



Western Cape Government • Wes-Kaapse Regering

PROVINCE OF WESTERN CAPE

PROVINSIE WES-KAAP

Provincial Gazette

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TENDERS

N.B. Tenders for commodities/services, the estimated value of which exceeds R20 000, are published in the Government Tender Bulletin, which is obtainable from the Government Printer, Private Bag X85, Pretoria, on payment of a subscription.

NOTICES BY LOCAL AUTHORITIES**CITY OF CAPE TOWN****CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015**

Notice is hereby given in terms of the requirements of section 48(5)(a) of the City of Cape Town Municipal Planning By-Law, 2015 that the City has on application by Andrew Pratt Town Planners to amend a condition as contained in Deed of Transfer No T 29860/1996, in respect of Remainder Erf 2609 ORANJEZICHT, in the following manner:

The amendment of Condition A.1., which reads as follows:

“Only dwelling houses shall be built on the said land, each house to be of the value of not less than Two Thousand Rand (R2 000.00) exclusive of value of land. Each house shall likewise be built on land having at least 15.74metres frontage abutting on the street”.

To read as follows:

“Only dwelling houses shall be built on the said land, each house shall be built on land having at least 9.591 metres frontage abutting the street”.

9 July 2021

21430

CITY OF CAPE TOWN**CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015**

Notice is hereby given in terms of the requirements of section 48(5)(a) of the City of Cape Town Municipal Planning By-Law, 2015 that the City has on application by Warren Petterson Planning to amend a condition as contained in Deed of Transfer No T 8645/1914, in respect of Erf 201, GREEN POINT, in the following manner:

Amended condition (clause number 3 of Schedule A):

Amend from: “No building or other erections of any descriptions shall be erected within a distance of 5metres from the road which the main entrance of the house faces.”

To read: “No building or other erections of any descriptions other than a single storey garage shall be erected within a distance of 5metres from Joubert Road.”

9 July 2021

21431

BEAUFORT WEST MUNICIPALITY**Notice No. 99/2021****AMENDMENT OF RESTRICTIVE CONDITION: ERF 1867, 15 SIMPSON ROAD: BEAUFORT WEST:**

Notice is hereby given in terms of Section 33(6) of the By-law on Municipal Land Use Planning for Beaufort West that the Authorised Official in terms of Section 60 of the aforesaid by-law on 27 May 2021 amended title conditions E.1, applicable to Erf 1867, Beaufort West as stipulated in Title Deed T3617/1962.

Ref. No. 12/3/2; 12/4/6/3/2; 12/4/1; Erf 1867 [Beaufort-West]

KJ Haarhoff, MUNICIPAL MANAGER, Municipal Offices, 112 Donkin Street, BEAUFORT WEST, 6970

9 July 2021

20433

TENDERS

L.W. Tenders vir kommoditeite/dienste waarvan die beraamde waarde meer as R20 000 beloop, word in die Staatstenderbulletin gepubliseer wat by die Staatsdrukker, Privaatsak X85, Pretoria, teen betaling van 'n intekengeld verkrygbaar is.

KENNISGEWINGS DEUR PLAASLIKE OWERHEDE**STAD KAAPSTAD****STAD KAAPSTAD VERORDENING OP MUNISIPALE BEPLANNING, 2015**

Kennis geskied hiermee ingevolge die vereistes van artikel 48(5)(a) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015 dat die Stad na aanleiding van 'n aansoek deur Andrew Pratt Town Planners die voorwaardes soos vervat in oordragakte T 29860/1996 ten opsigte van restant Erf 2609, ORANJEZICHT, soos volg wysig:

Wysiging van voorwaarde A.1. wat soos volg lui:

‘Slegs woonhuise mag op die betrokke grond gebou word, en elke huis moet minstens 'n waarde van tweeduisend rand (R2 000) hê, waarvan die waarde van die grond uitgesluit is. Elke huis op die grond moet so gebou word dat minstens 15,74 meter voor aan die straat grens.”

Om soos volg te lui:

“Slegs woonhuise mag op die betrokke grond gebou word, en elke huis moet so op die grond gebou word dat minstens 9,591 meter voor aan die straat grens.”

9 Julie 2021

21430

STAD KAAPSTAD**STAD KAAPSTAD VERORDENING OP MUNISIPALE BEPLANNING, 2015**

Kennisgewing geskied hiermee kragtens die vereistes van artikel 48(5)(a) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, dat die Stad na aanleiding van 'n aansoek deur Warren Petterson Planning om 'n voorwaarde soos vervat in titelakte T 8645/1914 ten opsigte van Erf 201, Groenpunt, soos volg te wysig:

Voorwaarde gewysig (klousule 3 van bylae A):

Wysig van: “Geen geboue of enige ander strukture van enige aard mag binne 5m van die pad waarop die hoofingang van die huis uitkyk, opgerig word nie.”

Om te lui: “Geen gebou of ander strukture van enige aard behalwe 'n enkelverdieping motorhuis, binne 5m van Joubertweg opgerig word nie.”

9 Julie 2021

21431

BEAUFORT-WES MUNISIPALITEIT**Kennisgewing Nr. 99/2021****WYSIGING VAN BEPERKENDE TITELVOORWAARDE: ERF 1867, SIMPSONWEG 15: BEAUFORT-WES**

Kennis geskied hiermee ingevolge Artikel 33(6) van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes Munisipaliteit dat die Gematigde Beampte ingevolge Artikel 60 van voormelde verordening op 27 Mei 2021, titelvoorwaarde E.1 vervat in Titelakte T3617/1962, van toepassing op Erf 1867, Beaufort-Wes, gewysig het.

Verw. Nr. 12/3/2; 12/4/6/3/2; 12/4/1; Erf 1867 [Beaufort-Wes]

KJ Haarhoff, MUNISIPALE BESTUURDER, Munisipale Kantore, Donkinstraat 112, BEAUFORT-WES, 6970

9 Julie 2021

21433

BERGRIVIER MUNICIPALITY

**APPLICATION FOR CONSENT USE: PORTION 25
OF FARM NR. 90, DIVISION PIKETBERG**

Applicant: Johan Van Kraayenburg

Contact details: Cell no. 083 236 7556;
E-mail: johanenjoan@gmail.com

Owner: Johan Van Kraayenburg

Reference number: Farm 90/25

Property Description: Portion 25 (portion of Portion 20) of
Farm Nr. 90, Division Piketberg

Physical Address: Langeberg Road, Piket-Bo-Berg

Detailed description of proposal:

Application is made in terms of section 15 of Bergrivier Municipal By-Law Relating on Municipal Land Use Planning for consent use in order to allow an additional dwelling unit ($\pm 158\text{m}^2$ in extent) on the subject farm.

Notice is hereby given in terms of Section 45 of Bergrivier Municipality: By-law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection during weekdays between 07:30 and 16:00 from Monday to Thursdays, and between 07:30 and 15:30 on Fridays at this Municipality's Department Planning and Environmental Management at 134 Voortrekker Street, Velddrif, 7365. Any written comments may be addressed in terms of Section 50 of the said legislation to the Municipal Manager, Bergrivier Municipality, 13 Church Street or P.O. Box 60, Piketberg, 7320; Fax: 022 913 1406 or e-mail: bergmun@telkomsa.net on or before **16 August 2021**, quoting your name, address or contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to Mr H. Vermeulen, Town and Regional Planner (West) at tel: 022 783 1112. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write may visit the municipal offices during office hours where a staff member of the municipality, will assist such person to transcribe that person's comments or representations.

MN 132/2021

ADV HANLIE LINDE, MUNICIPAL MANAGER, Municipal Offices,
13 Church Street, PIKETBERG, 7320

9 July 2021

21432

BEAUFORT WEST MUNICIPALITY

Notice No. 100/2021**REMOVAL OF RESTRICTIVE CONDITION:
ERF 1213, 1A PASTORIE STREET, HILLSIDE:
BEAUFORT WEST**

Notice is hereby given in terms of Section 33(6) of the By-law on Municipal Land Use Planning for Beaufort West that the Authorised Official in terms of Section 60 of the aforesaid by-law on 27 May 2021 removed title condition 1, applicable to Erf 1213, Beaufort West as stipulated in Title Deed T41164/2014.

Ref. No. 12/3/2; 2/4/1; Erf 1213 [Beaufort-West]

J Penxa, ACTING MUNICIPAL MANAGER,
Municipal Offices, 112 Donkin Street, BEAUFORT WEST, 6970

9 July 2021

20434

BERGRIVIER MUNISIPALITEIT

**AANSOEK OM VERGUNNINGSGEBRUIK: GEDEELTE 25
VAN PLAAS NO. 90, AFDELING PIKETBERG**

Applikant: Johan Van Kraayenburg

Kontak besonderhede: Sel no. 083 236 7556;
E-pos: johanenjoan@gmail.com

Eienaar: Johan Van Kraayenburg

Verwysingsnommer: Farm 90/25

Eiendom beskrywing: Gedeelte 25 (gedeelte van Gedeelte 20) van
Plaas No. 90, Afdeling Piketberg

Fisiese adres: Langebergpad, Piket-Bo-Berg

Volledige beskrywing van voorstel:

Aansoek word gedoen ingevolge artikel 15 van Bergrivier Munisipale Verordening op Munisipale Grondgebruikbeplanning om vergunningsgebruik ten einde 'n addisionele wooneenheid ($\pm 158\text{m}^2$ groot) op die betrokke plaas toe te laat.

