



THE PROVINCE OF MPUMALANGA  
DIE PROVINSIE MPUMALANGA

## Provincial Gazette Provinsiale Koerant

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NELSPRUIT

23 July 2021

23 Julie 2021

**No: 3283**

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 44 OF 2021****STEVE TSHWETE AMENDMENT SCHEME 7, ANNEXURE A7****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2019, IN TERMS OF SECTION 62(1), AND 94(1)(a), & (2)(a) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016**

I, Johannes Petrus Coetzee (ID 750723 5047 088) of Urban Dynamics Mpumalanga (PTY) LTD being the authorised agent of the registered owner of Erven 12-15, Hendrina hereby gives notice in terms of Section 94(1)(a) and (2)(a) Chapter 6 of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that we have applied to the Steve Tshwete Local Municipality for the amendment of the town planning scheme known as the Steve Tshwete Town Planning Scheme, 2019, for the rezoning of the abovementioned property situated at 66, 68 and 70 Beukes Street and 30 Snyman Street by consolidating and rezoning the property from "Residential 1" to "Industrial 1", "Business 1" to "Industrial 1" and "Business 2" to "Industrial 1" for the purpose of fuel depot. Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from **23 July 2021** in the manner as described in Section 99 of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016. Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 249 7000, for a period of 30 days from **23 July 2021**. Inquiries can be addressed to Mr Meshack Mahamba, Head of Town Planning and Human Settlements at telephone number 013 – 249 7000. Any person who cannot read or write may consult with any staff member of the office of the Senior Manager: Town Planning and Human Settlement during office hours and assistance will be given to transcribe that person's objections or comments.

Address of the Applicant: 7 Dolerite Crescent, Aerorand, 1070, Postal address P.O. Box 11677, Aerorand, Middelburg, 1070, Telephone no. 013 244 1598, email: mail@urbanmbg.co.za.

23-30

**ALGEMENE KENNISGEWING 44 VAN 2021****STEVE TSHWETE WYSIGINGSKEMA 7 EN BYLAAG 7A****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA 2019, INGEVOLGE ARTIKEL 62(1) EN 94(1)(a) & 2(a) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR BYWET, 2016**

Ek, Johannes Petrus Coetzee (ID 750723 5047 088) van Urban Dynamics Mpumalanga (PTY) LTD, synde die gemagtigde agent van die geregistreerde eienaar van Erve 12-15, Hendrina gee hiermee ingevolge artikel 94(1)(a) en (2)(a) Hoofstuk 6 van die Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2016 kennis dat ons by die Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Steve Tshwete Dorpsbeplanningskema, 2019, vir die hersonering van bogenoemde eiendom geleë te 66, 68 en 70 Beukesstraat en 30 Snymanstraat, Hendrina deur die eiendomme te konsolideer en hersoneer vanaf "Residensieël 1" na "Industrieel 1", "Besigheid 1" na "Industrieel 1" en "Besigheid 2" na "Industrieel 1" vir die doel van 'n brandstofdepot. Geskrewe kommentaar of besware ten opsigte van die aansoek en die gronde van die besware of verhoë met volledige kontakbesonderhede moet skriftelik ingedien word by die Munisipale Bestuurder, Posbus 14, Middelburg, 1050 binne 30 dae vanaf **23 Julie 2021** soos uiteengesit in Artikel 99 van die Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2016. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale Gebou, Hoek van Wandererslaan, Middelburg, 1050, Tel: 013 249 7000, vir 'n tydperk van 30 dae vanaf **23 Julie 2021**. Navrae kan gerig word aan Mnr Meshack Mahamba, Hoof van Stadsbeplanning en Menslike Nedersettings by telefoonnommer 013 – 249 7000. Enige persoon wat nie kan lees of skryf nie mag enige personeelid van die kantoor van die Senior Bestuurder: Stadsbeplanning en Menslike Nedersettings gedurende kantoor ure raadpleeg en bystand sal aan sodanige persoon verleen word om die beswaar of kommentaar saam te stel.

Adres van Applicant: 7 Doleriet Singel, Aerorand, 1070, Posbus 11677, Aerorand, Middelburg, 1070, Tel: 013-244 1598, email: mail@urbanmbg.co.za

23-30

**GENERAL NOTICE 45 OF 2021**

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



Date: 18 June 2021

MUNICIPAL NOTICE NO: 01 OF 2021

CHIEF ALBERT LUTHULI 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 **CL 1.066** to levy the rates on property reflected in the schedule below with effect from 1 July 2021

<b>ASSESMENT RATES</b> <b>Category of Property</b>	<b>RAND</b>	<b>Cent amount in the rand rate determined for the relevant property category</b>
Residential properties	1,04	0,010391
Sectional Scheme unit used for residential property	1,04	0,010391
Smallholding used for residential purposes property	1,04	0,010391
Business zoned properties used for residential purpose only and occupied by owner property	1,04	0,010391
Business property	4,16	0,041565
Industrial property	4,16	0,041565
Mining property excluding underground development	4,16	0,041565
Government property used for general purpose	4,16	0,041565
Government property used for agricultural purposes	0,48	0,004803
Government property used as Multipurpose property with portions used for unproclaimed formal Business purposes	4,16	0,041565
Government property used as Multipurpose property with portions used for unproclaimed formal residential purposes	2,08	0,020782
Government property used as Multipurpose property with portions used for unproclaimed informal residential purposes	2,08	0,020782
Government property used as Multipurpose property with portions used for other purposes	4,16	0,041565
Public service industry and specific ESKOM power stations, power substations and all power lines including structures supporting such powerlines forming the complete part of an electricity scheme serving the public	1,04	0,001039
Public service industry and specific SASOL gas or liquid fuel plants or refineries or pipelines for gas or liquid fuels, forming part of a scheme for	1,04	0,001039

transporting such fuels;		
Farm land used primarily for agricultural purposes	0,22	0,002227
Farm land used primarily for business & commercial	0,52	0,005195
Farm land used primarily for other purposes	0,52	0,005195
Farm land for eco-tourism and game farms	0,51	0,005091
Private infrastructure used for residential purpose		
Private infrastructure used for business and other purpose		
PBO Public benefit organizations properties owned by public benefit organizations and used for specified public benefit activities listed in Part 1 of the Ninth Schedule to the Income Tax Act	1,04	0,001039
Properties not included above	0,42	0,041565
PROPERTY RATES not ratable on the following and thus excluded from any assessment rates		
On those parts of a special nature reserve, national park or nature reserve within the meaning of the Protected Areas Act, or of a national botanical garden within the meaning of the National Environmental Management: Biodiversity Act, 2004, which are not developed or used for commercial, business, agricultural or residential purposes;	R NIL	R NIL
On a property registered in the name of and used primarily as a place of public worship by a religious community, including the official residence registered in the name of that community which is occupied by the office bearer of that community who officiates at services at that place of worship.	R NIL	R NIL
One residential property, if the residential property is not located on the same property as the place of public worship, registered in the name of a religious community or registered in the name of a trust established for the sole benefit of a religious community and used as a place of residence for the office bearer;	R NIL	R NIL
National, provincial or other public roads on which goods, services or labor move across a municipal boundary	R NIL	R NIL
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 scheme serving the public	R NIL	R NIL
Railway lines forming part of a national railway system	R NIL	R NIL
Runways [or], aprons and the air traffic control unit at national or provincial airports, including the vacant land known as the obstacle free zone surrounding these, which must be vacant for air navigation purposes	R NIL	R NIL
Breakwaters, sea walls, channels, basins, quay walls, jetties, roads, railway or infrastructure used for the provision of water, lights, power, sewerage or similar services of ports, or navigational aids comprising lighthouses, radio navigational aids, buoys, beacons or any other device or system used to assist the safe and efficient navigation of vessels	R NIL	R NIL
On any part of the seashore as defined in the Seashore Act, 1935 (Act No. 21 of 1935)	R NIL	R NIL
On any part of the territorial waters of the Republic as determined in terms of the Maritime Zones Act, 1994 (Act No. 15 of 1994)	R NIL	R NIL
On any islands of which the state is the owner, including the Prince Edward Islands referred to in the Prince Edward Islands Act, 1948 (Act No. 43 of 1948)	R NIL	R NIL
On mineral rights	R NIL	R NIL
On a property belonging to a land reform beneficiary or his or her heirs, dependents or spouse provided that this exclusion lapses— (i) ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds	R NIL	R NIL

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.albertluthuli.gov.za](http://www.albertluthuli.gov.za)) and all public libraries.

NAME: MANDLA STANLEY DLAMINI  
MUNICIPAL MANAGER  
28 KERK STREET  
P O BOX 24  
CAROLINA  
1185  
0178434010

**PROCLAMATIONS • PROKLAMASIES**  
**PROCLAMATION NOTICE 49 OF 2021**

**MSUKALIGWA LOCAL MUNICIPALITY**

**ERMELO AMENDMENT SCHEME 701**

It is hereby notified in terms of Section 66, read with Section 186(1) of the Msukaligwa Municipality Spatial Planning and Land Use Management By-law, 2016, that the Msukaligwa Municipality has approved the amendment of the Msukaligwa Local Municipality Land Use Scheme, 2021 (previous Ermelo Town-planning Scheme, 1982), by the rezoning of Portion 69 of the farm Lothair 124-IT, from "Agriculture" to "Industrial 2" for purposes of Industrial Buildings, noxious industrial buildings, places of refreshment, shops, business premises and public garages, subject to further development controls. The application was made in terms of Section 56 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), now repealed.

Copies of the amendment scheme are filed with the Director of Planning and Economic Development, 2nd Floor, Civic Centre, Taute Street, Ermelo, and are open for inspection at all reasonable times. This amendment scheme shall come into operation on date of publication hereof.

**Address of agent: Nuplan Development Planners, P.O. Box 2555, Nelspruit, 1200. 📞 (013) 752 3422, 📠 (013) 752 5795, ✉ [admin@nuplan.co.za](mailto:admin@nuplan.co.za), Ref: REE-WS-047**

**PROCLAMATION NOTICE 50 OF 2021****CONDITIONS OF TOWNSHIP ESTABLISHMENT – KWAZAMOKUHLE EXTENSION 1**

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE UNDER THE PROVISIONS OF CHAPTER 4 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE PORTION 31 (A PORTION OF PORTION 18) OF THE FARM BOSMANSPAN NO. 180-IS, PROVINCE OF MPUMALANGA HAS BEEN GRANTED.

**1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE GENERAL PLAN:**

**V**

**1.1 Boundary description**

A point-to-point boundary description of the property must be submitted to the Surveyor-General for approval.

**1.2 Flood lines**

A registered professional civil engineer must certify on the layout plan that the development is not affected by flood lines and if affected that the 1:100 year flood line is correctly indicated on the layout plan.

**1.3 Access**

Entrance to the township will be from the existing Magagula Street

**2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP:**

**2.1 General**

(1) The applicant shall satisfy the Local Municipality that:

- (a) any conditions of title on the farm portion which may be detrimental to the erven and/or streets in the township have been cancelled;
- (b) a satisfactory geological report has been submitted;
- (c) issues regarding environmental legislation have been addressed.

(2) The applicant shall comply with the provisions of Sections 72(1) and 110 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(3) In terms of Section 125 of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) an amendment scheme must be prepared for proclamation simultaneously with the declaration of the township as an approved township.

**STEVE TSHWETE**  
Town Planning Services

28 SEP 2011

**LOCAL MUNICIPALITY**



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**CONDITIONS OF TOWNSHIP ESTABLISHMENT – KWAZAMOKUHLE EXTENSION 1**

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31**3. CONDITIONS OF ESTABLISHMENT****3.1 NAME**

The name of the township shall be **KWAZAMOKUHLE EXTENSION 1**.

**3.2 DESIGN**

The township shall consist of erven and streets as indicated on the Layout Plan Number 997/2007.

**3.3 CONDITIONS BY THE DEPARTMENT OF PUBLIC ROADS, ROADS & TRANSPORT**

Conditions set by the Department of Public Works, Roads and Transport must be adhered to, to the satisfaction of the said Department and the Local Municipality.

