rates Policy and the annually promulgated resolution levying rates which reflects the cent amount in the Rand rate for each category of rateable property.

The Rates Policy is available at:

Municipal Offices and Libraries

Delareyville

Atamelang

Ottosdal

Sannieshof

Website : www.tswaing.gov.za

CATEGORIES OF RATEABLE PROPERTIES

The Rates Policy provides for categories of rateable properties determined in terms of section 8 of the Act.

CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES

The Rates Policy provides for categories of properties and categories of owners of properties for the purposes of granting relief measures (exemptions, reductions and rebates) in terms of section 15 of the Act.

ENFORCEMENT OF THE RATES POLICY

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

SHORT TITLE AND COMMENCEMENT

This By-law is called the Tswaing Local Municipal Property Rates By-law, and takes effect on the date on which it is published in the *Provincial Gazette*.



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LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT NO.6 OF 2004

Notice No. **001/06/2021**

Date: **01 July 2021**

MUNICIPAL NOTICE NO: 001/06 of 2021

TSWAING 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 28/June/2021, the Council resolved by way of council resolution number 001/06/2021, to levy the rates on property reflected in the schedule below with effect from 1 July 2021.

PROPERTY TAX

| ASSESSMENT RATES | Approved 2021/22 |
|---|-------------------------|
| Description | Property Rate |
| Residential | 0,00748 |
| Residential – undeveloped | 0,00748 |
| Business (Incl Industrial, Private schools & Creches) | 0,00946 |
| Business – undeveloped | 0,00946 |
| Business - without any municipal services | 0,00473 |
| Agricultural | 0,00188 |
| State Owned | 0,02672 |
| Public Service Infrastructure (PSI) | 0,00748 |

| | |
|--|-------------------------------------|
| Exemption Residential properties (MPRA Sect 17(1) (h)) | R 60 000 |
| Process of transfer | 0,00748 |
| Non-rateable properties | 0,00748 |
| Rebate – Pensioners | As per Property Rates Policy |

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.

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

- indigent owners;
- Owners dependent on pensions or social grants for their livelihood including owners of properties within the income group of pensions or social grants
- owners temporarily without income;
- owners of property situated within an area affected by a disaster or any other serious adverse social or economic conditions;
- owners of residential properties with a market value lower than an amount determined by the municipality; and
- owners of agricultural properties who are bona fide farmers.

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.tswaing.gov.za) and public libraries within the municipality's jurisdiction.

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