Kragtens Artikel 45 van Bergrivier Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning word hiermee kennis gegee dat die bogenoemde aansoek ontvang is en oop is vir inspeksie gedurende weksdae tussen 07:30 en 16:00 vanaf Maandae tot Donderdae, en tussen 07:30 en 15:30 op Vrydae by hierdie Munisipaliteit se Afdeling Beplanning en Omgewingsbestuur te Voortrekkerstraat 134, Velddrif, 7365. Enige skriftelike kommentaar mag geadresseer word ingevolge Artikel 50 van genoemde wetgewing aan die Munisipale Bestuurder, Bergrivier Munisipaliteit, Kerkstraat 13 of Posbus 60, Piketberg, 7320; Faks: 022 913 1406 en e-pos: bergmun@telkomsa.net op of voor **16 Augustus 2021**, met vermelding van u naam, adres of kontakbesonderhede, belange in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan Mnr. H. Vermeulen, Stads- en Streeksbeplanner (Wes) by tel: (022) 783 1112. Die Munisipaliteit mag kommentaar ontvang na die sluitingsdatum weier. Enige persone wat nie kan skryf nie kan gedurende kantoorure na die munisipale kantore gaan waar 'n personeelid van die munisipaliteit so 'n persoon sal help om die persoon se kommentaar of verhoë af te skryf.

MK 132/2021

ADV HANLIE LINDE, MUNISIPALE BESTUURDER, Munisipale
Kantore, Kerkstraat 13, PIKETBERG, 7320

9 Julie 2021

21432

BEAUFORT-WES MUNISIPALITEIT

Kennisgewing Nr. 100/2021**OPHEFFING VAN BEPERKENDE TITELVOORWAARDE:
ERF 1213, PASTORIE STRAAT 1A, HILLSIDE:
BEAUFORT-WES**

Kennis geskied hiermee ingevolge Artikel 33(6) van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes Munisipaliteit dat die Gematigde Beampte ingevolge Artikel 60 van voormelde verordening op 27 Mei 2021, titelvoorwaarde 1 vervat in Titelakte T41164/2014, van toepassing op Erf 1213, Beaufort-Wes, opgehef het.

Verw. Nr. 12/3/2; 2/4/1; Erf 1213 [Beaufort-Wes]

MJ Penxa, WAARNEMENDE MUNISIPALE BESTUURDER,
Munisipale Kantore, Donkinstraat 112, BEAUFORT-WES, 6970

9 Julie 2021

21434

CITY OF CAPE TOWN

**CITY OF CAPE TOWN MUNICIPAL PLANNING
BY-LAW, 2015**

Notice is hereby given in terms of the requirements of section 48(5)(a) of the City of Cape Town Municipal Planning By-Law, 2015 that the City has on application by First Plan Town & Regional Planners, removed conditions as contained in Title Deed No. T 11334/2008, in respect of Portion 56 of Farm 918, Gustrouw, in the following manner:

Removed conditions: E.A.2 and E.A.3

9 July 2021

21438

BREEDE VALLEY MUNICIPALITY

**DECLARATION OF A LOCAL STATE OF DISASTER
IN TERMS OF SECTION 55(1) OF THE
DISASTER MANAGEMENT ACT, 2002 (ACT NO. 57 OF 2002)**

The Council of the Breede Valley Municipality at a Special Council meeting on 1 July 2021, after considering the report, tabled by the Executive Mayor, Alderlady A Steyn setting out the destructive and other effects of the heavy rains and associated flooding of the Hexriver that occurred in the Breede Valley Municipality, affecting the area of Zwelethemba acting in terms of,

- (1) Section 55(1) of the Disaster Management Act, 2002 (Act No. 57 of 2002) ("the Act"), declares a local state of disaster having recognized that existing legislation and contingency arrangements do not adequately provide for the Council to deal effectively with the disaster caused by heavy rains and associated flooding of the Hexriver during the early hours of 1 July 2021. This resulted in the only entrance and exit road to Zwelethemba, situated at Raymond Pollet Drive being partially swept away whereby the community is locked in and isolated placing their lives at risk which warrant the declaration of a local state of disaster. A temporary level crossing from Zwelethemba to the Robertson Road (R60) over the railway line will provide temporary access to and from Zwelethemba; and
- (2) Section 55(2) of the Act, authorize the Executive Mayor to issue directions concerning the matters listed therein only to the extent that it is necessary for the purpose of—
 - (a) Assisting and protecting the public;
 - (b) Providing relief to the public;
 - (c) Protecting property;
 - (d) Preventing or combatting disruption; or
 - (e) Dealing with the destructive nature and other effects of the disaster.



**ALDERLADY A STEYN
EXECUTIVE MAYOR OF BREEDE VALLEY MUNICIPALITY**

9 July 2021

21439

STAD KAAPSTAD

**STAD KAAPSTAD VERORDENING OP MUNISIPALE
BEPLANNING, 2015**

Kennisgewing geskied hiermee kragtens die vereistes van artikel 48(5)(a) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, dat die Stad na die aansoek deur First Plan Town & Regional Planners, voorwaardes soos vervat in titelakteno. T 11334/2008, ten opsigte van gedeelte 56 van plaas 918, Gustrouw, soos volg opgehef het:

Voorwaardes opgehef: E.A.2 en E.A.3

9 Julie 2021

21438

BREEDEVALLEI MUNISIPALITEIT

**AFKONDIGING VAN 'N PLAASLIKE RAMP
INGEVOLGE ARTIKEL 55(1) VAN DIE
WET OP RAMPBESTUUR, 2002 (WET NO. 57 VAN 2002)**

Die Raad van die Breedevallei Munisipaliteit tydens 'n Spesiale Raadsvergadering op 1 Julie 2021, na oorweging van die verslag ingedien deur die Uitvoerende Burgemeester, Raadsdame A Steyn waarin die vernietigende en ander gevolge van die hewige reënval en gepaardgaande oorstromings van die Hexrivier wat plaasgevind het in die Breedevallei Munisipaliteit, wat die Zwelethemba area affekteer, in terme van,

- (1) Artikel 55(1) van die Wet op Rampbestuur, 2002 (Wet No. 57 van 2002) ("die Wet"), 'n plaaslike ramp afkondig in ag genome dat bestaande wetgewing en gebeurlikheids moontlikhede nie genoegsame voorsiening maak vir die Raad om die ramp wat veroorsaak was deur hewige reënval en gepaardgaande oorstromings van die Hexrivier gedurende die vroeë ure van 1 Julie 2021, effektief te hanteer nie. Dit het veroorsaak dat die enigste in- en uitgangspad na Zwelethemba, geleë te Raymond Pollet Weg gedeeltelik weggespoel het met die gevolg dat die gemeenskap afgesluit en geïsoleer is welke hul lewens in gevaar stel en die afkondiging van 'n plaaslike ramp regverdig. 'n Tydelike spoor oorgang vanaf Zwelethemba oor die spoorlyn na die Robertson Pad (R60) sal tydelike toegang na en vanaf Zwelethemba bied; en
- (2) Artikel 55(2) van die Wet, magtig die Uitvoerende Burgemeester om riglyne rakende die aspekte gelys daarin uit te vaardig slegs tot die mate wat dit nodig is vir doeleindes van—
 - (a) Bystand en beskerming van die publiek;
 - (b) Voorsiening van verligting aan die publiek;
 - (c) Beskerming van eiendom;
 - (d) Voorkoming of bestryding van ontwrigting; of
 - (e) Hantering van die vernietigende aard en ander gevolge van die ramp.



**RAADSDAME A STEYN
UITVOERENDE BURGEMEESTER VAN
BREEDEVALLEI MUNISIPALITEIT**

9 Julie 2021

21439

MOSSEL BAY MUNICIPALITY
MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE
PLANNING, 2015

CLOSURE OF STREET ERF 11204 MOSSEL BAY

Notice is hereby given in terms of Section 45(1)(f) of the Mossel Bay By-Law on Municipal Land Use Planning, 2015, that the Municipality of Mossel Bay has permanently closed Street Erf 11204 Mossel Bay.

(S/8302/66 v.1 p229)

ADV THYS GILIOMEE, MUNICIPAL MANAGER

9 July 2021

21428

MOSSELBAAI MUNISIPALITEIT
MOSSELBAAI VERORDENING OP MUNISIPALE
GRONDGEBRUIKBEPLANNING, 2015

SLUITING VAN STRAATERF 11204 MOSSELBAAI

Kennis geskied hiermee ingevolge Artikel 45(1)(f) van die Mosselbaai Verordening op Munisipale Grondgebruikbeplanning, 2015, dat die Munisipaliteit van Mosselbaastraaterf 11204 Mosselbaai permanent gesluit het.