**3.4 EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes.

**3.5 SERVICES**

The township applicant shall install and provide appropriate internal and external services in or for the town to the satisfaction of the Steve Tshwete Local Municipality.

**3.6 ERVEN TO BE TRANSFERRED TO THE LOCAL MUNICIPALITY**

Erven zoned "Municipal" and/or "Public Open Space" shall be registered in the name of the Steve Tshwete Local Municipality.

**4. CONDITIONS OF TITLE****4.1 EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes.

**STEVE TSHWETE**  
Town Planning Services

26 SEP 2011

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TOWNSCAPE PLANNING SOLUTIONS

**LOCAL MUNICIPALITY**

## CONDITIONS OF TOWNSHIP ESTABLISHMENT – KWAZAMOKUHLE EXTENSION 1

39

**4.2 MUNICIPAL SERVITUDES**

The following servitudes shall be imposed:

**a) ALL ERVEN, WITH THE EXCEPTION OF ERVEN 675 AND 730;****(i) The erven is subject to:**

- a servitude **3 metres** wide along the street boundary;
- a servitude **2 metres** wide along the rear (mid block) boundary; and
- servitudes along the side boundaries with an aggregate width of **3 metres** and a minimum width of **1 metre**,

all in favour of the local municipality for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes **1 metre** wide across the access portion of the erf, if and when required by the local municipality: Provided that the local municipality may relax or grant exemption from the required servitudes.

- (ii)** No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within **1 metre** thereof.

The local municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local municipality.

**5. CONDITIONS TO BE INCLUDED IN THE STEVE TSHWETE TOWN PLANNING SCHEME 2004, IN TERMS OF SECTION 125(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986.**

**5.1 ERVEN 573 – 674 & 676- 729****5.1.1 Use Zone: RESIDENTIAL 1**

**STEVE TSHWETE**  
Town Planning Services

28 SEP 2011  
**LOCAL MUNICIPALITY**

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CONDITIONS OF TOWNSHIP ESTABLISHMENT – KWAZAMOKUHLE EXTENSION 1

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**5.2 ERVEN 675 & 730**

**5.2.1 Use Zone: PUBLIC OPEN SPACE**

**6. LAND USE MANAGEMENT SYSTEM**

The envisaged Land Use Management Scheme will supersede the Town Planning Scheme as soon as it is promulgated.

**STEVE TSHWETE**  
Town Planning Services

26 SEP 2011

**LOCAL MUNICIPALITY**

PROCLAMATION NOTICE 51 OF 2021



# PROPERTY RATES CHARGES FOR THE 2021/2022 FINANCIAL YEAR



APPROVED: MAY 2021

## CHARGES FOR PROPERTY RATES FOR THE FINANACIAL YEAR 2021/2022

The City of Mbombela hereby gives notice in terms of Section 14(1) of the Municipal Property Rates Act no. 6 of 2004, that the following rates applicable to all the rateable property in the municipal area of the City of Mbombela Local Municipality appearing in the valuations roll(s), have been determined and accepted with an unanimous decision of Council under item **A3** of Council meeting held on 31 May 2021

### 1. DEFINITIONS

“Act” means the Local Government: Municipal Property Rates Act, 2004 (No. 06 of 2004)

“By-Law” means the City of Municipal Property Rates By-Law promulgated in terms of section 6 of the Act

“Municipality” means the City of Mbombela

“Rates Policy” means the City of Mbombela Local Municipal Property Rates Policy adopted in terms of section 3 of the Act.

### 2. THE FOLLOWING DETERMINATIONS SHALL COME INTO EFFECT FROM 01 JULY 2021

2.1 The general rate shall be **0.7780 cent in the Rand** before considering any applicable rate ratios in terms of part eight of the by-law.

2.2 The rate shall be based on the market value of all rateable categories of properties appearing on the general valuation roll and subsequent supplementary valuation rolls of the municipality.

2.3 In terms of section 6.4 of the Rates Policy the following rate ratios have been applied for determination of the cent in the Rand for the different categories of properties;

2.3.1 Residential Property to Residential Property the ratio shall be 1:1;

2.3.2 Residential Property to Agricultural Property the ratio shall be 1:0.25;

2.3.3 Residential Property to Business and Commercial Property the ratio shall be 1:2.25;

2.3.4 Residential Property to Industrial Property the ratio shall be 1:2.25;

2.3.5 Residential Property to Government Property the ratio shall be 1:3;

2.3.6 Residential Property to Public Service Infrastructure Property the ratio shall be 1:0.25;

2.3.7 Residential Property to Public Benefit Organization Property the ratio shall be 1:0.25;

APPROVED: MAY 2021

2.3.8 Residential Property to Other Property the ratio shall be 1:1.5: and

2.3.9 Residential Property to Mining Property the ratio shall be 1:2.25.

2.4 The determination of rates for the different categories of properties before considering any applicable rebates shall be as follows;

2.4.1 A cent in the Rand of 0.1945 shall be applicable to an agricultural property;

2.4.2 A cent in the Rand of 1.7505 shall be applicable to a business and commercial property;

2.4.3 A cent in the Rand of 1.7505 shall be applicable to an industrial property;

2.4.4 A cent in the Rand of 0.7780 shall be applicable to a residential property;

2.4.5 A cent in the Rand of 2.3340 shall be applicable to a government property

2.4.6 A cent in the Rand of 0.1945 shall be applicable to a public service infrastructure property;

2.4.7 A cent in the Rand of 0.1945 shall be applicable to a public benefit organization property;

2.4.8 A cent in the Rand of 1.167 shall be applicable to another property; and

2.4.9 A cent in the Rand of 1.7505 shall be applicable to a mining property.

### **3. THE FOLLOWING RELIEF MEASURES SHALL APPLY IN TERMS OF SECTION 8.2 OF THE PROPERTY RATES POLICY TO CATEGORIES OF PROPERTIES**

#### **3.1 EXEMPTIONS**

3.1.1 The first R100 000.00 of a market value of a residential property shall be exempted from levying of property rates;

3.1.2 The first 100% of a market of a public service infrastructure property shall be excluded from levying of property rates and be phased out in terms of section 93A of the Act;

3.1.3 A municipal property shall be 100% exempted from levying of property rates;

3.1.4 A place of worship, including an official residence registered in the name of the community shall be 100% excluded from levying of property rates; and

3.1.5 Other properties stated in terms of section 17(b), (c), (d), (e), (f) and (g) of the Act shall be excluded from levying of property rates.

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**APPROVED: MAY 2021**

### 3.2 THE FOLLOWING REBATES SHALL APPLY IN TERMS OF SECTION 8.3 OF THE PROPERTY RATES POLICY TO SPECIFIC CATEGORY OF OWNERS OF PROPERTIES

- 3.2.1 Indigent owners or household shall be granted a 100% rebate on their property rates account.
- 3.2.2 Retired people over the age of 60 years and with annual income exceeding the threshold value in terms of indigent policy shall be granted rebates on their property rates account as follows;

<u>Annual Income Threshold</u>			<u>% Rebate</u>
R0.00	-	R143 850	100%
R143 851	-	R179 813	75%
R179 814	-	R224 766	50%
More than R224 766			25%

- 3.2.3 A rebate of 35% shall be granted on property rates account of an owner of a bed and breakfast, guest houses and lodges of less than 9 rooms available for guest.
- 3.2.4 A rebate of 25% shall be granted on property rates account to an owner of a property in a privately developed townships or estates or complexes situated in un-proclaimed areas (small holdings) where the municipality does not provide any community services.
- 3.2.5 A rebate of 10% shall be granted on property rates account to an owner of property in a privately developed townships or estates or complexes situated in proclaimed areas where the municipality does not maintain any of the common areas.
- 3.2.6 A rebate of 100% shall be granted on property rates account to an owner of a residential and small business property and that is situated in a proclaimed township surrounded by un-surveyed and un-registered properties (in rural communal and state trust land).
- 3.2.7 A rebate of 10% shall be granted to owners of specific properties situated within an area demarcated as a City Improvement District in accordance with the City Improvement Districts By-Law.
- 3.2.8 100% rebates shall be granted as from proclamation date of a township and shall not exceed a period of twenty four (24) months. Thereafter a rebate of 75% year 1, 50% year 2 and 25% year 3 shall apply and /or terminated when a transfer to the third party takes

APPROVED: MAY 2021

place and / or certificate of occupation is issued, whichever comes first. If after the phase in period the developer still holds unsold stock, they can petition the municipality for further relief. Such relief will be at the discretion of Council.

**4. THE FOLLOWING CATEGORY OF OWNERS ARE REQUESTED TO APPLY FOR THE REBATES AS STATED ABOVE IN TERMS OF SECTION 8 OF THE PROPERTY RATES POLICY;**

- 4.1 Retired people who are 60 years of age and above;
  - 4.2 Owners of bed and breakfast, guest houses and lodges;
  - 4.3 Owners of small, very small and micro businesses;
  - 4.4 Owners of privately developed townships, estates or complexes
  - 4.5 Owners of properties used for public benefit activities; and
  - 4.6 Owners of agricultural properties
5. The property rates are zero-rated in terms of Value Added Tax Act.
6. Interest on property rates in arrears shall be calculated and charged at prime lending rate as determined by the South African Reserve Bank which shall be applicable at 30 June 2021 plus one percent fixed over the twelve months period of the 2021/22 financial year.

**W KHUMALO**  
**MUNICIPAL MANAGER**

**Nelspruit Civic Centre**  
**P O Box 45**  
**NELSPRUIT**  
**1200**

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**APPROVED: MAY 2021**





**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 76 OF 2021****MPUMALANGA GAMBLING ACT, 1995 (ACT NO.5 OF 1995) AS AMENDED  
APPLICATION FOR SITE OPERATOR LICENCE:**

Notice is hereby given that the following Applicant intends on submitting application(s) to the Mpumalanga Economic Regulator (MER) for Site Operators Licences:

1. Belina Siphila Ngomane trading as Enhlane Eating House at Stand 111, Pholani Shushu Vilage, Mangweni, Nkomazi, Ehlanzeni, 1341.
2. Hlamalane Alfred Nxumalo trading as Mema's Liquor Restaurant at Stand G587, Violetbank C, Bushbuckridge, Ehlanzeni, 1283.
3. Tizi Investment (Pty) Ltd trading as Legends Pub at Corner of Theunis Janson Avenue and Albertyn Streets, Klipfontein, Emalahleni, Nkangala, 1034.
4. Murimi Abednigo Ndlovu trading as S B Ndlovu Pub and Grill 2 at Stand No. 326, Driekoppies, Nkomazi, Ehlanzeni, 1331.
5. Bonginkosi Brian Thwala trading as Etjanini Tavern at Stand 7035, Barberton, Mbombela, Ehlanzeni, 1300.
6. Abigail Mndawe trading as Slow Bar Lounge at Stand 567, Swalala, Mbombela, Ehlanzeni, 1200.
7. Hatsato Petrus Mgwenya trading as Club 5 Emashendeni Tavern at Plot 32, Elandshoek, Mbombela, Ehlanzeni, 1200.
8. David Mndawe Nkosi trading as Japisa Tavern at Stand 4566, Emashonamini Section, Matsulu C, Matsulu, Mbombela, Ehlanzeni, 1203.
9. Russels Dop Moele trading as Makgema Tavern at Stand 177, Brooklyn, Bushbuckridge, Ehlanzeni, 1280.
10. Mcantony Shikhumbele Khoza trading as Five Star Bar Lounge at Stand 583A, Driekoppies, Nkomazi, Ehlanzeni, 1331.
11. Mirriam Cornelia Mogane trading as Skoting Tavern at Stand E800, Mphenyatsatsi, Bushbuckridge, Ehlanzeni, 1280.
12. Karl Norbert Hinteregger trading as The Lovely Jubley Pub at Portion 12, Mossley Farm, Barberton, Mbombela, Ehlanzeni 1300.
13. Thembi Sellah Mnisi trading as Labi's Tavern at Stand 1195, Thandukhanya, Piet Retief, Gert Sibande, 2380.
14. Spicy Abica trading as Spicy Abica at 70 Zuid Street, Middleburg, Nkangala, 1050.
15. Abel Masango trading as Abel Pub & Restaurant at Stand 117 Wilge, Phola, Ogies, 2230.
16. Abel Masango trading as Abel Tavern at Stand 1418 Lukhele Street, Phola, Ogies, 2230.

