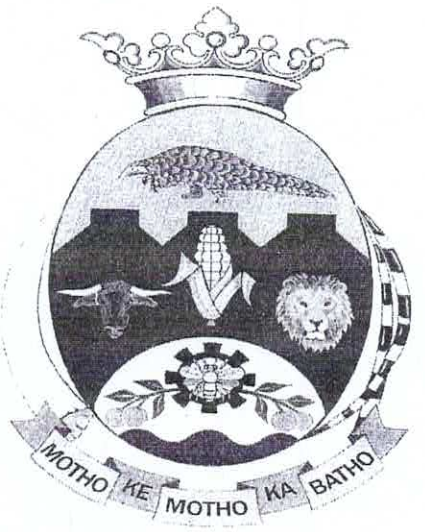

LEPELLE-NKUMPI
LOCAL MUNICIPALITY

PROPERTY RATES POLICY
2024/2025

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LEPELLE-NKUMPI LOCAL MUNICIPALITY

PROPERTY RATES POLICY

1. LEGISLATIVE CONTEXT

1.1 This policy is mandated by Section 3 of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004), which specifically provides that a municipality must adopt a Rates Policy.

1.2 In terms of Section 229 of the Constitution of the Republic of South Africa, 1996 (No.108 of 1996), a municipality may impose rates on property.

1.3 In terms of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004) a municipality in accordance with-

a. Section 2(1), may levy a rate on property in its area; and
b. Section 2(3), must exercise its power to levy a rate on property subject to-
   i. Section 229 and any other applicable provisions of the Constitution;
   ii. the provisions of the Property Rates Act and any regulations promulgated in terms thereof; and
   iii. the rates policy.

1.4 In terms of Section 4 (1) (c) of the Local Government: Municipal Systems Act, 2000 (No. 32 of 2000), the municipality has the right to finance the affairs of the municipality by imposing, inter alia, rates on property.

1.5 In terms of Section 62(1)(f)(ii) of the Local Government: Municipal Finance Management Act, 2003 (No. 56 of 2003) the municipal manager must ensure that the municipality has and implements a rates policy.

1.6 This policy must be read together with, and is subject to the stipulations of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004) and any regulations promulgated in terms thereof from time to time.

2. DEFINITIONS

2.1 "Act" means the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004);

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2.2 "Definitions, words and expressions" as used in the Act are applicable to this policy document where ever it is used;

2.3 "Municipality" means the municipality of Lepelle-Nkumpi;

2.4 "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;

2.5 "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 services inclusive of water, electricity, sewerage and refuse removal and roads development are installed at the full cost of the developer and maintained and rendered by the residents of such estate.

2.6 "Residential property" means property on which a municipality may in terms of section 2 Levy a rate, included in a valuation roll in terms of section 48(2)(b) in respect of which the primary use is for residential purposes without derogating from section 9 the Act.

3. POLICY PRINCIPLES

3.1 Rates are 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.

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3.2 As allowed for in the Act, the municipality has chosen to differentiate between various categories of property and categories of owners of property as contemplated in clause 7 and 8 of this policy. Some categories of property and categories of owners are granted relief from rates as contemplated in clause 11 to 13 of this policy. The municipality however does 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.

3.3 There would be no phasing in of rates based on the new valuation roll, except as prescribed by legislation and in accordance with clause 16 of this policy.

3.4 In accordance with Section 3(3) of the Act, the rates policy for the municipality is 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.

(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; and

ii. Supports local social economic development.

(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 removal) services and the amounts required to finance exemptions, rebates, reductions and phasing-in of rates as approved by the municipality from time to time.

4. SCOPE OF THE POLICY

4.1 This policy document guides the annual setting (or revision) of property rates. It does not make specific property rates proposals. Details pertaining to the applications of the various property rates are published in the Provincial Gazette and the municipality's schedule of tariffs, which must be read in conjunction with this policy.

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5. APPLICATION OF THE POLICY

5.1 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 as allowed for in this policy document.

6. PRINCIPLES APPLICABLE TO FINANCING OF SERVICES

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

(a) Trading services
   i. Water
   ii. Property Rates

(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 6.1 (a) and (b).