(S/8302/66 v.1 p229)

ADV THYS GILIOMEE, MUNISIPALE BESTUURDER

9 Julie 2021

21428

(RSA)

Tel: (021) 467 4800

Fax: (021) 465 3008

TOMMIE VISAGIE
PROFESSIONAL LAND SURVEYOR
P.O BOX 719
MOSSELBAAI
6500

SURVEYOR GENERAL-WESTERN CAPE
PRIVATE BAG X9028
CAPE TOWN
8000

2020-11-26

MY REF: S/8302/66 v.1 p229

Your ref:
Dated: 2020-11-12

ATTENTION: Natasha Jacobs

Madam

FINAL CERTIFICATE

CLOSURE OF STREET ERF 11204 MOSSEL BAY

It is hereby certified that all my requirements in regard to the above have been met.

NB:

When submitting the final closure notice in terms of **Section 43(1)(f) of LUPA ACT 3/2014** or in terms of **Section 45(1)(f) of Mossel Bay Municipal By-Law 2015** to the Director of Local Government, it must be accompanied by a copy of this certificate. Failure to do so, will lead to the refusal by the Director to publish the notice.

To expedite this matter please notify me after the final notice of closure has appeared in the Official Gazette or has been advertised in the local media.

The wording must be strictly in accordance with the above heading.

Yours faithfully



T HEATH
For SURVEYOR-GENERAL: WESTERN CAPE

NB: The Surveyor-General's reference must be quoted in the Notice of closure in the Official Gazette or in the advertisement in the local media.

① Desp
② File
DISP. TB
RCS
27.11.2020
231

CITY OF CAPE TOWN**NOTICE**

In terms of section 14 (2), of the Local Government: Municipal Property Rates Act, 6 of 2004, the following special resolution, to levy rates in this Municipality, was adopted by Council, on 26 May 2021, and is hereby promulgated:

SPC 05/05/21 BUDGET 2021/22 TO 2023/24**RESOLVED** that:

- (a) the City's annual budget for the financial year 2021/22; and indicative allocations for the two projected outer years 2022/23 and 2023/24, and related policies as set out in the following schedules and annexures, be adopted.
 - (xi) Property (Tax) Rates as set out in Annexure 2;
 - (xii) City Improvement Districts (CIDs) - Additional Rates as set out in Annexure 3.

The English version was the adopted version

ANNEXURE 2**PROPERTY RATES 2021/22**

Property rates are levied in accordance with Council policies, the Local Government Municipal Property Rates Act 2004 (MPRA), the MPRA Regulations, and the Local Government: Municipal Finance Management Act 56 of 2003.

In terms of the amendments to the Property Rates Act, the City is required to:

- Institute new rating categories;
- Align its rebates, reductions and exemptions to the amended legislation;
- Implement the amendments of the MPRA and the new categories simultaneously with a new General Valuation which came into effect on 1 July 2019.

There are 21 property categories in total.

Property rates are based on values indicated in the General Valuation Roll 2018 (GV) with the date of valuation being 2 July 2018. The Rate in the Rand for Property Rates for 2021/2022 financial year are:

	PROPERTY CATEGORIES	RATE-IN-THE-RAND
1.1	Residential (The City will not levy a rate on the first R300 000 of the market value as per the Valuation Roll)	R0.006030
1.2	Business and Commercial Properties	R0.012060
1.3	Industrial Properties	
1.4	Mining Properties	
1.5	Properties owned by an Organ of State and used for public service purposes	
1.6	Vacant land	
1.7	Agricultural land	R0.001206
1.8	Public Service Infrastructure (The City will not levy a rate on the first 30% of the market value as per the Valuation Roll)	R0.001508
1.9	Properties owned by an organisation – not for profit and used as an early childhood development facility	
1.10	Properties owned by an organisation – not for profit and used for youth development	
1.11	Properties owned by an organisation – not for profit and used as accommodation for the vulnerable	
1.12	Properties owned by an organisation – not for profit and used for an old age home	
1.13	Properties owned by an organisation – not for profit and used exclusively for amateur sport	
1.14	Properties owned by a Social Housing Regulatory Authority accredited Social Housing Institution and used for social housing	
1.15	Properties owned by war veterans' associations and used for the welfare of war veterans	
1.16	Properties owned by PBO and used for specified public benefit activities	
1.17	Properties used for multiple purposes	per allocation
1.18	Cemeteries and Crematoria	R0.000000
1.19	Properties owned by an organisation – not for profit and used for animal shelters	
1.20	Properties owned by an organisation – not for profit and used as a local community museum	
1.21	Nature conservation land	

The rates levied per individual property will be calculated based on the value of that property and multiplied by the rate-in-the-rand set out in this document. Rebates are also taken into consideration.

The definitions of categories are reflected in the Rates Policy 2021/2022 attached as Annexure 5.

RATES RATIOS

The residential category is used as the base rate. The rates ratio per rating category are:

	PROPERTY CATEGORIES	Ratio to Residential
1.1	Residential (The City will not levy a rate on the first R300 000 of the market value as per the Valuation Roll)	1:1
1.2	Business and Commercial Properties	1:2
1.3	Industrial Properties	
1.4	Mining Properties	
1.5	Properties owned by an Organ of State and used for public service purposes	
1.6	Vacant land	
1.7	Agricultural land	1:0.20
1.8	Public Service Infrastructure (The City will not levy a rate on the first 30% of the market value as per the Valuation Roll)	1:0.25
1.9	Properties owned by an organisation – not for profit and used as an early childhood development facility	
1.10	Properties owned by an organisation – not for profit and used for youth development	
1.11	Properties owned by an organisation – not for profit and used as accommodation for the vulnerable	
1.12	Properties owned by an organisation – not for profit and used for an old age home	
1.13	Properties owned by an organisation – not for profit and used exclusively for amateur sport	
1.14	Properties owned by a Social Housing Regulatory Authority accredited Social Housing Institution and used for social housing	
1.15	Properties owned by war veterans' associations and used for the welfare of war veterans	
1.16	Properties owned by PBO and used for specified public benefit activities	
1.17	Properties used for multiple purposes	per allocation
1.18	Cemeteries and Crematoria	1:0
1.19	Properties owned by an organisation – not for profit and used for animal shelters	
1.20	Properties owned by an organisation – not for profit and used as a local community museum	
1.21	Nature conservation land	

EXEMPTIONS, REDUCTIONS AND REBATES

Residential Properties

For all residential properties, the property value appearing on the Valuation Roll, the City will not levy a rate on R300 000 of the property value for rating purposes. The R300 000 comprises of the first R15 000 statutory impermissible rate and R285 000 reduction determined in the Rates Policy.

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

Indigent owners

In terms of sections 3(3)(f) and 15 of the MPRA all indigents, for rating purposes, will qualify in respect of their primary place of residence for the benefits as set out in this policy and Chapter 4 of the Credit Control and Debt Collection By-Law and Policy and may also qualify for the 100% rebate if the applicant is dependent on pension or a social grant for their livelihood on condition that all other criteria remain applicable. The cumulative rebates shall not exceed 100%.

Owners who are dependent on Pension or Social Grants for their livelihood

In order to qualify for a rebate, this category of owners must meet the following criteria:

- a) be a natural person;
- b) the property must satisfy the requirements of the definition of Residential Property;
- c) be the registered owner of the Residential Property; and
- d) on 1 July of the financial year:
 - i. occupy the property as his/her primary place of residence, provided that where the owner is unable to occupy the property due to no fault of his/her own, the spouse or partner or children (including minor children) may satisfy the occupancy requirement;
 - ii. With regards to pensioners, the applicant must be at least 60 years of age; or if the owner turns 60 during the year the rebate will be granted on a pro rata basis from the date on which the applicant turned 60;
 - iii. be in receipt of a gross monthly household income not exceeding R17 500 (seventeen thousand five hundred Rand) and proven by the submission of the minimum of three months bank statements from all financial institutions or, if the person does not have a bank account, such proof as the City may require to substantiate the person's level of gross monthly household income.

The gross monthly household income and rebate for the 2021/2022 financial year is as follows:

Gross Monthly Household Income		% Rebate
R 0	R 4 500.00	100%
R 4 501.00	R 6 000.00	95%
R 6 001.00	R 7 500.00	90%
R 7 501.00	R 9 000.00	80%
R 9 001.00	R 10 500.00	70%
R 10 501.00	R 12 000.00	60%
R 12 001.00	R 13 500.00	50%
R 13 501.00	R 14 500.00	40%
R 14 501.00	R 15 500.00	30%
R 15 501.00	R 16 500.00	20%
R 16 501.00	R 17 500.00	10%

BUDGET IMPLICATIONS

The Budget for 2021/2022 has been balanced using the estimated income from levying the rates in this report.

Provision has been made in the Budget for 2021/2022 for the income foregone arising from the reductions and rebates as detailed in the Rates Policy 2021/2022.