Notice is hereby given that the following Applicant intends on submitting application to the Mpumalanga Economic Regulator (MER) for a transfer of a site operator licence:

1. PLAYBET (PTY) LTD 2010/011826/07 trading as Playbet to Playbet Mpumalanga (Pty) Ltd trading as Playbet at Shop 4, 12 Theo Klynghans Street, White River, Ehlanzeni 1240.

These applications will be open for public inspection and objection at the offices of the MER from 30<sup>th</sup> July 2021.

Attention is directed to the provisions of Section 26 of the Mpumalanga Gambling Act, 1995 that makes provision for the lodging of written objections or representations in respect of the applications. Such objections or representations should be lodged with the Chief Executive Officer, Mpumalanga Economic Regular, Private Bag X9908, White River, Mpumalanga, 1240, within one month from the 30th of July 2021.

**PROVINCIAL NOTICE 77 OF 2021****MPUMALANGA DEPARTMENT OF HUMAN SETTLEMENTS**

In accordance with section 12(6) of the Division of Revenue Bill, 2021 which state that:


(a)The receiving officer of the Human Settlements Development Grant must, in consultation with the transferring officer, publish in the Gazette within 14 days after this act takes effect, the planned expenditure from Human Settlement Development Grant and Informal Settlements Upgrading Partnership Grant for Provinces, for the 2021/22 financial year, the 2022/23 financial year and the 2023/24 financial year per municipality with level one or level two accreditation.

(b)The planned expenditure must –

- I. Indicate the expenditure to be undertaken directly by the province and transfers to each municipality; and
- II. Include payment schedule for transfers to each municipality in the 2021/22 financial year.

(c)The receiving officer of the Human Settlement Development Grant may, by notice in the Gazette, after taking into account the performance of the municipality and in consultation with transferring officer, amend the planned expenditure for that municipality published in terms of paragraph (a).

I hereby give notice of the recommended division, projects per accredited municipalities for the 2021/22 financial year as set out in the attached schedule. These allocations are as per attached schedule and for the purpose and conditions set out therein.



**HON: SK MASHILO**

**MEC: HUMAN SETTLEMENTS**

**MPUMALANGA PROVINCIAL GOVERNMENT**

## PUBLISHING OF PLANNED EXPENDITURE FOR HUMAN SETTLEMENTS PROJECTS

The Mpumalanga Department of Human Settlement hereby publishes the planned expenditure form Human Settlement Development Grant and Informal Settlements Upgrading Partnership Grant for Provinces projects in terms of Section 12(6) of the Division of Revenue Bill, 2021.

Information		Planned expenditure from Informal Settlements Upgrading Partnership Grant for Provinces			
		Name:	2021/22 Allocation R'000	2022/23 Allocation R'000	2023/24 Allocation R'000
<b>Purpose:</b>	* To provide capital funding for Human Settlements Projects				
<b>Measurable Outputs:</b>	* Number of housing opportunities created * Number of individual households in informal settlements provided with access to services/upgraded services * Number of individual households in backyards provided with access to services/upgraded services * Number of work opportunities created through related programmes * Number of informal settlements upgraded in situ and / / relocated	<b>FINANCIAL INTERVENTIONS</b> MP302 Muskaligwa - MP303 Mkhondo - MP304 Pixley Ka Seeme - MP305 Lekwa - MP311 Victor Khanye - MP312 EMalahleni - MP313 Steve Tshwete - MP321 Thaba Chweu - MP324 Nkomazi - MP325 Bushbuckridge - MP326 Mbombela/UMjindi Mun - MP Whole Province - MP306 Dpaliseng - MP307 Govan Mbeki - MP315 Thembisile - MP316 DR JS Moroka - MP301 Albert Luthuli -  <b>INCREMENTAL INTERVENTIONS</b> MP301 Albert Luthuli - MP302 Muskaligwa 4 001 MP303 Mkhondo - MP304 Pixley Ka Seeme 54 920 MP305 Lekwa - MP306 Dpaliseng 7 644 MP307 Govan Mbeki 30 204 MP311 Victor Khanye - MP312 EMalahleni 48 980 MP313 Steve Tshwete - MP314 Emakhazeni - MP315 Thembisile 4 347 MP316 DR JS Moroka - MP321 Thaba Chweu 83 479 MP324 Nkomazi 18 208 MP325 Bushbuckridge - MP326 Mbombela/UMjindi Mun 7 450 MP Whole Province -  <b>SOCIAL &amp; RENTAL INTERVENTIONS</b> MP305 Lekwa - MP306 Dpaliseng - MP307 Govan Mbeki - MP311 Victor Khanye - MP313 Steve Tshwete - MP315 Thembisile - MP321 Thaba Chweu - MP324 Nkomazi - MP326 Mbombela/UMjindi Mun -  <b>RURAL INTERVENTIONS</b> MP301 Albert Luthuli - MP302 Muskaligwa - MP303 Mkhondo - MP304 Pixley Ka Seeme - MP307 Govan Mbeki - MP315 Thembisile - MP316 DR JS Moroka - MP321 Thaba Chweu - MP325 Bushbuckridge - MP326 Mbombela/UMjindi Mun - MP324 Nkomazi -  259 233 274 653 286 758			
<b>Monitoring System:</b>	* Monthly performance reports and review meetings with the municipalities and contractors.				
<b>Conditions:</b>	* Department incur expenditure on the milestones of the projects				
<b>Allocation Criteria:</b>	* All projects in the approved business plan must be * The approved business plan must reflect relevant allocation targets and estimates approved and approved * to submit a revised business plan is granted by the				
<b>Projected Life:</b>	* Multi years				
<b>Allocation:</b>					
	R thousand				
	2021/22	259 233	274 653	286 758	
	2022/23				
	2023/24				
<b>Payment schedule:</b>	* Monthly				
		259 233	274 653	286 758	

## PROVINCIAL GAZETTE

## PUBLISHING OF PLANNED EXPENDITURE FOR HUMAN SETTLEMENTS PROJECTS

The Mpumalanga Department of Human Settlement hereby publishes the planned expenditure form Human Settlement Development Grant and Informal Settlements Upgrading Partnership Grant for Provinces projects in terms of Section 12(6) of the Division of Revenue Bill, 2021.

## Vote 13: Human Settlements

Information	Planned expenditure from HSDG			
	Name of Municipality	2021/22 Allocation R'000	2022/23 Allocation R'000	2023/24 Allocation R'000
<b>Purpose:</b>	* To provide capital funding for Human Settlements Projects			
<b>Measurable Outputs:</b>	* Number of housing opportunities created * Number of individual households in informal settlements provided with access to services/upgraded services * Number of individual households in backyards provided with access to services/upgraded services * Number of work opportunities created through related programmes * Number of informal settlements upgraded in situ and / / relocated			
<b>Monitoring System:</b>	* Monthly performance reports and review meetings with the municipalities and contractors.			
<b>Conditions:</b>	* Department incur expenditure on the milestones of the projects			
<b>Allocation Criteria:</b>	* All projects in the approved business plan must be * The approved business plan must reflect relevant allocation targets and submit a revised and approved * to submit a revised business plan is granted by the			
<b>Projected Life:</b>	* Multi years			
<b>Allocation:</b>	R thousand 2021/22 893 960 2022/23 924 416 2023/24 964 277			
<b>Payment schedule:</b>	* Monthly			
	<b>FINANCIAL INTERVENTIONS</b>	<b>163 951</b>	<b>186 596</b>	<b>247 519</b>
	MP302 Msukaligwa	-	-	-
	MP303 Mkhondo	-	-	-
	MP304 Pixley Ka Seme	-	-	-
	MP305 Lekwa	11 946	13 000	19 500
	MP311 Victor Khanye	-	-	-
	MP312 EMalahleni	12 068	12 500	15 500
	MP313 Steve Tshwete	-	-	-
	MP321 Thaba Chweu	-	-	-
	MP324 Nkomazi	-	-	-
	MP325 Bushbuckridge	624	944	2 800
	MP326 Mbombela/UMjindi Mun	40 478	45 000	55 000
	MP Whole Province	15 000	18 000	28 000
	MP306 Dipsaliseng	20 000	26 000	38 000
	MP307 Govan Mbeki	40 000	46 267	58 000
	MP315 Thembisile	23 835	24 885	29 719
	MP316 DR JS Moroka	-	-	-
	MP301 Albert Luthuli	-	-	-
	<b>530 704</b>	<b>492 490</b>	<b>459 653</b>	
	<b>INCREMENTAL INTERVENTIONS</b>			
	MP301 Albert Luthuli	25 522	25 190	26 000
	MP302 Msukaligwa	47 648	19 545	20 800
	MP303 Mkhondo	29 368	30 000	31 000
	MP304 Pixley Ka Seme	2 768	2 950	2 000
	MP305 Lekwa	12 710	11 450	12 000
	MP306 Dipsaliseng	6 373	6 400	6 000
	MP307 Govan Mbeki	18 080	13 000	13 200
	MP311 Victor Khanye	13 647	13 000	-
	MP312 EMalahleni	86 816	87 380	87 000
	MP313 Steve Tshwete	79 207	79 300	80 000
	MP314 Emakhazeni	8 644	8 800	9 000
	MP315 Thembisile	6 447	6 500	6 700
	MP316 DR JS Moroka	22 841	22 850	22 000
	MP321 Thaba Chweu	12 943	5 725	5 725
	MP324 Nkomazi	37 547	38 450	39 000
	MP325 Bushbuckridge	63 523	64 500	40 728
	MP326 Mbombela/UMjindi Mun	55 264	56 000	57 000
	MP Whole Province	1 356	1 450	1 500
	<b>153 000</b>	<b>173 885</b>	<b>182 231</b>	
	<b>SOCIAL &amp; RENTAL INTERVENTIONS</b>			
	MP305 Lekwa	10 000	15 000	22 400
	MP306 Dipsaliseng	-	-	-
	MP307 Govan Mbeki	20 000	25 315	30 450
	MP311 Victor Khanye	-	-	-
	MP313 Steve Tshwete	28 000	29 314	30 000
	MP315 Thembisile	-	-	-
	MP321 Thaba Chweu	25 000	28 628	29 000
	MP324 Nkomazi	21 000	23 628	24 000
	MP326 Mbombela/UMjindi Mun	49 000	52 000	46 381
	<b>46 305</b>	<b>71 445</b>	<b>74 874</b>	
	<b>RURAL INTERVENTIONS</b>			
	MP301 Albert Luthuli	-	-	-
	MP302 Msukaligwa	-	-	-
	MP303 Mkhondo	6 777	17 175	16 194
	MP304 Pixley Ka Seme	-	-	-
	MP307 Govan Mbeki	-	-	-
	MP315 Thembisile	6 826	7 000	7 800
	MP316 DR JS Moroka	2 039	2 200	3 400
	MP321 Thaba Chweu	3 009	8 420	8 550
	MP325 Bushbuckridge	3 976	4 550	-
	MP326 Mbombela/UMjindi Mun	13 845	22 100	27 480
	MP324 Nkomazi	9 833	10 000	11 450
	<b>893 960</b>	<b>924 416</b>	<b>964 277</b>	

*The Mpumalanga Department of Human Settlement hereby publishes the planned expenditure form Human Settlement Development Grant and Informal Settlements Upgrading Partnership Grant for Provinces projects in terms of Section 12(6) of the Division of Revenue Bill, 2021.*