6.2 Trading and economic services as referred to in clauses (a) and (b) must be ring fenced and financed from service charges whilst 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.

7. CATEGORIES OF PROPERTY

7.1 Different rates may be levied in respect of the following categories of rateable properties and such rates will be determined on an annual basis during the compilation of the annual budget:- (note: categories only to be finalised after completion of valuation roll)

7.1.1 Residential properties;

7.1.2 Industrial properties;

7.1.3 Business properties;

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7.1.4 Farm properties (including small holdings) used for:-

- Agricultural purposes only;
- Business and Commercial purposes;
- Industrial purposes;
- Residential purposes;
- Mining purposes;
- A combination of above purposes;

7.1.5 Farm properties not used for any purpose;

7.1.6 Properties owned by organ of state and used for public service purposes

7.1.7 Municipal properties;

7.1.8 Public service infrastructure properties referred to in the Act;

7.1.9 Properties owned by public benefit organisations and used for specified public benefit activities

7.1.10 Informal settlements;

7.1.11 State trust land;

7.1.12 Communal land as defined in section 1 of the Communal Land Rights Act of 2004;

7.1.13 Properties-

- acquired through the Provision of the Land and Assistance Act, 1993(Act 126 of 1993), or the Restitution of Land Rights Act, 1994 (Act 22 of 1994); or
- Properties subject to the Communal Property Associations Act, 1996 (Act 28 of 1996);

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7.2 In determining the category of a property referred to in 7.1 the municipality shall take into consideration the following criteria or a combination thereof:-

- The formal zoning of the property;
- Township establishment approvals;
- The use of the property;
- Permitted use of the property; and
- The geographical area in which the property is situated.

7.3 In order to create certainty and to ensure consistency the criteria mentioned in 7.2 shall be applied as indicated below in order of priority and no deviation is permissible:-

7.3.1 Properties shall first be categorised in accordance with their formal zoning. Town planning schemes, town establishment schemes and town planning regulations may be used to determine the formal zoning.

7.3.2 If, for whatever reason, the status or zoning of a property cannot be determined in terms of 7.3.1 the actual use shall then be determined in order to appropriately categorise such property. All relevant information, including circumstantial evidence, may be taken into consideration in an attempt to determine for what purpose the property is being used. A physical inspection may be done to acquire the necessary information.

7.3.3 The geographical area in which a property is situated may be used to assist in the categorisation of a property when the provisions of 7.3.1 cannot be applied. However, the geographical area as a criterion should not be used in isolation.

7.4 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 9 of this policy document.

8. CATEGORIES OF OWNERS

8.1 For the purpose of granting exemptions, reductions and rebates in terms of clause 11, 12 and 13 of this policy respectively, the following categories of owners of properties are determined:-

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(a) Those owners who qualify and who are registered as indigents in terms of the adopted indigent policy of the municipality;

(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 (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; and

(e) Owners of agricultural properties as referred to in clause 13.1 (c).

(f) 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.

9. PROPERTIES USED FOR MULTIPLE PURPOSES

9.1 Rates on properties used for multiple purposes will be levied as follows:-

(a) In accordance with the purpose corresponding with "permitted use of the property".

(b) In accordance with the "dominant use of the property" if (a) cannot be applied; or

(c) In accordance with the "different uses" by apportioning the market value of a category of property to the different purposes for which the property is used if both (a) and (b) above cannot be applied.

10. DIFFERENTIAL RATING

10.1 Criteria for differential rating on different categories of properties will be according to:-

(a) Use of the property

(b) Permitted use of the property

(c) combination of (a) and (b)

10.2 Differential rating among the various property categories will be done by way of setting a different cent amount in the rand for each property category; and

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10.3 By way of reductions and rebates as provided for in this policy document.

10.4 Council will from time to time decide on a differential rating as in accordance to the conditions set in 10.1 , 10.2 and 10.3.

11. RELIEF MECHANISMS- EXEMPTIONS AND IMPERMISSIBLE RATES

In imposing the rate in the rand for each annual operating budget component, the council shall grant exemptions, rebates and reductions to the categories of properties and categories of owners indicated in the undermentioned schedule, but the council reserves the right to amend these exemptions, rebates and reductions if the circumstances of a particular annual budget so dictate.