ANNEXURE 3

CITY IMPROVEMENT DISTRICTS (CIDs)

ADDITIONAL RATES 2021/2022

Each CID must submit a budget to the City annually in terms of the Special Rating Areas (SRA) By-Law. This budget must be in accordance with the approved business plan of the CID and be approved by the company members at an Annual General Meeting (AGM) or Members Meeting. The budgets for 2021/22 for all existing CIDs included in the table below were all approved in terms of this requirement prior to submission to the City for inclusion in the City's budget document. The CIDs have a 5-year budget as per their approved Business Plan and as such cannot anticipate future development or valuation fluctuations due to successful appeals etc. Communities are informed from the outset regarding the impact of valuation fluctuations on CID budgets and also individual contributions. Accordingly, various scenarios materialize in later years where the CID budget may be spread over a broader community thus reducing the burden on individuals. Similarly, successful appeals could result in a larger than anticipated burden on other individuals due to the valuation base reducing concomitant to annual budget increases. The impact on individuals is extensively modelled to ensure that it does not exceed the original approved impact as per the 5-year budget and if greater than the budget growth it remains within the threshold of affordability and sustainability.

Notwithstanding the above, COVID has had a huge financial impact on the CIDs who, in co-operation with the CID Department, have been very responsible in revisiting budgets and pursuing alternate funding options which includes donations and using surpluses to provide some relief to those who have to pay the additional rates. In all cases the budgets were modelled and reviewed by the CID Department in terms of compliance and affordability which included the impact on individual properties.

The amount of any additional rate levied in a CID area is determined by Council. The additional rate is a debt owing to the City and is payable and collected in the same manner as any other property rates imposed by Council. Two different categories of property are identified when imposing an additional rate in a CID, namely Residential and Non-residential. The SRA Policy, as approved by Council, further clarifies that any non-residential property with a municipal valuation of 50% or more of the total municipal valuation of the CID it is located in will not fund more than 25% of the budget. At this stage, this scenario only exists in the Glosderry CID.

All the CIDs approved their budgets unanimously at their Member's meetings. Nine CIDs (Blackheath, Green Point, Little Mowbray & Rosebank, Oranjekloof, Paarden Eiland, Sea Point, Triangle Industria, Tygervally and Zwaanswyk) applied for a new 5-year term commencing on the 1st of July 2021. At their AGMs, members voted unanimously in favour for the continuation of the CIDs. These were all approved at Council on 29 April 2021 and are included in the table below.

No applications were received for the establishment of a new CID.

The additional rates for 2021/22, expressed as Rand-in-the-rand and based on the total property valuation per CID, are submitted for Council approval.

CID Additional Rates are rated at 15% for VAT. Additional Rates below are shown as a rate- in-the-Rand.

City Improvement District	2021/22 Budget R	2021/22 Residential Additional Rate R	2021/22 Non- Residential Additional Rate R
Airport Industria	5,144,377	N/A	0.002056
Athlone	1,121,395	N/A	0.002640
Beaconvale	4,007,356	N/A	0.002407
Blackheath	3,683,949	N/A	0.001388
Boston	3,948,500	0.001101	0.001749
Brackenfell	3,563,355	N/A	0.002402
Cape Town Central City	88,421,409	0.001303	0.002286
Claremont	11,363,021	0.000451	0.001622
Elsies River	3,440,441	N/A	0.003220
Epping	12,398,133	N/A	0.001405
Fish Hoek	1,172,438	0.000603	0.001908
Glosderry	1,915,949	0.000449	0.002870 > 50% = 0.000477
Green Point	9,607,938	0.000362	0.002110
Groote Schuur	8,161,586	N/A	0.001572
Kalk Bay and St James	2,181,976	0.000462	0.001635
Little Mowbray / Rosebank	2,355,000	0.000552	0.001376
Llandudno	4,041,049	0.000711	0.000793
Lower Kenilworth	1,585,107	0.000834	0.001961
Maitland	3,867,610	N/A	0.002023
Mitchells Plain Town Centre	2,060,279	0.000419	0.003204
Montague Gardens-Marconi Beam	7,844,727	N/A	0.000806
Mount Rhodes	638,496	0.001360	0.001696
Muizenberg	2,610,000	0.001001	0.002630
Northpine	2,468,290	0.001218	0.001820
Oakwood / Hughenden / Meadows	913,262	0.001367	0.001663
Observatory	7,493,102	0.000894	0.002239
Oranjekloof	7,802,591	0.000392	0.002086
Overkloof	488,316	0.001504	0.001545
Paarden Eiland	5,325,410	N/A	0.001106
Parow Industria	5,633,716	N/A	0.001713
Penzance Estate	1,249,693	0.001495	0.002915
Salt River	4,393,648	N/A	0.001977
Scott Estate & Baviaanskloof	2,830,480	0.001008	0.001456
Sea Point	7,190,464	0.000654	0.001896
Somerset West	3,523,289	N/A	0.003123
Stikland Industrial	5,165,858	N/A	0.001903
Strand	1,488,184	N/A	0.003336
Triangle Industrial	2,695,792	N/A	0.002682
Tyger Valley	4,194,356	N/A	0.001524

Voortrekker Road Corridor	23,492,324	N/A	0.002381
Vredekleof	3,639,845	0.001685	0.001989
Welgemoed	4,085,259	0.000726	0.001245
Woodstock	6,527,243	N/A	0.001458
Wynberg	6,361,769	0.001226	0.003313
Zeekoevlei Peninsula	626,068	0.002005	0.002444
Zwaanswyk	1,203,308	0.000715	0.000729

Note: Additional Rates are reflected exclusive of VAT. VAT inclusive rates can be found in the City's Tariffs, Fees and Charges book.

STAD KAAPSTAD**KENNISGEWING**

Die volgende spesiale resoluëie is ingevolge artikel 14(2) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting, Wet 6 van 2004, op 26 Mei 2021 deur die Raad aangeneem om eiendomsbelasting in hierdie munisipaliteit te hef, en word hiermee gepromulgeer:

SPC 05/05/21 BEGROTING 2021/22 TOT 2023/24**BESLUIT** dat:

- (a) die Stad se jaarlikse begroting vir die 2021/22-boekjaar; en rigtinggewende toewysings vir die twee geprojekteerde buitenste jare 2022/23 en 2023/24, en verwante beleide, soos in die volgende skedules en bylaes uiteengesit, aangeneem word.
 - (xi) Eiendomsbelasting soos in bylae 2 uiteengesit;
 - (xii) Stadsverbeteringsdistrikte (SVD's) - bykomende eiendomsbelasting soos in bylae 3 uiteengesit

Die Engelse weergawe is die weergawe wat aangeneem is.

BYLAE 2**EIENDOMSBELASTING VIR 2021/22**

Eiendomsbelasting word ooreenkomstig Raadsbeleide, die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting, 2004 (MPRA), die MPRA-regulasies en die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur, Wet 56 van 2003, gehef.

Ingevolge die wysigings aan die Wet op Eiendomsbelasting moet die Stad:

- Nuwe belastingkategorieë instel;
- Sy kortings, verminderings en vrystellings met die gewysigde wetgewing in pas bring;
- Die wysigings aan die MPRA en die nuwe kategorieë op dieselfde tyd implementeer as 'n nuwe algemene waardasie wat op 1 Julie 2019 in werking getree het.

Daar is altesaam 21 eiendoms-kategorieë.

Eiendomsbelasting is gegrond op waardes wat in die algemene waardasielys 2018 (GV) gelys word met die waardasiedatum 2 Julie 2018. Die koers in die rand vir eiendomsbelasting vir die 2021/22-boekjaar is:

	EIENDOMSKATEGORIEË	KOERS- IN-DIE- RAND
1.1	Residensieel (Die Stad hef geen tarief op die eerste R300 000 van die markwaarde volgens die waardasielys nie)	R0.006030
1.2	Sake- en kommersiële eiendomme	R0.012060
1.3	Nywerheidseiendomme	
1.4	Mynboueiendomme	
1.5	Eiendomme wat deur 'n staatsinstelling besit en vir openbare dienste gebruik word	
1.6	Onbeboude grond	R0.001206
1.7	Landbougrond	
1.8	Infrastruktuur vir openbare dienste (Die Stad hef geen tarief op die eerste 30% van die markwaarde volgens die waardasielys nie)	R0.001508
1.9	Eiendomme in die besit van 'n organisasie – sonder winsbejag en gebruik as 'n vroeëkindontwikkelingsfasiliteit	
1.10	Eiendomme in die besit van 'n organisasie – sonder winsbejag en gebruik vir jeugontwikkeling	
1.11	Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik as huisvesting vir die weerloses	
1.12	Eiendomme in die besit van 'n organisasie – sonder winsbejag en gebruik vir 'n tehuis vir bejaardes	
1.13	Eiendomme in 'n organisasie se besit – sonder winsoogmerk en uitsluitlik gebruik vir amateursport	
1.14	Eiendomme in besit van 'n reguleringsowerheid vir maatskaplike behuising of 'n geakkrediteerde instelling vir maatskaplike behuising, en wat vir maatskaplike behuising gebruik word	
1.15	Eiendomme in besit van verenigings vir oorlogsveterane, en wat vir die welsyn van oorlogsveterane gebruik word	
1.16	Eiendomme wat deur 'n openbarevoordeelorganisasie besit en vir spesifieke openbarevoordeelaktiwiteite gebruik word	per toewysing
1.17	Eiendomme wat vir veelvuldige doeleindes gebruik word	
1.18	Begraafplase en krematoriums	
1.19	Eiendomme in die besit van 'n organisasie – sonder winsbejag en gebruik vir dierskuilings	
1.20	Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik as 'n museum vir die plaaslike gemeenskap	
1.21	Natuurbewaringsgrond	R0.000000

Die belasting wat per individuele eiendom gehef word, sal bereken word op grond van die waarde van die eiendom vermenigvuldig met die koers in die rand uiteengesit in hierdie dokument. Kortings word ook in aanmerking geneem.