Information		Name:	Planned expenditure from Informal Settlements Upgrading Partnership Grant for Provinces			
		Name of Municipality	2021/22 Allocation R'000	2022/23 Allocation R'000	2023/24 Allocation R'000	
<b>Purpose:</b>	* To provide capital funding for Human Settlements Projects	<b>FINANCIAL INTERVENTIONS</b>	-	-	-	
		MP302 Msukaliwa	-	-	-	
		MP303 Mkhondo	-	-	-	
		MP304 Pixley Ka Seeme	-	-	-	
		MP305 Lekwa	-	-	-	
		MP311 Victor Khanye	-	-	-	
		MP312 EMalahleni	-	-	-	
		MP313 Steve Tshwete	-	-	-	
		MP321 Thaba Chweu	-	-	-	
		MP324 Nkomazi	-	-	-	
		MP325 Bushbuckridge	-	-	-	
		MP326 Mbombela/UMjindi Mun	-	-	-	
		MP:Whole Province	-	-	-	
		MP306 Dipaliseng	-	-	-	
		MP307 Govan Mbeki	-	-	-	
		MP315 Thembisile	-	-	-	
		MP316 DR JS Moroka	-	-	-	
		MP301 Albert Luthuli	-	-	-	
			259 233	274 653	286 758	
<b>Measurable Outputs:</b>	* Number of housing opportunities created * Number of individual households in informal settlements provided with access to services/upgraded services * Number of individual households in backyards provided with access to services/upgraded services * Number of work opportunities created through related programmes * Number of informal settlements upgraded in situ and / / relocated	<b>INCREMENTAL INTERVENTIONS</b>	-	-	-	
		MP301 Albert Luthuli	-	-	-	
		MP302 Msukaliwa	4 001	4 500	5 500	
		MP303 Mkhondo	-	-	-	
		MP304 Pixley Ka Seme	54 920	39 753	42 000	
		MP305 Lekwa	-	-	-	
		MP306 Dipaliseng	7 644	7 900	8 000	
		MP307 Govan Mbeki	30 204	35 000	13 200	
		MP311 Victor Khanye	-	-	-	
		MP312 EMalahleni	48 980	52 000	67 000	
		MP313 Steve Tshwete	-	-	-	
		MP314 Emakhazeni	-	-	-	
		MP315 Thembisile	4 347	6 500	6 700	
		MP316 DR JS Moroka	-	-	-	
		MP321 Thaba Chweu	83 479	100 000	102 000	
		MP324 Nkomazi	18 208	21 000	32 358	
		MP325 Bushbuckridge	-	-	-	
		MP326 Mbombela/UMjindi Mun	7 450	8 000	10 000	
		MP:Whole Province	-	-	-	
			-	-	-	
<b>Monitoring System:</b>	* Monthly performance reports and review meetings with the municipalities and contractors.	<b>SOCIAL &amp; RENTAL INTERVENTIONS</b>	-	-	-	
		MP305 Lekwa	-	-	-	
		MP306 Dipaliseng	-	-	-	
		MP307 Govan Mbeki	-	-	-	
		MP311 Victor Khanye	-	-	-	
		MP313 Steve Tshwete	-	-	-	
		MP315 Thembisile	-	-	-	
		MP321 Thaba Chweu	-	-	-	
		MP324 Nkomazi	-	-	-	
		MP326 Mbombela/UMjindi Mun	-	-	-	
			-	-	-	
<b>Conditions:</b>	* Department incur expenditure on the milestones of the projects	<b>RURAL INTERVENTIONS</b>	-	-	-	
		MP301 Albert Luthuli	-	-	-	
		MP302 Msukaliwa	-	-	-	
		MP303 Mkhondo	-	-	-	
		MP304 Pixley Ka Seme	-	-	-	
		MP307 Govan Mbeki	-	-	-	
		MP315 Thembisile	-	-	-	
		MP316 DR JS Moroka	-	-	-	
		MP321 Thaba Chweu	-	-	-	
		MP325 Bushbuckridge	-	-	-	
		MP326 Mbombela/UMjindi Mun	-	-	-	
		MP324 Nkomazi	-	-	-	
<b>Allocation Criteria:</b>	* All projects in the approved business plan must be * The approved business plan must reflect relevant allocations, targets and outputs assessed and approved * to submit a revised business plan is granted by the					
<b>Projected Life:</b>	* Multi years					
<b>Allocation:</b>						
			R thousand			
		2021/22	259 233			
		2022/23	274 653			
		2023/24	286 758			
<b>Payment schedule:</b>	* Monthly					

**PROVINCIAL GAZETTE**  
**PUBLISHING OF PLANNED EXPENDITURE FOR HUMAN SETTLEMENTS PROJECTS**

*The Mpumalanga Department of Human Settlement hereby publishes the planned expenditure form Human Settlement Development Grant and Informal Settlements Upgrading Partnership Grant for Provinces projects in terms of Section 12(6) of the Division of Revenue Bill, 2021.*

**Vote 13: Human Settlements**

<b>Information</b>	<b>Planned expenditure from HSDG</b>			
	<b>Name of Municipality</b>	<b>2021/22 Allocation R'000</b>	<b>2022/23 Allocation R'000</b>	<b>2023/24 Allocation R'000</b>
<b>Purpose:</b> * To provide capital funding for Human Settlements Projects	<b>FINANCIAL INTERVENTIONS</b>	163 951	186 596	247 519
	MP302 Msukaligwa	-	-	-
	MP303 Mkhondo	-	-	-
	MP304 Pixley Ka Seeme	-	-	-
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	MP311 Victor Khanye	-	-	-
	MP312 EMalahleni	12 068	12 500	15 500
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	MP324 Nkomazi	-	-	-
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	MP306 Dipaliseng	20 000	26 000	39 000
	MP307 Govan Mbeki	40 000	46 267	58 000
	MP315 Thembisile	23 835	24 885	29 719
	MP316 DR JS Moroka	-	-	-
	MP301 Albert Luthuli	-	-	-
		530 704	492 490	459 653
<b>Measurable Outputs:</b> * Number of housing opportunities created * Number of individual households in informal settlements provided with access to services/upgraded services * Number of individual households in backyards provided with access to services/upgraded services * Number of work opportunities created through related programmes * Number of informal settlements upgraded in situ and / / relocated	<b>INCREMENTAL INTERVENTIONS</b>			
	MP301 Albert Luthuli	25 522	25 190	26 000
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	MP307 Govan Mbeki	18 080	13 000	13 200
	MP311 Victor Khanye	13 647	13 000	-
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	MP326 Mbombela/UMjindi Mun	55 264	56 000	57 000
	MP-Whole Province	1 356	1 450	1 500
		153 000	173 885	182 231
<b>Monitoring System:</b> * Monthly performance reports and review meetings with the municipalities and contractors.	<b>SOCIAL &amp; RENTAL INTERVENTIONS</b>			
	MP305 Lekwa	10 000	15 000	22 400
	MP306 Dipaliseng	-	-	-
	MP307 Govan Mbeki	20 000	25 315	30 450
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	MP313 Steve Tshwete	28 000	29 314	30 000
	MP315 Thembisile	-	-	-
	MP321 Thaba Chweu	25 000	28 628	29 000
	MP324 Nkomazi	21 000	23 628	24 000
	MP326 Mbombela/UMjindi Mun	49 000	52 000	46 381
		46 305	71 445	74 874
<b>Conditions:</b> * Department incur expenditure on the milestones of the projects	<b>RURAL INTERVENTIONS</b>			
	MP301 Albert Luthuli	-	-	-
	MP302 Msukaligwa	-	-	-
	MP303 Mkhondo	6 777	17 175	16 194
	MP304 Pixley Ka Seme	-	-	-
	MP307 Govan Mbeki	-	-	-
	MP315 Thembisile	6 826	7 000	7 800
	MP316 DR JS Moroka	2 039	2 200	3 400
	MP321 Thaba Chweu	3 009	8 420	8 550
	MP325 Bushbuckridge	3 976	4 550	-
	MP326 Mbombela/UMjindi Mun	13 845	22 100	27 480
	MP324 Nkomazi	9 833	10 000	11 450
<b>Allocation Criteria:</b> * All projects in the approved business plan must be * The approved business plan must reflect relevant allocations, targets and outputs as agreed and approved * to submit a revised business plan is granted by the				
<b>Projected Life:</b> * Multi years				
<b>Allocation:</b>				
2021/22	R thousand	893 960		
2022/23		924 416		
2023/24		964 277		
<b>Payment schedule:</b> * Monthly				
		893 960	924 416	964 277



**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 77 OF 2021****STEVE TSHWETE AMENDMENT SCHEME No: 21****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANING SCHEME, 2004 IN TERMS OF SECTION 62 (1) AND 94 (1)(a) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.**

We, Inkanyiso Planning Developments (Pty) Ltd. being the authorised agents of the registered owner of Portion 59 of Erf 1 Nasaret, hereby give notice in terms of section 94 (1) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the town planning scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the rezoning of the abovementioned property situated at the corner Peterson and Philander Street, by rezoning from "Industrial 1" to "Business 2", including a Filling Station, subject to conditions.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middleburg, 1050 within 30 days from **23 July 2021**.

Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middleburg, 1050, Tel: 0132497000, for a period of 30 days from **23 July 2021**.

**Address of the Agent:** Inkanyiso Planning Developments (Pty) Ltd. Postal Address: 1896 Mpane Street, Orlando East, 1804, (t) +27 11 935 1847, (c) +27 78 574 3228, (e) [mzinyanosp@gmail.com](mailto:mzinyanosp@gmail.com)

23-30

**PLAASLIKE OWERHEID KENNISGEWING 77 VAN 2021****STEVE TSHWETE WYSIGINGSKEMA No. 21****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, IN TERME VAN ARTIKEL 62 (1) EN 94 (1)(a) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBUIKBESTUUR BYWET, 2016.**

Ons, Inkanyiso Planning Developments (Pty) Ltd, snyde die gemagtigde agent van die eienaar Geddelte 59 van Erf 1 Nasaret, gee hiermee in terme van Grondgebruiksbestuur Bywet, 2016 kennis om die wysiging van Steve Tshwete Dorpsbeplanningskema, 2004, deur die hersonering van ie bogenoemde eiendom gelee te H/v Peterson en Philander Straat, vanaf, "Industriële 1" na "Besigheid 2", insluitende 'n Vulstasie, onderworpe aan sekere voorwaardes.

Einge beswaar of kommentaar insluitend gronde vir genoemde beswaar/ of kommentaar met volledige kontakbesonderhede, moet skriftelik binne 'n tydperk van 30 dae vanaf **23 Julie 2021** an die Munispale Bestuurder, Posbus 14, Middleburg, 1050, gerig word.

Volledige besonderhede en planne le ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, H/v Walter Sisulu en Wandererslaan, Middleburg, 1050, Tel: 013 2497000 vir 'n tydperk van 3 dae vanaf **23 Julie 2021**.

**Adres van applikant:** : Inkanyiso Planning Developments (Pty) Ltd. Postal Address: 1896 Mpane Street, Orlando East, 1804, (t) +27 11 935 1847, (c) +27 78 574 3228, (e) [mzinyanosp@gmail.com](mailto:mzinyanosp@gmail.com)

23-30



**LOCAL AUTHORITY NOTICE 78 OF 2021**

**VICTOR KHANYE LOCAL MUNICIPALITY  
PUBLIC NOTICE  
ON  
LEVYING OF PROPERTY RATES**

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that Council resolved by way of council resolution number **S005/05/2021 28 MAY 2021**; to levy rates on property reflected in the schedule below with effect from **01 July 2021**.

<b>Category of Property</b>	<b>Cent amount in the Rand rate determined for the relevant property category</b>
Residential Property	0.01270
Business and Commercial Property	0.03346
Industrial Property	0.03346
Mining Property	0.03519
Public Benefit Organisation Property	0.00320
Vacant Land	0.08955
Public Service Infrastructure	0.00320

Full details of the Council resolution and rebates, reduction 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 are available for inspection on the municipality's offices, website ([www.victorkhayelm.gov.za](http://www.victorkhayelm.gov.za)) and all public libraries.

