



NORTH WEST NOORDWES

EXTRAORDINARY • BUITENGEWOON

**PROVINCIAL GAZETTE
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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 203 OF 2022****MHLM PROPERTY RATES BY LAW****JUNE 2022****MUNICIPAL PROPERTY RATES BY-LAW(S)**

The Maquassi Hills Local Municipality, hereby, in terms of Section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of Council resolution (SLC RES NO: 06/2022), adopted the Municipality's Property Rates By-Law set out hereunder.

APPROVAL DATE: 27 May 2022

COUNCIL RESOLUTION NO: SLC RES NO: 06/2022

PREAMBLE

WHEREAS section 229(1) of the Constitution requires a municipality to impose rates on property and surcharges on fees for the services provided by or on behalf of the municipality.

AND WHEREAS section 13 of the Municipal Systems Act No 32 of 2000 read with section 162 of the Constitution requires a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province.

AND WHEREAS section 6 of the Local Government: Municipal Property Rates Act, 2004, requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for the payment of property rates.

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

1. DEFINITIONS

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

‘Municipality’ means Maquassi Local Municipality

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

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

2. OBJECTS

The objective of this by-law is to give effect to the implementation of the municipality’s Rates Policy as contemplated in section 6 of the Municipal Property Rates Act No 6 of 2004.

3. ADOPTION AND IMPLEMENTATION OF THE PROPERTY RATES POLICY

- 3.1 The Municipality prepared and adopted a Rates Policy as contemplated in terms of the provisions of section 3(1) of the Municipal Property Rates Act. The Rates Policy outlines the municipality’s rating practices; therefore, it is not necessary for this By-law to restate and repeat same.
- 3.2 The Rates Policy is hereby incorporated by reference in this By-law. All amendments to the Rates Policy as the Council may approve from time to time, shall be deemed to be likewise incorporated.
- 3.3 The municipality does not levy rates other than in terms of its Rates Policy and the annually promulgated resolution levying rates which reflects the cent amount in the Rand rate for each category of rateable property.

The Rates policy is available at the:

- ❖ Municipality’s Head Office
- ❖ Satellite Offices and
- ❖ Electronically on our municipal website

4. CATEGORIES OF RATEABLE PROPERTIES

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

5. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES

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

6. ENFORCEMENT OF THE RATES POLICY

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

7. SHORT TITLE AND COMMENCEMENT

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



DETERMINING OF PROPERTY RATES LEVIES FOR THE 2022/2023 FINANCIAL YEAR

Notice is hereby given that the Municipal Budget for the 2022/2023 Financial Year has been approved in terms of section 24 & 25 of the Municipal Finance Management Act, (Act No 56 of 2003) on 27 May 2022

That in terms of Sections 2, 7, 8 and 14(1) of the local Government Property Rates Act, No. 6 of 2004, as amended, read together with Sections 4(1)(c)(ii) and 11(3)(i) and 75A of the Local Government: Municipal Systems Act, No. 32 of 2000, Council resolved by way of a resolution, SLC RES. No.: 06/2022 Council meeting of 27 May 2022 that the following rate levies (cent in the rand) be levied for the financial year 1 July 2022 to 30 June 2023 on all categories of rateable property recorded in the valuation roll or provisional supplementary valuation roll as set out below -

CATEGORY OF RATEABLE PROPERTY	RATE RATIO	RATE EXPRESSED AS CENTS IN THE RAND
Residential Properties	1:1	0.0204
Vacant Residential Properties	1:2	0.0408
Business & Commercial Properties	1:1.157	0.0236
Industrial Properties	1:1.157	0.0236
Public Service Infrastructure Properties	1:0.25	0.0051
Municipal Properties - Rateable	1:0.25	0.0051
Municipal Properties – Not Rateable	1:0	0.00
Agricultural Properties	1:0.25	0.0051
Public Service Purposes (Properties owned by an organ of State)	1:1.559	0.0318
Public Benefit Organization	1:0.25	0.0051
Place of public worship/religious purposes	1:0	0.00
Property Used for Multi Purposes		0.00 Refer to Rates Policy

The implementation of the new general valuation roll, effective 1 July 2022 influenced the 1% increase in the property rates levies. Full details of the council Resolution, rebates, reductions and exclusions specific to each category of owners of properties or owners as determined in the criteria set out in the municipality's RATES POLICY are available for inspection at the municipal offices in Wolmaransstad and the website

(www.maquassihills.co.za). Property owners who cannot read or write may visit the municipality for assistance.

The amount due for rates shall be payable as from 1 July 2022

Bank determined interest per annum is chargeable on all amounts in arrear after the fixed day and defaulters are liable to legal proceedings for recovery of such arrear amounts.

N. P KARELSE

ACTING MUNICIPAL MANAGER

PRIVATE BAG X3, WOLMARANSSTAD, 2630, Tel No. 018 596 3025; REF. 5/1/1/3;

NOTICE No

EXEMPTIONS, REDUCTIONS AND REBATES

Residential Properties: For all residential properties, the municipality will not levy a rate on the first R17 000 of the property's market value. R17 000 is inclusive of the R15 000 statutory impermissible rate as per section 17(1)(h) of the Municipal Property Rates Act.

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

Indigent owners: Will receive 100% rebate

Child headed households:

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

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