Die definisies van kategorieë word weergegee in die beleid oor eiendombelasting vir 2021/22, aangeheg as bylae 5.

EIENDOMSBELASTINGVERHOUDINGS

Die residensiële kategorie word as basiskoers gebruik. Die eiendomsbelastingverhoudings per eiendomsbelastingkategorie is:

	EIENDOMSKATEGORIEË	Verhouring tot residensiël
1.1	Residensiël (Die Stad hef geen tarief op die eerste R300 000 van die markwaarde volgens die waardasielys nie)	1:1
1.2	Sake- en kommersiële eiendomme	1:2
1.3	Nywerheidseiendomme	
1.4	Mynboueiendomme	
1.5	Eiendomme wat deur 'n staatsinstelling besit en vir openbare dienste gebruik word	
1.6	Onbeboude grond	
1.7	Landbougrond	1:0.20
1.8	Infrastruktuur vir openbare dienste (Die Stad hef geen tarief op die eerste 30% van die markwaarde volgens die waardasielys nie)	1:0.25
1.9	Eiendomme in die besit van 'n organisasie – sonder winsbejag en gebruik as 'n vroeëkindontwikkelingsfasiliteit	
1.10	Eiendomme in die besit van 'n organisasie – sonder winsbejag en gebruik vir jeugontwikkeling	
1.11	Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik as huisvesting vir die weerloses	
1.12	Eiendomme in die besit van 'n organisasie – sonder winsbejag en gebruik vir 'n tehuis vir bejaardes	
1.13	Eiendomme in 'n organisasie se besit – sonder winsoogmerk en uitsluitlik gebruik vir amateursport	
1.14	Eiendomme in besit van 'n reguleringsowerheid vir maatskaplike behuising of 'n geakkrediteerde instelling vir maatskaplike behuising, en wat vir maatskaplike behuising gebruik word	
1.15	Eiendomme in besit van verenigings vir oorlogsveterane, en wat vir die welsyn van oorlogsveterane gebruik word	
1.16	Eiendomme wat deur 'n openbarevoordeelorganisasie besit en vir spesifieke openbarevoordeelaktiwiteite gebruik word	
1.17	Eiendomme wat vir veelvuldige doeleindes gebruik word	per toewysing
1.18	Begraafplase en krematoriums	1:0
1.19	Eiendomme in die besit van 'n organisasie – sonder winsbejag en gebruik vir dierskuilings	
1.20	Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik as 'n museum vir die plaaslike gemeenskap	
1.21	Natuurbewaringsgrond	

VRYSTELLINGS, VERMINDERINGS EN KORTINGS

Residensiële eiendomme

Wat alle residensiële eiendomme betref: Die Stad sal nie eiendomsbelasting hef op R300 000 van die eiendoms waarde wat op die waardasielys verskyn nie. Die R300 000 behels die eerste statutêre ontoelaatbare belasting van R15 000 en die vermindering van R285 000 wat in die beleid oor eiendomsbelasting vasgestel is.

Kortings vir kategorieë van eienaars van eiendomme is soos volg:

Deernisgeval-eienaars

Ingevolge artikel 3(3)(f) en 15 van die MPRA sal alle deernisgevalle vir eiendomsbelasting- doeleindes ten opsigte van hul hoofwoonplek kwalifiseer vir die voordele soos uiteengesit in hierdie beleid en hoofstuk 4 van die beleid oor kredietbeheer en skuldinvordering, en kan ook kwalifiseer vir die 100%-korting as die aansoeker van 'n pensioen of maatskaplike toelae vir hul bestaan afhanklik is, mits alle ander kriteria ook van toepassing is. Die kumulatiewe kortings mag nie 100% oorskry nie.

Eienaars wat van pensioen of maatskaplike toelaes vir hul bestaan afhanklik is

Om vir 'n korting te kwalifiseer, moet hierdie kategorie eienaars aan die volgende kriteria voldoen:

- a) 'n natuurlike persoon wees;
- b) die eiendom aan die vereistes van die omskrywing van residensiële eiendom voldoen;
- c) die geregistreerde eienaar van die residensiële eiendom wees; en
- d) op 1 Julie van die boekjaar:
 - i. moet die aansoeker die eiendom as sy/haar hoofwoonplek bewoon, met dien verstande dat waar die eienaar nie die eiendom kan bewoon nie as gevolg van omstandighede wat hy/sy nie veroorsaak het nie, die gade of kinders (insluitende minderjarige kinders) aan die okkupasievereiste kan voldoen;
 - ii. wat pensioenarisse betref, moet die aansoeker minstens 60 jaar oud wees of indien die eienaar gedurende die jaar 60 raak, sal die korting op 'n pro rata-grondslag toegeken word vanaf die datum waarop die aansoeker 60 raak;
 - iii. moet die aansoeker 'n bruto maandelikse huishoudelike inkomste van nie meer nie as R17 500 (sewentien duisend vyf honderd rand) verdien, wat bewys moet word deur die indiening van minstens drie maande se bankstate van alle finansiële instellings of, indien die persoon nie 'n bankrekening het nie, sodanige bewyse as wat die Stad kan vereis om die persoon se vlak van bruto maandelikse huishoudelike inkomste te staaf.

Die bruto maandelikse huishoudelike inkomste en korting vir die 2021/22-boekjaar is soos volg:

Bruto maandelikse huishoudelike inkomste		%-korting
R 0	R 4 500.00	100%
R 4 501.00	R 6 000.00	95%
R 6 001.00	R 7 500.00	90%
R 7 501.00	R 9 000.00	80%
R 9 001.00	R 10 500.00	70%
R 10 501.00	R 12 000.00	60%
R 12 001.00	R 13 500.00	50%
R 13 501.00	R 14 500.00	40%
R 14 501.00	R 15 500.00	30%
R 15 501.00	R 16 500.00	20%
R 16 501.00	R 17 500.00	10%

BEGROTINGSIMPLIKASIES

Die begroting vir 2021/22 is gebalanseer volgens die geraamde inkomste uit die heffing van eiendomsbelasting in hierdie verslag.

Voorsiening is in die begroting vir 2021/22 gemaak vir die verbeurde inkomste as gevolg van die verminderings en kortings soos in die beleid op eiendomsbelasting vir 2021/22 uiteengesit.

BYLAE 3

STADSVERBETERINGSDISTRIKTE (SVD's) BYKOMENDE HEFFINGS 2021/22

Elke SVD moet jaarliks ingevolge die Verordening op Spesiale-aanslaggebiede 'n begroting aan die Stad voorlê. Hierdie begroting moet volgens die SVD se goedgekeurde sakeplan wees en deur die maatskappylede tydens 'n algemene jaarvergadering of ledevergadering goedgekeur word. Die begrotings vir 2021/22 vir alle bestaande SVD's in die tabel hieronder is almal volgens hierdie vereiste goedgekeur voor dit aan die Stad voorgelê is vir insluiting by die Stad se begrotingsdokument. Die SVD's het 'n vyfjaarbegroting volgens hulle goedgekeurde sakeplan en kan dus nie toekomstige ontwikkelings- of waardasieskommelings weens suksesvolle appêlle ens. voorsien nie. Gemeenskappe word vanuit die staanspoor ingelig oor die impak wat waardasieskommeling op SVD-begrotings het asook individuele bydraes. Verskillende scenario's ontwikkel gevolglik in latere jare waar die SVD-begroting oor 'n breër gemeenskap heen versprei kan word en die las op individue dus minder raak. So kan suksesvolle appêlle 'n groter as verwagte las op ander individue meebring weens 'n kleiner waardasiebasis wat met jaarlikse begrotingstygings gepaard gaan. Die impak op individue word omvattend gemodelleer om seker te maak dit oorskry nie die oorspronklik goedgekeurde impak volgens die vyfjaarbegroting nie en dat dit, indien wel meer as die groei in die begroting, binne die drumpel van bekostigbaarheid en volhoubaarheid bly.