**ST Matladi****Municipal Manager**

Victor Khanye Local Municipality  
Corner Van der Walt and Samuel Road  
Delmas  
2210  
South Africa  
P O Box 6, Delmas, Mpumalanga Province, 2210  
Direct Line (013) 665 6000  
[www.victorkhayelm.gov.za](http://www.victorkhayelm.gov.za)

## LOCAL AUTHORITY NOTICE 79 OF 2021



## THEMBISILE HANI LOCAL MUNICIPALITY

PRIVATE BAG X4041  
EMPUMALANGA  
0458

TEL: (013) 986 9100  
FAX: (013) 986 0995  
E-MAIL: [themb@mweb.co.za](mailto:themb@mweb.co.za)  
[www.thembisilem.gov.za](http://www.thembisilem.gov.za)

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

**PUBLIC NOTICE**

**THEMBISILE HANI 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 on its sitting held on the 31<sup>st</sup> May 2021 resolved by way of council resolution number **TH-NDC 158/05/2021** to levy the rates on property reflected in the schedule below with effect from 01 July 2021

Category of property	Cent amount in the Rand rate determined for the relevant property category
Residential property	0.009968388
Business and industrial property	0.021930454
Government (Govt. departments)	0.021930454
Agricultural property & Small holdings	0.012460485
Agricultural Properties Used for Commercial or business	0.012460485
Mining property	0.023924131
Municipal property	Exempt
Public Service infrastructure property	Exempt
Churches and PBO	Exempt

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 priorities as determined through criteria in the municipality's rates policy are available for inspection on the municipality's head office and satellite offices, and on the municipal website ([www.thembisilehanilm.gov.za](http://www.thembisilehanilm.gov.za)) and at all public libraries from **02 July 2021 to 31 July 2021**.

**NAME: ON NKOSI**

**DESIGNATION: MUNICIPAL MANAGER**

**ADDRESS: 24 KWAGGAFONTEIN C EMPUMALANGA 0458**

**TEL: 013 986 9100**

***Vision***

*"To better the lives of our people through equitable, sustainable service delivery and economic development."*

## LOCAL AUTHORITY NOTICE 80 OF 2021

**DR JS MOROKA LOCAL MUNICIPALITY  
2021/2022 TARIFFS STRUCTURE**

Notice is hereby given in terms of Section 75A (3)(b) of the Local Government: Municipal Systems Act (Act 32 of 2000), that Dr JS Moroka Local Municipal Council by Resolution no ..... taken ... May 2020 resolved to amend the following tariffs as indicated below.

## SERVICE CHARGES: 2021/2022

SERVICE CHARGES CATEGORIES	RESIDENTIAL AREAS NON PROFIT ORGANISATIONS RESIDENTIAL BUSINESSES (SPAZAS)	COMMERCIAL BUSINESSES INDUSTRIALS	BULK WATER SUPPLY TO MUNICIPALITIES	STATE INSTITUTIONS SCHOOLS TERTIARY INSTITUTIONS
<b>WATER TARIFFS:</b>				
<b>Flat rate</b>	<b>Developed townships:</b> To: R82.70 From: R79.50	<b>Bulk supply for business:</b> To: ↓ 0kl – 6kl = R10.80 6kl – 20kl = R16.40 20kl – 60kl = R20.60 60kl + = R22.25	<b>Bulk supply to municipalities:</b> To: ↓ 0kl – 6kl = R18.60 6kl – 20kl = R21.33 20kl – 60kl = R23.74 60kl + = R24.06	<b>Water supply to government:</b> To: ↓ 0kl – 6kl = R6.80 6kl – 20kl = R13.30 20kl – 60kl = R18.30 60kl + = R23.00
<b>Kilolitre consumption</b>	0kl – 6kl = 0 6kl – 20kl = R8.10 20kl – 60kl = R9.40 60kl + = R19.70			
<b>Flat rate for unmetered areas</b>	To: R82.70 From: R79.50			<b>Unmetered state institutions:</b> To: R213.20 From: R205.00
<b>SANITATION TARIFFS:</b>				
<b>Sewer charge</b>	To: R41.60 From: R40.00	To: R 60 652.80 (Commercial Industry) From: R58 320.00		To: R60 652.80 (University & colleges) From: R 58 320.00  To: 199.30 From: R191.60
<b>Drainage of septic tanks per Suction</b>	To: R603.20 From: R580.00	To: R1 580.80		To: R1 580.80
<b>Blockage</b>	To: R312.00 From: R300.00	To: R1 632.80 From: R1 570.00		To: R1 632.80 From: R1 570.00

REFUSE REMOVAL			
Black Bins	To: R41.60 From: R 40.00	To: R203.32 From: R 195.50	To: R58.20 From: R 56.00
Yellow Bins/Skip Bins	To: R 1 200.00 From: R 700.00	To: R8 363.00 From: R8 363.00	To: R 1 200.00 From: R 700.00
Giant Bins	To: R2 920.00 From: R2 809.00	To: R2 920.00 From: R2 809.00	To: R2 920.00 From: R2 809.00

## PROPERTY RATES (CENTS IN A RAND)

Agricultural Commercial	Agricultural Residential	Commercial Businesses	Consent Use	Government Institutions	Properties owned by organ of state & use for public service purpose	Farming	Residential Households Non-profit Organisation	Vacant Land Empty Sites	Non permitted use	Multipurpose business & residential
To: 0.0190 From: 0.0186	To: 0.0082 From: 0.0082	To: 0.0190 From: 0.0198	To: 0.0140 From: 0.0140	To: 0.0190 From: 0.0199	To: 0.0082 From: -	To: 0.0020 From: 0.0020	To: 0.0082 From: 0.0082	To: 0.0279 From: 0.0279	To: 0.0279 From: 0.0279	To: 0.0090 From: -

## APPROVAL OF BUILDING PLANS

RESIDENTIAL	BUSINESS	NON- PROFIT ORGANISATION	PUBLIC BUILDING
-------------	----------	--------------------------	-----------------

RURAL = R 4.83 /sqm	<b>CATEGORY 1</b>	CHURCHES, CRECHES, NPOs, ETC = R8.47 / sqm	SCHOOLS, TERTIARY INSTITUTIONS, GOVERNMENT BUILDINGS, ETC ARE EXEMPTED.
ESTABLISHED TOWN = R 8.47/ sqm	(BOTTLE STORE, GENERAL DEALERS, ETC = R 14.52 / sqm)		
	<b>CATEGORY 2</b>		
	(COMMERCIAL, INDUSTRIAL, FRANCHISES, ETC = R 16.94 / sqm)		

## LEASING /HIRING OF MUNICIPAL EQUIPMENT/SERVICES AND SALE OF GOODS AND SERVICES:

No	TYPE	2020/2021	2019/2020
1	Water		
	Water Tanker ( Up to 2 500 Litres)	R300.00	R300.00
	Water Tanker ( Above 2 500 Litres to 5 000 Litres)	R500.00	R500.00
	Water Tanker ( Above 5 000 Litres to 10 000 Litres)	R700.00	R700.00
	Water connection (commercial/ industries)	R50 000.00	R50 000.00
	Water connection (government)	R5 000.00	R5 000.00
2	HIRING OF BINS		
	Yellow Bin	R250.00 / DAY(R120 Deposit)	R238.20 / DAY(R120 Deposit)
	Giant Bin	R2 938.00	R2 809.00
3	Rental of hall/day		
	-Concert and beauty pageants	R3 525.00 (R1 262.50 deposit)	R3 370.00 (R1 685.00 deposit)
	-Weddings	R3 525.00 (R1 262.50 deposit)	R3 370.00 (R1 685.00 deposit)
	-Other functions	R622.00 (R311.18)	R595.00 (R298.00)
	-Cancellation fee	50% of Deposit paid	50% of Deposit paid
	-Damage of Jojo Tanker	Replacement Cost	Replacement Cost
	-Illegal dumping of waste	R10 600.00	R10 600.00

4	Rental of Stadium / day		
	-Concert and beauty pageants	R7 050.00 (R3 525.00 deposit)	R6 740.00 (R3 370.00 deposit)
	-Soccer and athletics	R1 869.00 (R934.50 deposit)	R1 786.50 (R893.00 deposit)
	-Other functions	R1 246.80 (R623.40)	R1 192.00 (R596.00)
5	Rental of construction vehicles / hour		
	-Komatsu Dozer D6	R882.00 / hour	R843.00 / hour
	-Hino Tipper Truck 6cubes	R882.00 / hour	R843.00 / hour
	-Hino Tipper Truck 10cubes	R1 176.00 / hour	R1 124.00 / hour
	-Honey Sucker 10cubes	R940.00 / hour	R899.00 / hour
	-Komatsu 93R TLB (4X4)	R940.00 / hour	R899.00 / hour
	-Leyland Water Cart	R1 470 / hour	R1 405 / hour
	-MG 80T Graders	R1 176 / hour	R1 124 / hour
6	Registration of title deeds		
	-Registration fee	R435.00	R416.00
	-Clearance certificates	R126.00	R120.00
	-Valuation certificates	R94.00	R90.00
	-Deeds search	R68.50	R65.50
	-Land Surveying	R 1 110.00	R 1 060.00
	-Sale Of Stand	R 50.50 per square metre	R 48.30 per square metre
7	GIS Rates		
	-As-built maps for infrastructure	R659-R1 318	R630-R1 260
	-Aerial Maps (A0-A4)	R230-R1 108	R220-R1 060
	-Aerial Photos as provided through IMIS	R230-R1 328	R220-R1 270
	-Deeds search information copy	R335 per copy	R320 per copy
	-Proof of residence	R20.00	R20.00
8	Community development services		
	Reservation of graves	R1 570	R1 500
	Photocopy/ A4 Page	R2.60 / page	R2.50 / page
	Digging of graves-Adult	R650	R625
	Digging of graves-children	R392	R375
	Sale of space in the grave:	R5 230.00 / grave for Families	R5 000.00 / grave for Families
9		R7 845.00 / grave for Business	R7 500.00 / grave for Business
	Business licenses fees		

-Application	R585.00	R560.00
Renewal of business licences:		
Driving school, Dry cleaners, workshop, Mortuary	R320.00	R303.00
Furniture shop	R520.00	R303.00
Guest House	R320.00	R303.00
Clothing retailer	R520.00	R303.00
Hair saloon	R320.00	R303.00
Spares shop	R320.00	R303.00
Butchery	R320.00	R303.00
Hardware	R520.00	R303.00
Café	R320.00	R303.00
Tuck-shop/Spazas/Restaurants	R320.00	R303.00
General dealers	R320.00	R303.00
Retail Businesses (Spar, Pick n Pay, Boxer, Shoprite)	R2500.00	R605.00
Hawkers	R182.00	R182.00
Other trade	R182.00	R303.00
Penalties / fines:		
-Trading without licence (5 to 30sqm)	R1 673.00	R1 673.00
- Trading without licence (30.1 to 60sqm)	R2 230.00	R2 230.00
- Trading without licence (60.1 to 90sqm)	R5 575.00	R5 575.00
-Trading without licence (90.1 sqm and above )	R11 152.00	R11 152.00
10 Credit control and debt collection fees		
-Reminder for arrear account	R42 / Letter	R42 / Letter
-Legal and collection fees	Actual cost incurred	Actual cost incurred
Reconnection fee:		
-Businesses	R1 580.00	R1 580.00
-Households	R750.00	R750.00
-State Organs	R1 052.00	R1 052.00
-Connection Deposit	R2 500. For Households R5 000.00 For Small Business. R50 000.00 for Malls and Industrial.	R2 500. For Households R5 000.00 For Small Business. R50 000.00 Malls and Industrial.
-Account opening deposit-Residential	R750	R750
-Account opening deposit-Business and Other	R2 500	R2 500
-Commercial and industrial	R65 000 (Connection Fee)	R65 000 (Connection Fee)



