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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 96 OF 2021****MHLM PROPERTY RATES BY LAW****MAY 2021****MUNICIPAL PROPERTY RATES BY-LAW(S)**

The Maquassi Hills Local Municipality, hereby, in terms of Section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of Council resolution (SLC RES NO: 15/2021), adopted the Municipality's Property Rates By-Law set out hereunder.

APPROVAL DATE: 31 MAY 2021

COUNCIL RESOLUTION NO: SLC RES NO: 15/2021

PREAMBLE

WHEREAS section 229(1) of the Constitution of the Republic of South Africa 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 Local Government: Municipal Systems Act No 32 of 2000, as amended, read with section 162 of the Constitution of the Republic of South Africa 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 rateable properties and different categories of owners of properties liable for the payment of property rates.

NOW THEREFORE BE IT ENACTED by the Council of the Maquassi Hills Local Municipality, as follows:

1. DEFINITIONS

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

‘Municipality’ means Maquassi Local Municipality

‘Property Rates Act’ means the Local Government: Municipal Property Rates Act No 6 of 2004.

‘Rates Policy’ means the policy on the levying of rates on rateable properties of the Maquassi Local Municipality, adopted by the Council in terms section 3(1) of the Local Government: Municipal Property Rates Act, 2004.

2. OBJECT OF BY-LAW(S)

The objective of this policy is to give effect to the implementation of the municipality’s Property Rates Policy as contemplated in section 6 of the Local Government: Municipal Property Rates Act No 6 of 2004.

3. ADOPTION AND IMPLEMENTATION OF THE PROPERTY RATES POLICY

3.1 The Municipality shall adopt and implement its Property Rates Policy consistent with the provisions of section 3(1) of the Municipal Property Rates Act No 6 of 2004, on the levying of rates on rateable property within the jurisdiction of the municipality. The rates Policy outlines the municipality’s rating practices; therefore, it is not necessary for this By-law to restate and repeat same.

3.2 The Municipality shall not be entitled to levy rates other than in terms of its Property Rates Policy and the annually promulgated levying rates which reflects the cent amount in the Rand rate for each category of rateable property.

The Rates policy is available at the municipality’s head office, satellite offices and electronically on our municipal website.

4. CONTENTS OF THE PROPERTY RATES POLICY

The Property 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 Property Rates Policy specified in section 5 of the Act.
- 4.3 Provide for principles, criteria and implementation measures that are consistent with the Local Government: Municipal Property Rates Act No 6 of 2004; and
- 4.4 Provide for enforcement mechanisms that are consistent with the Local Government: Municipal Systems Act, No. 32 of 2000, as amended.

5. CATEGORIES OF RATEABLE PROPERTIES

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

6. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES

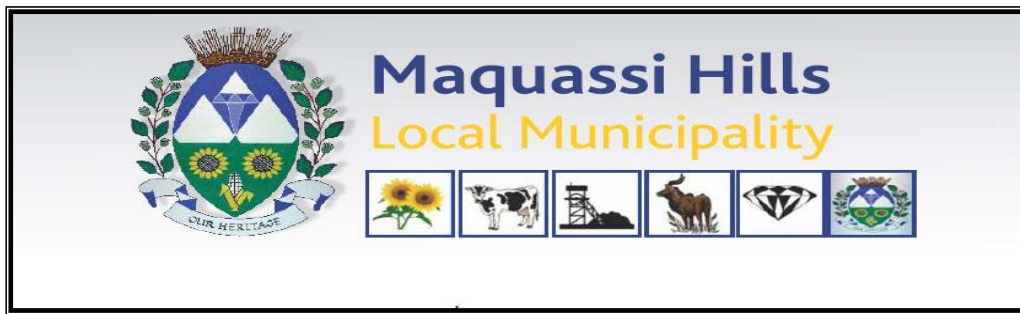
- The Rates Policy provides for categories of properties and categories of owners of properties for the purposes of granting relief measures (exemptions, reductions and rebates) in terms of section 15 of the Act.

5. ENFORCEMENT OF THE PROPERTY RATES POLICY

The municipality's Property 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 Property Rates Policy.

6. SHORT TITLE AND COMMENCEMENT

This by-law is called the Maquassi Hills Local Municipality's Property Rates By-law, and takes effect on the date on which it is published in the *Provincial Gazette*.



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

Notice No: 16/2021

Date: 29 June 2021

MUNICIPAL NOTICE NO: 16/2021

**MAQUASSI HILLS 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 31 May 2021, the Council resolved by way of council resolution number: SLC RESOLUTION. NO.: 15/2021 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 rate determined for the relevant property category
Residential Properties	1:1	0.0202
Vacant Residential Properties	1:2	0.0404
Business & Commercial Properties	1:1.175	0.0234
Industrial Properties	1:1.175	0.0234
Public Service Infrastructure Properties	1:0.25	0.0050
Municipal Properties - Rateable	1:0	0.0050
Agricultural Properties	1:0.25	0.0050
Properties owned by State	1:1.555	0.0314
Public Benefit Organization	1:0.25	0.0050
Place of public worship/religious purposes	1:0	0.00
Property Used for Multi Purposes		0.0234

EXEMPTIONS, REDUCTIONS AND REBATES

Residential Properties: For all residential properties, the municipality will not levy a rate on the first R17 000 of the property's market value. R17 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: Will receive 100% rebate

Child headed households:

Owners who are dependent on Pension or Social Grants for their livelihood: Will receive 100% rebate

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

J. LESEISANE
ACTING MUNICIPAL MANAGER
PRIVATE BAG X3, WOLMARANSSTAD, 2630
Tel: 018 596 3025/ 018 065 0010
REF: 5/1/1/5

NOTICE NO.16/2021