Nieteenstaande die bogenoemde, het COVID 'n groot finansiële impak op die SVD's gehad, wat in samewerking met die SVD-departement baie verantwoordelik was met die hersiening van begrotings en die nastreef van alternatiewe finansieringsopsies. Dit sluit donasies in en die gebruik van surplusse om hulp te verleen aan diegene wat die bykomende heffings moet betaal. In alle gevalle is die begrotings deur die SVD-departement gemodelleer en hersien in terme van voldoening en bekostigbaarheid, wat die impak op individuele eiendomme insluit.

Die Raad bepaal die bedrag van enige bykomende heffing wat in 'n SVD-gebied opgelê word. Die bykomende heffing is aan die Stad verskuldig en betaalbaar op dieselfde wyse as enige ander eiendomsbelasting wat die Raad hef. Twee verskillende kategorieë is geïdentifiseer met die oplegging van 'n bykomende heffing in 'n SVD, synde residensieel en nieresidensieel. Die beleid oor spesiale-aanslaggebiede, soos deur die Raad goedgekeur, stel dit verder duidelik dat enige nieresidensieël eiendom met 'n munisipale waardasie van 50% of meer van die totale munisipale waardasie van die SVD waarin dit geleë is, nie meer as 25% van die begroting sal befonds nie. Hierdie scenario bestaan tans slegs in die Glosderry-SVD.

Al die SVD's het hulle begrotings eenparig by hul ledevergaderings goedgekeur. Nege SVD's (Blackheath, Groenpunt, Little Mowbray en Rosebank, Oranjekloof, Paardeneiland, Seepunt, Triangle Industria, Tygervallei en Zwaanswyk) het om 'n nuwe termyn van vyf jaar aansoek gedoen wat op 1 Julie 2021 sal begin. Die lede het by hul algemene jaarvergaderings eenparig ten gunste van die voortsetting van die SVD's gestem. Dit is alles op 29 April 2021 by die Raad goedgekeur en is in die onderstaande tabel opgeneem.

Geen aansoeke is ontvang vir die saamstel van 'n nuwe SVD nie.

Die bykomende heffing vir 2021/22, uitgedruk as rand in die rand en gegrond op die totale eiendomswaardasie per SVD, word ter goedkeuring aan die Raad voorgelê.

Bykomende heffings vir CID word op 15% BTW gegradeer. Bykomende tariewe hieronder word getoon as 'n tarief in die Rand.

Stadsverbeteringsdistrik	2021/22 Begroting R	Residensiële bykomende heffing vir 2021/22 R	Nieresidensiële bykomende heffing vir 2021/22 R
Lughawe Industria	5,144,377	N.v.t.	0.002056
Athlone	1,121,395	N.v.t.	0.002640
Beaconvale	4,007,356	N.v.t.	0.002407
Blackheath	3,683,949	N.v.t.	0.001388
Boston	3,948,500	0.001101	0.001749
Brackenfell	3,563,355	N.v.t.	0.002402
Kaapstad-middestad	88,421,409	0.001303	0.002286
Claremont	11,363,021	0.000451	0.001622
Elsiesriver	3,440,441	N.v.t.	0.003220
Epping	12,398,133	N.v.t.	0.001405
Vishoek	1,172,438	0.000603	0.001908
Glosderry	1,915,949	0.000449	0.002870 > 50% = 0.000477
Groenpunt	9,607,938	0.000362	0.002110
Groote Schuur	8,161,586	N.v.t.	0.001572
Kalkbaai en St. James	2,181,976	0.000462	0.001635
Little Mowbray-Rosebank	2,355,000	0.000552	0.001376
Llandudno	4,041,049	0.000711	0.000793
Onder-Kenilworth	1,585,107	0.000834	0.001961
Maitland	3,867,610	N.v.t.	0.002023
Mitchells Plain	2,060,279	0.000419	0.003204
Montague Gardens-Marconi Beam	7,844,727	N.v.t.	0.000806
Mount Rhodes	638,496	0.001360	0.001696
Muizenberg	2,610,000	0.001001	0.002630
Northpine	2,468,290	0.001218	0.001820
Oakwood-Hughenden-Meadows	913,262	0.001367	0.001663
Observatory	7,493,102	0.000894	0.002239
Oranjekloof	7,802,591	0.000392	0.002086
Overkloof	488,316	0.001504	0.001545
Paardeneiland	5,325,410	N.v.t.	0.001106
Parow Industria	5,633,716	N.v.t.	0.001713
Penzance Estate	1,249,693	0.001495	0.002915
Soutrivier	4,393,648	N.v.t.	0.001977
Scott Estate & Baviaanskloof	2,830,480	0.001008	0.001456
Seepunt	7,190,464	0.000654	0.001896
Somerset-Wes	3,523,289	N.v.t.	0.003123
Stikland Industria	5,165,858	N.v.t.	0.001903
Strand	1,488,184	N.v.t.	0.003336
Triangle Industria	2,695,792	N.v.t.	0.002682
Tygervallei	4,194,356	N.v.t.	0.001524
Voortrekkerwegkorridor	23,492,324	N.v.t.	0.002381
Vredelokloof	3,639,845	0.001685	0.001989
Welgemoed	4,085,259	0.000726	0.001245
Woodstock	6,527,243	N.v.t.	0.001458
Wynberg	6,361,769	0.001226	0.003313
Zeekoevlei-skiereiland	626,068	0.002005	0.002444
Zwaanswyk	1,203,308	0.000715	0.000729

Let wel: Bykomende heffings aangetoon sluit BTW uit. Heffings met BTW ingesluit is beskikbaar in die Stad se boek vir tariewe, gelde en heffings.

ISIXEKO SASEKAPA**ISAZISO**

Ngokwemithetho yecandelo 14 (2), loMthetho wobuRhulumente boMmandla ongeeReyithi zeePropati, 6 wango2004, esi sindululo sikhethekileyo silandelayo sokurhafisa iireyithi kulo Masipala, samkelwe liBhunga ngowama26 kwekaCanzibe 2021, yaye ngoko ke siyaphunyezwa:

SPC 05/05/21 ULWABIWOMALI LWANGO2021/22 UKUYA KU2023/24**KUGQITYWE** ukuba:

- (a) ibhajethi yonyaka yeSixeko yonyakamali ka2021/22; nezabelo ezixeliweyo zeminyaka elandelayo ka2022/23 no 2023/24, kunye nemigaqonkqubo ehamba nayo, ezixelwe kwezi shedyuli nezi zihlomelo zilandelayo mazamkelwe.

(xi) iireyithi (iiRhafu) zePropati njengoko zichaziwe kwiSihlomelo 2;

(xii) Imimandla eHlawula iiReyithi eziKhethekileyo zoPhuculo (CIDs) – iireyithi ezoNgezelekileyo njengoko zichaziwe kwiSihlomelo 3.

Uxwebhu olubhalwe ngeSingesi lulo oluye lwamkelwa ngokusesikweni

ISIHLOMELO 2**IIREYITHI ZEEPROPATI 2021/22**

liReyithi zeePropati zihlawuliswa kulandelwa imigaqonkqubo yeBhunga, nangokoMthetho wobuRhulumente boMmandla ongeeReyithi zeePropati 2004 (MPRA), imigaqo yeMPRA, kunye noMthetho wobuRhulumente boMmandla ongoLawulo lweMali zikaMasipala, uMthetho 56 wango2003.

Ngokwezilungiso kuMthetho ongeeReyithi zeePropati, iSixeko kufuneka:

- Sibeke izintlu ezintsha zeentlawulo zeereyithi;
- Silungelelanise izaphulelo neentlawulo ezicuthiweyo ukuze zihambelane nemithetho eyenziwe izilungiso;
- Simisele izilungiso zeMPRA nezintlu ezintsha ngaxeshanye notshintsho loQingqoMaxabiso eePropati oluqale ukusebenza ukususela kowo1 kweyeKhala 2019.