	-Tempering with Meter	Household Businesses .....R10 000.00 Government .....R7 500.00 2.5%	Household Businesses .....R10 000.00 Government .....R7 500.00 2.5%
	-Early Payment Discount Incentive		
11	Advertising Billboards	R34/ Square metre	R34/ Square metre
12	Swimming pool Baptism	R280.00per event	R280.00per event
13	Purchasing of Tender Documents		
	-Quotations above R30 000.00-R200 000.00	R175.00	R167.00
	-Tenders above R200 001-R500 000	R222.00	R212.00
	-Tender above R500 001-R1 000 000.00	R700.00	R670.00
	-Tenders above R1 000 000.00-R5 000 000	R1 460.00	R1 395.00
	-Tenders above R5 000 000.00	R2 918.00	R2 790.00
14	Removal of dead animals	R560.00	R560.00
15	Rental of municipal accommodation		
	-Houses	R 1 800.00 / month	R 1 700.00 / month
	-Executive house	R 5 230.00	R 5 000.00
16	Landfill Site		
	Refuse/ waste dumping-Residential	Free	Free
	Refuse/ waste dumping –Businesses	R78/ Tone	R75/ Tone
17	Penalties and fines		
	-Cancellation of bookings on municipal facilities	50% of deposit	50% of deposit
	-Illegal dumping fine-Households	R1 500.00	R1 500.00
	-Illegal dumping fine-Businesses	R25 000.00.	R25 000.00.
	-Illegal erection of signs	R1 000.00 per sign	R1 000.00 per sign
	-Tampering of water meters	R5 000.00	R5 000.00
	-Contravention of intended use of the rental facility	R5000.00	R5000.00
FEES FOR LAND USE APPLICATIONS SUBMITTED IN TERMS OF THE PROPOSED MUNICIPAL SPATIAL PLANNING AND LAND USE BY-LAW, 2			
TYPE OF APPLICATION		FEES INCL VAT	
CATEGORY 1 LAND DEVELOPMENT APPLICATIONS (to increase by 5.2%)			
1.	Establishment of a township		R 13 176.00
2.	Extension of the boundaries of a township:		13 176.00

3.	Amendment of a township establishment application:		
	(a) If already approved by the Municipality		13 176.00
	(b) If not already approved by the Municipality		3 995.00
4.	Division of township		13 176.00
5.	Phasing/cancellation of approved layout plan		1 675.00
6.	Rezoning:		
	(a) One erf		5 357.00
	(b) Every erf Additional to the First Erf	Per Erf	582.00
7.	Removal, amendment, suspension of a restrictive or obsolete condition, servitude or reservation against the title of the land		652.00
8.	Amendment or cancellation of a general plan of a township		1 845.00
9.	Division of farm land		3 995.00
10.	Subdivision of land (a) For first five erven		550.00
	(b) Every erf additional to the first five erven	Per erf	73.00
11.	Consolidation of land		550.00
12.	Subdivision and consolidation of land		550.00
13.	Permanent closure of a public place	Per closure	560.00
14.	Development on communal land		5 357.00
15.	Material amendments to original application prior to approval/refusal		50% of original application fee

CATEGORY 2 LAND USE APPLICATIONS		
1.	Subdivision of land provided for in land use scheme or town planning scheme	550.00
2.	Consolidation of land	550.00
3.	Subdivision and consolidation of land	550.00
4.	Consent use	1,357.00
5.	The removal, amendment or suspension of a restrictive title condition relating to the density of residential development	652.00
6.	Temporary use: prospecting rights	1357.00
7.	Temporary use: other rights	810.00
8.	Material amendments to original application prior to approval/refusal	50% of original application fee
MISCELLANEOUS FEES		
1.	Erection of a second dwelling	1 245.00
2.	Relaxation of height restriction	1 275.00
3.	Relaxation of building line	1 253.00
4.	Consideration of site development plan	1 253.00
5.	Extension of validity period of approval	1 245.00
6.	Certificates:	
	(a) Zoning certificate Per certificate	151.00
	(c) Any other certificate Per certificate	151.00
	(d) Section 86	151.00
7.	Public hearing and inspection	3 662.00
8.	Reason for decision of municipal planning tribunal, land development officer or appeal authority	1 860.00
9.	Re-issuing of any notice of approval of any application	270.00
10.	Deed search and copy of the title deed	171.00

11.	Public Notice:	
	(a) Public Notice and advertisements in the legal section of the paper	1 675.00
	(b) Public Notice and advertisements in the body of the paper	3 000.00
12.	Way leave application (application to determine where the Council's services are located or a specific area where new services are to be installed)	2 640.00
13.	Any other application not provided for elsewhere in this schedule of fees	3 662.00
<b>COPIES</b>		
1.	Spatial development framework:	
	(a) Hard copy Per region	183.00
	(b) In electronic format Per region	86.00
2.	Copy of Land Use Scheme or Town Planning Scheme (Scheme Book)	421.00
3.	Scheme Regulations Per set	702.00
4.	Search fees Per erf	29.00
5.	Diagrammes Per diagramme	29.00

## LOCAL AUTHORITY NOTICE 81 OF 2021



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**Dr. JS MOROKA LOCAL MUNICIPALITY  
PUBLIC NOTICE**

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**CALLING FOR INSPECTION OF THE SUPPLEMENTARY  
VALUATION ROLL AND LODGING OF OBJECTIONS.**

Notice is hereby given in terms of Section 49, 1 (a) (i) of the Local Government: Municipal Property Rate Act, (Act No 6 of 2004), hereinafter referred to as the "Act", that the Supplementary Valuation Roll for the Financial Year 2020/2021 is open for public inspection at the following Dr. JS Moroka Local Municipality Offices from **14<sup>th</sup> June 2021** until the **26<sup>th</sup> July 2021**:

- **Dr JS Moroka Municipal Head Quarters.**

An invitation is hereby made in terms of section 49 (1) (a) (ii) of the Act that any owner of the property or any person who so desires can lodge an objection with the Municipal Manager in respect of any matter reflected herein or omitted from the valuation roll within the abovementioned period.

Attention is 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 a whole.

The forms for lodging of an objection and the Supplementary Valuation Roll are obtainable at the above mentioned offices or at [www.moroka.gov.za](http://www.moroka.gov.za).

The completed form must be forwarded to: **The Municipal Manager, Private Bag X 4012, Siyabuswa, 0472** or handed in at any of the above offices on or before 26 July 2021.

For enquiries please Phone (013) 973 1101 Ext 244 or Fax to (013) 973 0973 or Email to [masilelaa@moroka.gov.za](mailto:masilelaa@moroka.gov.za)

**BM Mahlangu**  
**Acting Municipal Manager**

LOCAL AUTHORITY NOTICE 82 OF 2021

# **DR JS MOROKA LOCAL MUNICIPALITY**



## **PROPERTY RATES BY-LAW 2021**

The Municipal Manager of Dr JS Moroka Local Municipality hereby, in terms of Section 98(1) of the Local Government: Municipal Systems Act 32 of 2000, publishes the Property Rates By-Law for the Dr JS Moroka Local Municipality, as approved by its Council as set out hereunder.

#### **PURPOSE OF BY-LAW**

To allow Council to exercise its power to value and impose rates on immovable properties located within its area of jurisdiction in such a manner that it will contribute to effective and economic service delivery to the entire community in accordance with the provisions of:

- (a) Section 229 of the Constitution of the Republic of South Africa (Act No. 108 f 1996);
- (b) Section 3, read with Sections 2 (1) and 2 (3) of the Local Government: Municipal Property Rates (No. 6 of 2004) as amended and regulations thereto;
- (c) Section 62 (1)(f)(ii) of the Local Government: Municipal Finance Management Act (No. 56 of 2003) as amended and regulations thereto;
- (d) Section 4 (1)(c) Local Government: Municipal Systems Act (No. 32 of 2000) as amended and regulations thereto.

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## 1. Definitions

For the purpose of these by-laws 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 in these by-laws and unless the context indicates otherwise-

- 1.1 **“Act”** means the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004);
- 1.2 **“Agent”**, in relation to the owner of a property, means a person appointed by the owner of the property-
  - (a) to receive rental or other payments in respect of the property on behalf of the owner; or
  - (b) to make payments in respect of the property on behalf of the owner;
- 1.3 **“Agricultural purpose”** means property that is used primarily for agricultural purposes but, without derogating from section 9, excludes any portion thereof that is used commercially for the hospitality of guests, and excludes the use of the property for the purposes of eco-tourism or for the trading in or hunting of game.
- 1.4 **“Annually”** means once every financial year;
- 1.5 **“Category”**
  - (a) in relation to property, means a category of properties determined in terms of Section 5 of this by law; and
  - (b) in relation to owners of properties, means a category of owners determined in terms of Section 6 of this by law.
- 1.6 **“Child-headed household”** means a household where the main caregiver of the said household is younger than 18 years of age. Child-headed household means a household headed by a child as defined in terms of section 28(3) of the Constitution.
- 1.7 **“Definitions, words and expressions”** as used in the Act are applicable to this policy document where ever it is used;

- 1.8 **“Land reform beneficiary”**, in relation to a property, means a person who -
- (a) acquired the property through -
    - (i) the Provision of Land and Assistance Act, 1993 (Act No. 126 of 1993);  
or
    - (ii) the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994);
  - (b) holds the property subject to the Communal Property Associations Act, 1996 (Act No 28 of 1996);
  - (c) holds or acquires the property in terms of such other land tenure reform legislation as may pursuant to section 25(6) and (7) of the Constitution (Act No.108 of 1996) be enacted after this Act has taken effect;
- 1.9 **“Land tenure right”** means an old order right or a new order right as defined in Section 1 of the Communal Land Rights Act, 2004 (Act No.11 of 2004);  
**“Municipality”** means the Local Municipality of Dr JS Moroka;
- 1.10 **“Newly Rateable property”** means any rateable property on which property rates were not levied before the end of the financial year preceding the date on which this Act took effect, excluding –
- (a) a property which was incorrectly omitted from a valuation roll and for that reason was not rated before that date; and
  - (b) a property identified by the Minister by notice in the Gazette where the phasing in of a rate is not justified.
- 1.12 **“Owner”**-
- (a) in relation to a property referred to in paragraph (a) of the definition of “property”, means a person in whose name ownership of the property is registered;
  - (b) in relation to a right referred to in paragraph (b) of the definition of “property”, means a person in whose name the right is registered;
  - (c) in relation to a land tenure right referred to in paragraph (c) of the definition of “property”, means a person in whose name the right is registered or to whom it was granted in terms of legislation; or
  - (d) in relation to public service infrastructure referred to in paragraph (d) of the definition of “property”, means the organ of state which owns or controls that public service infrastructure as envisaged in the definition of “publicly controlled”, provided that a person mentioned below may for the purposes of this Act be regarded by a municipality as the owner of a property in the following cases: -

- (i) a trustee, in the case of a property in a trust excluding state trust land;
- (ii) an executor or administrator, in the case of a property in a deceased estate;
- (iii) a trustee or liquidator, in the case of a property in an insolvent estate or in
- (iv) a judicial manager, in the case of a property in the estate of a person under
- (v) a curator, in the case of a property in the estate of a person under curatorship;
- (vi) a person in whose name a usufruct or other personal servitude is registered, in the case of a property that is subject to a usufruct or other personal servitude;
- (vii) a lessee, in the case of a property that is registered in the name of a municipality and is leased by it; or
- (viii) a buyer, in the case of a property that was sold by a municipality and of which possession was given to the buyer pending registration of ownership in the name of the buyer;

1.13 **“Privately owned towns serviced by the owner”** means single properties, situated in an area not ordinarily being serviced by the municipality, divided through sub division or township establishment into (ten or more) full title stands and/ or sectional units and where all rates related services inclusive of installation and maintenance of streets, roads, sidewalks, lighting, storm water drainage facilities, parks and recreational facilities are installed at the full cost of the developer and maintained and rendered by the residents of such estate.

1.14 **“Property”** means -

- (a) Immovable property registered in the name of a person, including, in the case of a sectional title scheme, a sectional title unit registered in the name of a person;
- (b) a right registered against immovable property in the name of a person, excluding a mortgage bond registered against the property;

- (c) a land tenure right registered in the name of a person or granted to a person in terms of legislation; or
- (d) public service infrastructure.

1.15 **“Public service infrastructure”** means publicly controlled infrastructure of the following kinds:

- (a) national, provincial or other public roads on which goods, services or labour move across a municipal boundary;
- (b) 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 scheme serving the public;
- (c) power stations, power substations or power lines forming part of an electricity scheme serving the public;
- (d) gas or liquid fuel plants or refineries or pipelines for gas or liquid fuels, forming part of a scheme for transporting such fuels;
- (e) railway lines forming part of a national railway system;
- (f) communication towers, masts, exchanges or lines forming part of a communications system serving the public;
- (g) runways or aprons at national or provincial airports;
- (h) breakwaters, sea walls, channels, basins, quay walls, jetties, roads, railway or infrastructure used for the provision of water, lights, power, sewerage or similar services of ports, or navigational aids comprising lighthouses, radio navigational aids, buoys, beacons or any other device or system used to assist the safe and efficient navigation of vessels;
- (i) any other publicly controlled infrastructure as may be prescribed; or
- (j) rights of way, easements or servitudes in connection with infrastructure mentioned in paragraphs (a) to (i).

1.16 **“Residential property”** means improved property that: -

- (a) is used predominantly (60% or more) for residential purposes including any adjoining property registered in the name of the same owner and used together with such residential property as if it were one property. Any such grouping shall be regarded as one residential property for rate rebate or valuation reduction purposes.

- (b) Is a unit registered in terms of the Sectional Title Act and used predominantly for residential purposes.
- (c) Is owned by a share-block company and used solely for residential purposes.
- (d) Is a residence used for residential purposes situated on property used for or related to educational purposes.
- (e) Retirement schemes and life right schemes used predominantly (60% or more) for residential purposes.

And specifically exclude hostels, flats, old age homes, guest houses and vacant land irrespective of its zoning or intended use.

1.17 “**Rural communal settlements**” means the residual portion of rural communal land excluding identifiable and rateable entities within the property and excluding State Trust Land and land reform beneficiaries as defined in the Act.

1.18 “**state trust land**” means land owned by the state-

- (a) in trust for persons communally inhabiting the land in terms of a traditional system of land tenure;
- (b) over which land tenure rights were registered or granted; or
- (c) which is earmarked for disposal in terms of the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994).

1.19 In this by-law, words used in the masculine gender include the feminine, the singular includes the plural and vice versa.

## 2. Principles

2.1 Rates will be levied in accordance with the Act as an amount in the rand based on the market value of all rateable property contained in the municipality’s valuation roll and supplementary valuation roll.

2.2 The municipality will differentiate between various categories of property and categories of owners of property as contemplated in clause 5 and 6 of this by-law. Such differentiation is done in accordance with national and provincial governmental legislation, regulations, and the Municipality’s policies and By – Laws as set out in this By – Law and does not constitute unfair discrimination defined in Section 9 of the Constitution (Act 108 of 1996).

- 2.3 Some categories of property and categories of owners will be granted relief from rates.
- 2.4 The municipality will not grant relief in respect of payments for rates to any category of owners or properties, or to owners of properties on an individual basis.
- 2.5 There will be no phasing in of rates based on the new valuation roll, except as prescribed by legislation and in accordance with clause 14 of this by-law.
- 2.6 The municipality's rates policy will be based on the following principles:

(a) **Equity**

The municipality will treat all ratepayers with similar properties the same.

(b) **Affordability**

The ability of a person to pay rates will be taken into account by the municipality. In dealing with the poor/indigent ratepayers the municipality will provide relief measures through exemptions, reductions or rebates and cross subsidy from the equitable share allocation.

(c) **Sustainability**

Rating of property will be implemented in a way that:

- i. it supports sustainable local government by providing a stable and buoyant revenue source within the discretionary control of the municipality;
- ii. Supports local, social and economic development; and iii. Secures the economic sustainability of every category of ratepayer.

(d) **Cost efficiency**

Rates will be based on the value of all rateable property and will be used to fund community and subsidised services after taking into account surpluses generated on trading (water, electricity) and economic (refuse removal, sewerage disposal) services and the amounts required to finance exemptions, rebates, reductions and phasing-in of rates as approved by the municipality from time to time.

### 3. Application of By-law

- 3.1 Where this by-law contradicts national legislation, such legislation has preference over this By-Law. The Municipal Manager shall bring such conflicts immediately to the attention of the municipality once he becomes aware of such conflicts and will propose changes to the municipality's by-laws to eliminate such conflicts.
- 3.2 If there is any conflict between this by-law and the Property Rates policy of the Municipality, this By-Law will prevail.
- 3.3 The following legislation, regulations, policies and By – Laws shall have relevance and apply to this By – Law insofar as is legally required, applicable and relevant and same should be read as if specifically incorporated into this By - Law:
- (a) Section 229 of the Constitution of the Republic of South Africa (Act 108 of 1996) (“**the Constitution**”).
  - (b) The Local Government: Municipal Finance Management Act (No. 32 of 2000) as amended (“**the MFMA**”) and regulations thereto.
  - (c) The Local Government: Municipal Systems Management Act (No. 7 of 2011) (“**the MSMA**”) as amended and regulations thereto
  - (d) The Local Government: Municipal Property Rates Act (No. 6 of 2004) (“**the MPRA**”) and regulations thereto.
  - (e) The Social Assistance Act (No. 53 of 1992) (“**the SAA**”) as amended and regulations thereto.
  - (f) The Municipality's:
    - (i) Budget Policy for the financial year 2021 – 2022 (“**Budget Policy**”);
    - (ii) Cash Management and Investment Policy for the financial year 2021 – 2022 (“**Cash Management Policy**”);
    - (iii) Credit Control and Debt Collection Policy for the financial year 2021 – 2022 (“**the CCDC Policy**”);
    - (iv) Credit Control and Debt Collection By – Law for the financial year 2021 – 2022 (“**the CCDC By – Law**”);
    - (v) Free Basic Services and Indigent and Support Policy for the financial year 2021 – 2022 (“**FBSIS Policy**”);
    - (vi) Impairment of Debt and Write Off Policy for the financial year 2021 – 2022 (“**IDWO Policy**”);

- (vii) Tariff Policy for the financial year 2021 – 2022 (“**Tariff Policy**”);
- (viii) Tariff and Free Basic Services By – Law for the financial year 2021 – 2022 (“**Tariff By – Law**”); and
- (ix) Asset Loss Control Policy for the financial year 2021 – 2022 (“**ACP Policy**”); and
- (x) Property Rates Policy for the financial year 2021 – 2022 (“**Rates Policy**”).

- 3.4 The list in Section 3.3 above is not exhaustive nor exclusive, and this By – Law may be regulated and/or informed by further legislation, regulations and applicable laws as the case may be.
- 3.5 Further to Section 3.3 and 3.4 above, this By – Law must be read in conjunction with the provisions of the applicable Town Planning Schemes and Town Planning and Townships Ordinances.
- 3.6 In imposing the rate in the rand for each annual operating budget component, the Municipality shall grant exemptions, rebates and reductions to the categories of properties and categories of owners.

#### 4. Principles applicable to financing services

- 4.1 The municipal manager or his/her nominee must, subject to the guidelines provided by the National Treasury and Executive Committee of the municipality, make provision for the following classification of services: -

(a) **Trading services**

- i. Water

(b) **Economic services**

- i. Refuse removal.
- ii. Sewerage disposal.

(c) **Community and subsidised services**

These include all those services ordinarily being rendered by the municipality excluding those mentioned in 4.1 (a) and (b).

- 4.2 Trading and economic services as referred to in clauses (a) and (b) must be ring fenced and financed from service charges while community and subsidised services



referred to in clause (c) will be financed from surpluses on trading and economic services, regulatory fees, rates and rates related income.

## **5. Categories of property**

- 5.1 Different rates may be levied in respect of the categories of rateable properties as determined by the municipality's rates policy.
- 5.2 Such rates will be determined on an annual basis during the compilation of the Municipality's budget.
- 5.3 In determining the category of a property referred to in 5.1 the municipality shall take into consideration the dominant use of the property regardless the formal zoning of the property;
- 5.4 Properties used for multiple purposes shall be categorised and rated as provided for in Section 9 of the Act and as more fully described in clause 7 of this by-law
- 5.5 The categories of properties as referred to above, shall include but not be limited to, the following:
  - (a) State owned properties;
  - (b) Municipal properties;
  - (c) Public service infrastructure;
  - (d) Industrial properties;
  - (e) Business properties;
  - (f) Agricultural properties;
  - (g) Small holdings;
  - (h) Properties owned by Public Benefit Organisations;
  - (i) Churches;
  - (j) Educational;
  - (k) Privately owned towns; and (l) Vacant stands.

## **6. Categories of owners**

- 6.1 For the purpose of granting exemptions, reductions and rebates in terms of clause 9, 10 and 11 respectively the following categories of owners of properties are determined:
  - (a) Those owners who qualify and who are registered as indigents in terms of the Municipality's FBSIS Policy;

- (b) Those owners who do not qualify as indigents in terms of the adopted indigent policy of the municipality but whose total monthly income is less than the amount annually determined by the municipality in its budget,
- (c) Owners of property situated within an area affected by -
  - i. a disaster within the meaning of the Disaster Management Act, 2002, and (Act No. 57 of 2002); or
  - ii. serious adverse social or economic conditions.
- (d) Owners of residential properties with a market value below the amount as determined annually by the municipality in its budget;
- (e) Owners of properties situated in “privately owned towns” as determined by the municipality’s rates policy;
- (f) Owners of agricultural properties as determined by the municipality’s rates policy; and
- (g) Child headed families where any child of the owner or child who is a blood relative of the owner of the property, is responsible for the care of siblings or parents of the household.

## **7. Properties used for multiple purposes**

- 7.1 Rates on properties used for multiple purposes will be levied by the “dominant use of the property” in accordance with Section 8 of the MPRA.

## **8. Differential rating**

- 8.1 Criteria for differential rating on different categories of properties is in accordance with Section 8 of the MPRA, and will be according to-
- (a) The nature of the property including its sensitivity to rating e.g. agricultural properties used for agricultural purposes.
  - (b) The promotion of social and economic development of the municipality.
- 8.2 Differential rating among the various property categories will be done by way of:
- (a) setting different cent amount in the rand for each property category;
  - (b) and by way of reductions and rebates as provided for in the municipalities rates policy document.

## 9. Exemptions and Impermissible Rates

9.1 Categories of property and categories of owners as determined by the municipality's Rates Policy on an annual basis will be exempted from paying rates.

9.2 The categories mentioned in Section 9.1 above are as follows:

(a) **Municipal Properties**

- (i) Such exemption is made for the purpose of preventing a rates burden or service charges to property owners or consumers.
- (ii) Where such properties are leased, the lessee shall be responsible for payment of determined assessment rates in accordance with the lease agreement.

(b) **Residential Properties**

- (i) All residential properties with a market being less than the value of R\_\_\_\_\_.00 are exempted from paying rates.
- (ii) The maximum reduction for the 2017/2018 financial year is in the sum of R\_\_\_\_\_.00, which said sum is computed as follows:
  - (ia) The impermissible rates in terms of Section 17 (1) (h), in the sum of R\_\_\_\_\_.00; and
  - (ib) The sum of R\_\_\_\_\_.00, being determined as part of the Municipality's FBSIS Policy.

(c) **Public Service Infrastructure**

- (i) The Levying of rates of public service infrastructure has been phased over a 5-year period, starting from 1<sup>st</sup> July 2017 and is in accordance with the relevant provision of the Municipality's Rates Policy.

(d) **Right registered against a Property**

(e) **Properties in which it is difficult to establish a market value**

(f) **Impermissible Rates**

- (i) As particularized in the Rates Policy and in accordance with the provisions of Section 17 (1) of the MPRA, no rates may be levied:
  - (ia) on the applicable parts of a special nature reserve, national park or nature reserve;

- (ib) on mineral rights as defined in the Rates Policy and in Section 1.14 of this By – Law;
- (ic) On property belonging to a land reform beneficiary or his heirs in accordance with the *proviso* stipulated in the Rates Policy; and
- (id) On property registered in the name of and used primarily as a place of public worship by a religious community in accordance with the provisions of the Rates Policy.