Zizonke ziyi21 izintlu zeePropati.

liReyithi zeePropati zisekelezwe kumaxabiso akuLuhlu loQingqoMaxabiso lwango2018 (GV) yaye umhla woqingqomaxabiso yayingowesi2 kweyeKhala 2018. Ireyithi kwiRandi yeeReyithi zeePropati zonyakamali ka2021/2022

imi ngolu hlobo:

	ULUHLU NGOKWAMAZINGA	IIREYITHI KWIRANDI
1.1	Ezizizindlu zokuhlala uluntu (iSixeko asizi kuhlawulisa ireyithi kwiR300 000 yexabiso lepropati ngokoLuhlu loQingqomaxabiso)	R0.006030
1.2	lipropati zoShishino noRhwebo	R0.012060
1.3	lipropati zeMizimveliso	
1.4	lipropati zeMigodi	
1.5	lipropati zikaRhulumente ezisetyenziselwa ukunikeza iinkonzo zoluntu	
1.6	Umhlaba ongenanto	
1.7	Umhlaba wezolimo	R0.001206
1.8	Isakhiwo Seenkonzo Zoluntu (iSixeko asiyi kuhlawulisa irhafu kwi30% yokuqala yexabiso lemakethi ngokoLuhlu loQingqomaxabiso)	R0.001508
1.9	lipropati zemibutho – engenzi nzuzo nezisetyenziswa njengeziko lophuhliso labantwana abancinci	
1.10	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa uphuhliso lolutsha	
1.11	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa ukuhlalisa abantu ababuthathaka	
1.12	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa ikhaya labantu abadala	
1.13	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa ezemidlalo yabasakhulayo	
1.14	lipropati zoGunyaziwe oLawula iZindlu zoLuntu, oliZiko elaMkelwe ngokuseMthethweni leZindlu zoLuntu nezisetyenziselwa izindlu zoluntu	
1.15	lipropati zemibutho yabo babesaya kuba ngamajoni ezisetyenziselwa ukuhoya abo babengamajoni	
1.16	lipropati ezizezeMibutho yokuZuzisa uLuntu ezisetyenziselwa izinto ezizuzisa uluntu	
1.17	lipropati ezisetyenziselwa izinto ezininzi ezahlukileyo	ngokolwabiwo
1.18	Amangcwaba neendawo zokutshisela izidumbu	R0.000000
1.19	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa ukugcina izilwanyana	
1.20	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa imyuziyam yasekuhlaleni	
1.21	Umhlaba wolondolozo lwendalo	

Iireyithi ezihlawuliswa kwipropati nganye ziza kubalwa ngokwexabiso laloo propati ze ziphindaphindwe ngezinga kwiRandi njengoko kwenziwe kolu xwebhu. Nezaphulelo zithathelwe ingqalelo.

Inkcazelo yezintu ifumaneka kuMgaqonkqubo weeReyithi ka2021/2022 oqhotyoshelwe njengeSihlomelo 5.

AMAZINGA EEREYITHI

Kusetyenziswe uluhlu lwezindlu zasemakhaya njengereyithi esisiseko. Ireyithi ngoluhlu ngalunye nazi:

	ULUHLU NGOKWAMAZINGA	Amazinga ngokweNdawo yokuhlala
1.1	Ezizizindlu zokuhlala uluntu (iSixeko asizi kuhlawulisa ireyithi kwiR300 000 yexabiso lepropati ngokoLuhlu loQingqomaxabiso)	1:1
1.2	lipropati zoShishino noRhwebo	1:2
1.3	lipropati zeMiziMveliso	
1.4	lipropati zeMigodi	
1.5	lipropati zikaRhulumente ezisetyenziselwa ukunikeza iinkonzo zoluntu	
1.6	Umhlaba ongenanto	
1.7	Umhlaba wezolimo	1:0.20
1.8	Isakhiwo Seenkonzo Zoluntu (iSixeko asiyi kuhlawulisa irhafu kwi30% yokuqala yexabiso lemakethi ngokoLuhlu loQingqomaxabiso)	1:0.25
1.9	lipropati zemibutho – engenzi nzuzo nezisetyenziswa njengeziko lophuhliso labantwana abancinci	
1.10	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa uphuhliso lolutsha	
1.11	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa ukuhlalisa abantu ababuthathaka	
1.12	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa ikhaya labantu abadala	
1.13	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa imidlalo yabasakhulayo	
1.14	lipropati zoGunyaziwe oLawula iZindlu zoLuntu, oliZiko eMkelwe ngokuseMthethweni leZindlu zoLuntu nezisetyenziselwa izindlu zoluntu	
1.15	lipropati zemibutho yabo babesaya kuba ngamajoni ezisetyenziselwa ukuhoya abo babengamajoni	
1.16	lipropati ezizezeMibutho yokuZuzisa uLuntu ezisetyenziselwa izinto ezizuzisa uluntu	
1.17	lipropati ezisetyenziselwa izinto ezininzi ezahlukeyo	ngokolwabiwo
1.18	Amangcwaba neendawo zokutshisela izidumbu	1:0
1.19	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa ukugcina izilwanyana	
1.20	lipropati zemibutho – engenzi nzuzo nezisetyenziselwa imyuziyam yasekuhlaleni	
1.21	Umhlaba wolondolozo lwendalo	

IZAPHULELO NEENTLAWULO EZICUTHIWEYO

Iipropati ezizizindlu zokuhlala uluntu

Kwixabiso lepropati elivela kuLuhlu loQingqoMaxabiso lazo zonke iipropati ezizizindlu zokuhlala uluntu, iSixeko asizi kuhlulisa ireyithi kwiR300 000 yexabiso lepropati ngokweenjongo zeereyithi. Le R300 000 ibandakanya ireyithi engavumelekanga ukuba itsalwe kwiR15 000 yokuqala kunye neR285 000 esisaphulelo exelwe kuMgaqonkqubo weeReyithi.

Izaphulelo zoluhlu lwabanini bepropati zimi ngolu hlobo:

Abanini abahluphekayo

Ngokwamacandelo 3(3)(f) no15 eMPRA bonke abaninizindlu abahluphekayo, ngokweenjongo zeereyithi, baya kufumana isaphulelo ngokwendawo abahlala kuyo, baya kuzuza ngohlobo ekuchazwe ngalo kulo mgaqonkqubo nakwiSahluko sesi4 soMthetho kaMasipala kunye noMgaqonkqubo woLawulo lweeKhredithi noQokelelo lwaMatyala yaye basenokufumana isaphulelo se100% ukuba ngaba umfakisiselo uxhomekeke kwiipeyi karhulumente okanye kwindodla ukuze akwazi ukuphila kodwa oko kuya kuxhomekeka ekubeni ibe yonke imiqathango iyalandelwa. Izaphulelo xa zihlangene azisayi kuba ngaphezu kwe100%.

Abanini abaxhomekeke kwiPeyi okanye kwiNdodla ukuze baphile

Ukufumana isaphulelo, abanini abakolu luhlu kufuneka bahambelane nezi zinto zilandelayo:

- a) umntu ongeyonkampani;
- b) ipropati mayanelise zonke iimfuno zenkcazelo yePropati eliKhaya lokuHlala uLuntu;
- c) umntu makabe ngumnini wePropati eliKhaya lokuHlala uLuntu; yaye
- d) ngowe 1 kweyeKhala kuloo nyakamali:
 - i. abe ebehlala kuloo propati njengendlu yakhe, ngaphandle kokuba umnini akakwazi kuhlala kuloo propati ngeemeko angenakuzinceda, okanye umlingane wakhe okanye abantwana (kubandakanywa nabo baseneminyaka ephantsi) babe behlala kuloo ndlu;
 - ii. Kwabo bafumana ipeyi karhulumente okanye indodla, umfakisiselo kufuneka abe neminyaka eyi60; okanye ukuba umnini uza kuba na60 kulo nyaka wesaphulelo uya kufumana inxalenye yesaphulelo ukusukela kumhla umfakisiselo athe waneminyaka eyi60;
 - iii. ube umvuzo wosapho wenyanga uwonke awukho ngaphezu kweR17 500 (amawaka aneshumi elinesixhenxe namakhulu amahlanu eeRandi) yaye oko kuboniswe ngokufakwa kobungqina bengxelo yebhanki yeenyanga ezintathu esuka kuyo nayiphi na ibhanki okanye ukuba umntu akanayo iakhawunti yebhanki, iSixeko singafuna ubungqina obubonisa umvuzo wosapho wenyanga uwonke.

Umvuzo wenyanga wentsapho nezaphulelo zowama2021/2022 zonyaka wemali zimi ngale ndlela ilandelayo:

Ingeniso yeNdlu yeNyanga Nganye		% Isaphulelo mali
R 0	R 4 500.00	100%
R 4 501.00	R 6 000.00	95%
R 6 001.00	R 7 500.00	90%
R 7 501.00	R 9 000.00	80%
R 9 001.00	R 10 500.00	70%
R 10 501.00	R 12 000.00	60%
R 12 001.00	R 13 500.00	50%
R 13 501.00	R 14 500.00	40%
R 14 501.00	R 15 500.00	30%
R 15 501.00	R 16 500.00	20%
R 16 501.00	R 17 500.00	10%

IFUTHE KWIBHAJETHI

Ibhajethi ka2021/2022 ilungelelaniswe kusetyenziswa ingeniso eqikelelweyo yokuhlululisa iireyithi ngokwale ngxelo.

Kwenziwe amalungiselelo kwiBhajethi ka2021/2022 yengeniso ekuza kuphulukwana nayo ngenxa yezaphulelo nokuhliswa kweentlawulo njengoko kuchaziwe ngokubanzi kuMgaqonkqubo weeReyithi wango2021/2022.