(g) **Public Benefit Organisations (PBO's)**

- (h) Public Benefit Organisations performing a specific public benefit activity and registered in terms of the Income Tax Act, 1962 (No 58 of 1962) for tax reduction because of those activities, may apply for exemption of property rates, on conditions as determined by the Municipality's Rates Policy.

9.2 Conditions determined by the rates policy will be applied accordingly.

9.3 Exemptions will automatically apply where no applications are required.

9.6 The municipality retains the right to refuse the exemption if the details supplied in the application form were incomplete, incorrect or false.

9.7 The extent of the exemptions implemented will annually be determined by the municipality and it must be included in the annual budget.

## 10. Reductions

10.1 Reductions as contemplated in Section 15 of the MPRA will be considered on an *ad hoc* basis in the event of the following:

- (a) Partial or total destruction of a property.
- (b) Disasters as defined in the Disaster Management Act, 2002 (Act 57 of 2002).

10.2 The following conditions shall be applicable in respect of 10.1: -

- (a) The owner referred to in 10.1 (a) shall apply in writing for a reduction and the onus will rest on such applicant to prove to the satisfaction of the municipality that his property has been totally or partially destroyed. He/she will also have to indicate to what extent the property can still be used and the impact on the value of the property. Property owners will only qualify for a rebate if affected by a disaster as referred to in the Disaster Management Act, 2002 (Act No. 57 of 2002).
- (b) Maximum reduction determined annually by the municipality will be allowed in respect of both 10.1 (a) and 10.1 (b).

- (c) An ad-hoc reduction will not be given for a period in excess of 6 months, unless the municipality gives further extension on application.
- (d) If rates were paid in advance prior to granting of a reduction the municipality will give credit to such an owner as from the date of reduction until the date of lapse of the reduction or the end of the period for which payment was made whichever occurs first.

## **11. Rebates**

### **11.1. Categories of property**

- (a) The municipality may grant rebates to categories of property as determined in the municipality's Rates Policy.

### **11.2 Categories of owners**

- (a) The municipality may grant rebates to categories of owners as determined annually in the municipality's Rates Policy.

### **11.3 Conditions determined by the Rates Policy will be applied accordingly.**

### **11.4 Applications for rebates must reach the municipality before the date determined by the Rates policy, preceding the start of the new municipal financial year for which relief is sought.**

### **11.5 The municipality retains the right to refuse rebates if the details supplied in the application form were incomplete, incorrect or false.**

### **11.6 Properties with a market value below a prescribed valuation level of an amount determined annually by the Municipality may, instead of a rate being determined on the market value, be rated a uniform fixed amount per property.**

### **11.7 The extent of the rebate in terms of 11.1, 11.2 and 11.6 will annually be determined by the municipality and it must be included in the annual budget.**

## **12. Payment of rates**

### **12.1 Council may levy assessment rates: -**

- (a) On a monthly basis or less regular as determined by the Municipal Finance Management Act, (No.56 of 2003) or
- (b) Annually, as agreed with the owner of the property, but before 30<sup>th</sup> September of each year.

- 12.2 The owner of the property which is subject to rates must notify the municipal manager or his/her nominee in writing no later than 30<sup>th</sup> June in any financial year or such later date as may be determined by the Municipality that he/she wishes to pay all rates annually.
- 12.3 Insofar as the property owner complies with Section 12.2 above and same is accepted by the Municipality, such owner shall be entitled to pay all rates in the subsequent financial year annually until such notice is withdrawn by him/her in a similar manner.
- 12.4 The municipality shall determine the due dates for payments in monthly instalments and the single annual payment and this date shall appear on the accounts forwarded to the owner/ tenant/ occupants/ agent.
- 12.3 Rates payable on an annual basis, will be subject to a discount of 5% if paid in full on or before 30 September of each year.
- 12.4 Interest on arrears rates, whether payable on or before 30 September or in equal monthly instalments, shall be calculated in accordance with the provisions of the CCDC Policy and By – Law of the Municipality.
- 12.5 If a property owner who is responsible for the payment of property rates in terms of the rates policy, fails to pay such rates in the prescribed manner, it will be recovered from him/her in accordance with the provisions of the CCDC Policy and By – Law of the Municipality.
- 12.6 Arrears rates shall be recovered from tenants, occupiers and agents of the owner, in terms of section 28 and 29 of the MPRA and the Municipality's credit control and debt collection by-law.
- 12.7 Where the rates levied on a particular property have been incorrectly determined, whether because of an error or omission on the part of the municipality or false information provided by the property owner concerned or a contravention of the permitted use to which the property concerned may be put, the rates payable shall be appropriately adjusted for the period extending from the date on which the error or omission is detected back to the date on which rates were first levied in terms of the current valuation roll.
- 12.8 In addition, where the error occurred because of false information provided by the property owner or as a result of a contravention of the permitted use of the property concerned, interest on the unpaid portion of the adjusted rates payable shall be levied at the maximum rate permitted by prevailing legislation.

**13. Accounts to be furnished**

- 13.1 The municipality will furnish each person liable for the payment of rates with a written account, which will specify:
- (a) the amount due for rates payable,
  - (b) the date on or before which the amount is payable,
  - (c) how the amount was calculated,
  - (d) the market value of the property, and
  - (e) Rebates, exemptions, reductions or phasing-in, if applicable.
- 13.2 A person liable for payment of rates remains liable for such payment, whether or not such person has received a written account from the municipality. If the person concerned has not received a written account, he/she must make the necessary enquiries with the municipality.
- 13.3 In the case of joint ownership, the municipality shall consistently, in order to minimise costs and unnecessary administration, recover rates from one of the joint owners only provided that it takes place with the consent of the owners concerned.

**14. Phasing in of rates**

- 14.1 The rates to be levied on newly rateable property shall be phased in as explicitly provided for in Section 21 of the MPRA.
- 14.2 The phasing-in discount on the properties referred to in section 21 shall be as follows:
- (a) First year: 75% of the relevant rate;
  - (b) Second year: 50% of the relevant rate; and
  - (c) Third year: 25% of the relevant rate.
- 14.3 No rates shall be levied on newly rateable properties that are owned and used by organisations conducting activities that are beneficial to the public and that are registered in terms of the Income Tax Act for those activities, during the first year. The phasing-in discount on these properties shall be as indicated below: -
- (a) First year: 100% of the relevant rate;
  - (b) Second year: 75% of the relevant rate
  - (c) Third year: 50% of the relevant rate; and
  - (d) Fourth year: 25% of the relevant rate.

**15. Special rating areas**

- 15.1 The municipality will, whenever deemed necessary, by means of a formal Council resolution determine special rating areas in consultation with the relevant communities as provided for in Section 22 of the MPRA.
- 15.2 The following matters shall be attended to in consultation with the committee referred to in clause 15.3 whenever special rating is being considered:
- (a) Proposed boundaries of the special rating area;
  - (b) Statistical data of the area concerned giving a comprehensive picture of the number of erven with its zoning, services being rendered and detail of services such as capacity, number of vacant erven and services that are not rendered;
  - (c) Proposed improvements clearly indicating the estimated costs of each individual improvement;
  - (d) Proposed financing of the improvements or projects;
  - (e) Priority of projects if more than one;
  - (f) Social economic factors of the relevant community;
  - (g) Different categories of property;
  - (h) The amount of the proposed special rating;
  - (i) Details regarding the implementation of the special rating;
  - (j) The additional income that will be generated by means of this special rating.
- 15.3 A committee consisting of 6 members of the community residing within the area affected will be established to advise and consult the municipality in regard to the proposed special rating referred to above. This committee will be elected by the inhabitants of the area concerned who are 18 years of age or older. No person under the age of 18 may be elected to serve on the committee. The election of the committee will happen under the guidance of the Municipal Manager. The committee will serve in an advisory capacity only and will have no decisive powers.
- 15.4 The required consent of the relevant community shall be obtained in writing or by means of a formal voting process under the chairmanship of the Municipal Manager. A majority shall be regarded as 50% plus one of the households affected. Each relevant household, i.e. every receiver of a monthly municipal account, will have 1 vote only.



- 15.5 In determining the special additional rates, the municipality shall differentiate between different categories as referred to in clause 5.
- 15.6 The additional rates levied shall be utilised for the purpose of improving or upgrading of the specific area only and not for any other purposes whatsoever.
- 15.7 The municipality shall establish separate accounting and other record-keeping systems for the identified area and the households concerned shall be kept informed of progress with projects and financial implications on an annual basis.

## **16. Frequency of valuation**

- 16.1 The municipality shall prepare a new valuation roll every 4 (four) years.
- 16.2 The municipality, under exceptional circumstances, may request the MEC for Local Government and Housing in the province to extend the validity of the valuation roll to 5 (five) years.
- 16.3 Supplementary valuations will be done at least on an annual basis to ensure that the valuation roll is properly maintained.

## **17. Community participation**

- 17.1 Before the municipality adopts the rates by-law, the municipal manager will follow the process of community participation envisaged in chapter 4 of the Municipal Systems Act and comply with the following requirements:
  - (a) Council must establish appropriate mechanisms, processes and procedures to enable the local community to participate and will provide for consultative sessions with locally recognised community organisations and where appropriate traditional authorities.
  - (b) Conspicuously display the draft rates by-law for a period of at least 30 days (municipality to include period decided on) at the municipality's head and satellite offices and libraries (and on the website).
  - (c) Advertise in the media a notice stating that the draft rates by-law has been prepared for submission to council and that such by-law is available at the various municipal offices and on the website for public inspection.
  - (d) Property owners and interest persons may obtain a copy of the draft policy from the municipal offices during office hours at a fee as determined by Council as part of its annual tariffs

- (e) Property owners and interest persons are invited to submit written comments or representations to the municipality within the specified period in the notice.
- (f) The municipality will consider all comments and/or representations received when considering the finalisation of the rates policy and by-law.
- (g) The municipality will communicate the outcomes of the consultation process in accordance with section 17 of the Municipal Systems Act 32 of 2000.

## **18 Register of properties**

- 18.1 The municipality will compile and maintain a register in respect of all properties situated within the jurisdiction of the municipality. The register will be divided into Part A and Part B.
- 18.2 Part A of the register will consist of the current valuation roll of the municipality and will include all supplementary valuations done from time to time.
- 18.3 Part B of the register will specify which properties on the valuation roll or any supplementary valuation roll are subject to:
  - (a) Exemption from rates in terms of Section 15 of the MPRA;
  - (b) Rebate or reduction in terms of Section 15 of the MPRA,
  - (c) Phasing-in of rates in terms of Section 21 of the MPRA, and
  - (d) Exclusions as referred to in Section 17 of the MPRA.
- 18.4 The register will be open for inspection by the public at the municipal main offices during office hours or on the website of the municipality.
- 18.5 The municipality will update Part A of the register during the supplementary valuation process.
- 18.6 Part B of the register will be updated on an annual basis as part of the implementation of the municipality's annual budget.

## **19. Regular review processes**

- 19.1 The municipality's rates policy must be reviewed on an annual basis to ensure that it complies with the Municipality's strategic objectives as contained in the Integrated Development Plan and with relevant legislation.

**20. Publication of resolutions levying rates**

20.1 The Rates Policy other relevant law shall, to the extent applicable, set out the procedure to be followed in the consideration of all objections and/or comments received pursuant to the publication of any resolutions of the Council regarding the levying of rates.

**21. Applications**

The Council shall consider every application in terms of the Rates Policy within a reasonable time and may approve said application subject to such conditions as the Council may determine as necessary and/or appropriate under the circumstances, alternatively, refuses such application.

**22. Enforcement**

Enforcement of this By – Law shall be made by way of this By – Law, the Rates Policy informing such By – Law, as well as other appropriate mechanisms legally permissible.

**23. Short title**

This by-law is the rates by-law of the Dr JS Moroka Local Municipality.

**24. Commencement**

This by-law comes into force and effect on the date of Publication on Government Gazetted and upon it being adopted by the Municipal Council.

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