ISIHLOMELO 3

**IZITHILI ZOPHUCULO LWESIXEKO (CIDs)
AMAXABISO AWONGEZIWEYO KOWAMA2021/22**

ICID nganye kufuneka ingenise ulwabiwommali layo kwiSixeko rhoqo ngonyaka, ngokungqinelana noMthetho kaMasipala ongeMimandla engeeRhafu ezizodwa (SRA). Ulwabiwozimali luka2021/22 ngokujoliswe kuzo zonke iiCID ezikhoyo eziqukiweyo kwitafile engezantsi apha, lonke lwathi lwaphunyezwa, ngokungqinelana nalo mmiselo ngaphambi kokuba kungeniswe kwiSixeko ukuze luqikelelwe kuxwebhu lweSixeko elingolwabiwommali. IiCID zinolwabelo mali lweminyaka emihlanu ngokweSicwangciso zazo eziphunyeziweyo zokuqhutywa komsebenzi kwakhona abanakulindela uphuhliso lwexesha elizayo okanye ukutshintshatshintsha koqingqomaxabiso ngenxa yezibheni ezithe zathathelwa ingqalelo ngokuphumeleleyo. Uluntu luye laziswe ukususela ekuqaleni ngokumalunga nempembelelo yokutshintshatshintsha loqingqomaxabiso namagalelo abantu ngabanye. Kuye kuvele kangangoko iimeko ezahlukeneyo kwiminyaka edlulileyo apho ulwabiwommali lweCID lungagqithiselwa kuluntu ngokubanzi apho kuthi kucuthwe uxanduva kubantu ngabanye. Ngokufanayo, izibheni eziphumeleleyo zingangumphumela wokuba zibengu-mthamo omkhulu ongaphezulu koko bekulindlelekile oluluxanduva kwabanye abantu ngenxa yocutho kuqingqomaxabiso olujoliswe kukunyuka ngokonyaka kolwabiwommali. Impembelelo kubantu ngabanye ithi ilungelelaniswe ngokubanzi ukuqinisekisa ukuba ithi ingadluli impembelelo yokuqala

ephunyeziweyo ngokolwabiwomali lweminyaka emihlanu kwakhona ukuba ingaphezulu kokuhluma kolwabiwomali ihlala ikwinqanaba elamkelekileyo lokufikeleleka nokuluqilima.

Nakubeni kucacisiwe ngentla apha, iCOVID le iye yanempembelelo enkulu ngokwezimali kwiiCID apho zithe ziye zasebenzisana neSebe leCID ziye zabanoxanduva ekuhlangahlengiseni ulwabiwo lwezimali kwaye zajonga iindlela ezingezinye zokufumana izimali apho kuquka iminikelo nokusetyenziswa kweentsalela zezimali ukuba zibonelele ngoncedo kwabo kufuneke behlawule iirhafu ezongezelelweyo. Kuzo zonke iimeko, izabelo zezimali ziye zenziwa ngokutsha kwaye zaphengululwe liSebe leCID, ngokungqinelana nokuthotyelwa komthetho nangokufikelela apho kuquke impembelelo kwiipropati zabantu ngabanye.

Isixamali serhafu eyongezelelweyo erhunywa ngummandla weCID ithi igqitywe liBhunga. Irhafu eyongezelelweyo lityala elityalwa siSixeko kwaye ithi ihlawuleke kwaye iqokelelwe ngendlela efanayo njengazo naziphina iirhafu ezingezinye ezinyanzelise seSixeko. Amanqanaba amabini awohlukeneyo epropati athi achongwe xa kunyanzeliswa irhafu eyongezelelweyo kwiCID, enjengeyokuhlala nengeyoyakuhlala. Umgaoqonkqubo weSRA njengeoko uphunyezwe liBhunga uthi ucacise ngokuthe xhaxhe ukuba nayiphina ipropati engeyoyakuhlala enoqingqomaxabiso engama50% okanye nangaphezulu kuyo iyonke i% yoqingqomaxabiso lukamasipala lweCID apho ifumaneka khona, ayinakuthi ixhase ngezimali ezingaphezulu kwama25% yolwabiwomali. Ngokwesi sigaba, le meko ithi ifumaneka kuphela kwiCID yaseGlosderry.

Zonke iiCID zithi ziphumeze ulwabiwozimali zazo ngamxhelomnye kwiintlanganisano zazo zobulungu. IiCID ezilithoba (Blackheath, Green Point, Little Mowbray & Rosebank, Oranjekloof, Paarden Eiland, Sea Point, Triangle Industria, Tygervally and Zwaanswyk) zye zenza isicelo sokuqhubela ixesha elitsha leminyaka emihlanu elisusela ngowo 1 kweyeKhala Julayi)Konke oku kwaye kwaphunyezwa liBhunga ngowama29 kuTshaziimpuzi 2021 kwaye ziqukiwe kwitafle engezantsi apha.

Akukho zicelo zingezinye ezithe zafunyanwa ngokumalunga nokumiselwa kweCID entsha.

Iirhafu ezongezelelekileyo kowama2021/22 ezicaciswe ngokweRandi erandini kwaye ezibhekiselelwe kuqingqomaxabiso lulonke lwepropati, zithi zingeniswe kwiBhunga ukuba ziphunyezwe.

Iirhafu ezongezelelweyo zeCID zithi zibekwe kwinqanaba le15% ngokweRhafuntengo. IiRhafu ezongezelelweyo ezibonakaliswe ngezantsi apha, zibonakaliswe njengenqanaba kwiRandi.

IZithili zoPhuculo lweSixeko (CIDs)	Uhlahlo lwabiwomali lwango2021/22 R	Irhafu eyongezelelekile yo yokuhlala kowama2021/22 R	Irhafu eyongezelelekileyo engeyoyakuhlala R
Airport Industria	5,144,377	N/A	0.002056
Athlone	1,121,395	N/A	0.002640
Beaconval	4,007,356	N/A	0.002407
Blackheath	3,683,949	N/A	0.001388
Boston	3,948,500	0.001101	0.001749
Brackenfell	3,563,355	N/A	0.002402
Cape Town Central City	88,421,409	0.001303	0.002286
Claremont	11,363,021	0.000451	0.001622
Elsies River	3,440,441	N/A	0.003220
Epping	12,398,133	N/A	0.001405
Fish Hoek	1,172,438	0.000603	0.001908
Glosderry	1,915,949	0.000449	0.002870 > 50% = 0.000477
Green Point	9,607,938	0.000362	0.002110

Groote Schuur	8,161,586	N/A	0.001572
Kalk Bay neSt James	2,181,976	0.000462	0.001635
Little Mowbray / Rosebank	2,355,000	0.000552	0.001376
Llandudno	4,041,049	0.000711	0.000793
Lower Kenilworth	1,585,107	0.000834	0.001961
Maitland	3,867,610	N/A	0.002023
Mitchells Plain Town Centre	2,060,279	0.000419	0.003204
Montague Gardens-Marconi Beam	7,844,727	N/A	0.000806
Mount Rhodes	638,496	0.001360	0.001696
Muizenberg	2,610,000	0.001001	0.002630
Northpine	2,468,290	0.001218	0.001820
Oakwood / Hughenden / Meadows	913,262	0.001367	0.001663
Observatory	7,493,102	0.000894	0.002239
Oranjekloof	7,802,591	0.000392	0.002086
Overkloof	488,316	0.001504	0.001545
Paarden Eiland	5,325,410	N/A	0.001106
Parow Industria	5,633,716	N/A	0.001713
Penzance Estate	1,249,693	0.001495	0.002915
Salt River	4,393,648	N/A	0.001977
Scott Estate & Baviaanskloof	2,830,480	0.001008	0.001456
Sea Point	7,190,464	0.000654	0.001896
Somerset West	3,523,289	N/A	0.003123
Stikland Industrial	5,165,858	N/A	0.001903
Strand	1,488,184	N/A	0.003336
Triangle Industrial	2,695,792	N/A	0.002682
Tyger Valley	4,194,356	N/A	0.001524
Voortrekker Road Corridor	23,492,324	N/A	0.002381
Vredelokloof	3,639,845	0.001685	0.001989
Welgemoed	4,085,259	0.000726	0.001245
Woodstock	6,527,243	N/A	0.001458
Wynberg	6,361,769	0.001226	0.003313
Zeekoevlei Peninsula	626,068	0.002005	0.002444
Zwaanswyk	1,203,308	0.000715	0.000729

Qaphela: IiRhafu ezongezelelekileyo ziye zabonakaliswa ngaphandle kweRhafuntengo. Iirhafu eziquka iRhafuntengo zingafumaneka kuMaxabiso eSixeko eeRhafu, iMirhumo nakwincwadi engeenTlawulo.

MINISTRY OF FINANCE AND ECONOMIC OPPORTUNITIES

APPOINTMENT OF PROVINCIAL REGISTRAR

I, David Maynier, Minister of Finance and Economic Opportunities, hereby appoint Mrs Hantie Nelson as the Provincial Registrar of Tourist Guides for the Western Cape in terms of section 49 of the Tourism Act, No. 3 of 2014, with effect from 9 July 2021.

David Maynier

Minister of Finance and Economic Opportunities

Signed at Cape Town on this 8th day of July 2021.

9 July 2021

21440

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All correspondence must be addressed to the Director-General, PO Box 9043, Cape Town 8000, and cheques, bank drafts, postal orders and money orders must be made payable to the Department of the Premier.

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