In determining whether a property forms part of a particular category indicated below, the municipality shall have regard to the actual use to which the relevant property is put. In the case of vacant land not specifically included in any of the categories indicated in the schedule, the permitted use of the property shall determine into which category it falls.

11.1 The following categories of property are exempted from rates: -

(a) Municipal properties

Municipal properties will be zero-rated

(b) Residential properties

The first R15 000,00 (fifteen thousand rand) of the market value of a residential property must not be taxable. The impermissible rates contemplated in terms of section 17(1) (h) of the Property Rates Act is included in the amount referred to above as annually determined by the municipality. This is an important part of the council's indigent policy and is aimed primarily at alleviating poverty.

(c) Public Service Purposes

Properties used for public service purposes are exempted.

(d) Properties to which the provisions of the National Heritage Resources Act, (Act No. 25 of 1999), or an institution that has been declared to be subject to the Cultural Institutions Act, (Act No. 119 of 1998)

11.2 Impermissible Rates: In terms of section 17(1) of the Property Rates Act the municipality may, inter alia, not levy a rate:-

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(a) 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, or residential agricultural purposes.

(b) On mineral rights within the meaning of paragraph (b) of the definition of "property" in section 1 of the Act.

(c) On a property belonging to a land reform beneficiary or his or her heirs, provided that this exclusion lapses ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds.

(d) On a property registered in the name of and used primarily as a place of public worship by a religious community, including an official residence registered in the name of that community which is occupied by an office-bearer of that community who officiates at services at that place of worship.

11.3 The following categories of owners are exempted from rates:-

(a) Child headed families –

i. Families headed by children are exempted from paying rates, according to monthly household income. To qualify for exemption the head of the family must:-

a. occupy the property as his/her normal residence;
b. not be older than 18 years of age;
c. still be a scholar or jobless; and
d. be in receipt of a total monthly income from all sources not exceeding an amount to be determined annually by the Municipality;

ii. The family head must apply on a prescribed application form for an exemption as determined by the municipality and must be assisted by the municipality with completion of the application form.

(b) Indigent consumers –

Owners who qualify and who are registered as indigents in terms of the adopted indigent policy of the municipality.

(c) Owners of agricultural properties who are bona fide farmers

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(c) Applications must be accompanied by-

i. a certified copy of the identity document or any other proof of the applicant's age which is acceptable to the municipality;
ii. sufficient proof of total household income;
iii. an affidavit from the applicant;

(d) All applications will be dealt with in accordance with the municipality's credit control policy.

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

12. REDUCTIONS

12.1 Reductions as contemplated in section 15 of the Act will be considered on an ad-hoc basis in the event of the following:-

12.1.1 Partial or total destruction of a property.

12.1.2 Disasters as defined in the Disaster Management Act, 2002 (Act 57 of 2002).

12.2 The following conditions shall be applicable in respect of 12.1:-

12.2.1 The owner of the property referred to in 12.1.1 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.

12.2.2 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).

12.2.3 A maximum reduction, to be determined on an annual basis, will be allowed in respect of both 12.1.1 and 12.1.2.

12.2.4 An ad-hoc reduction will not be given for a period in excess of 6 months, unless the municipality gives further extension on application.

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12.2.5 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.

13. REBATES

13.1 CATEGORY OF PROPERTIES

	CATEGORY OF PROPERTY	REBATE
* –	Residential properties or properties of any category used for multiple purposes where the residential component represents on average 90% or more of the property's actual use: With improvements Without improvements Private owned Town: serviced by owner, for improved residential properties an additional	None None 10 %
* –	Industrial properties	None
* –	Business and Commercial Properties	None
* –	**Farm portions and Agricultural Holdings Rebates**	
	Rebates will be granted to farmers as outlined hereunder:	
* –	The extent of municipal services provided to farm portions/agricultural holdings	
* –	-if there are no municipal roads next to the property	7.5 %
* –	-if there is no municipal sewerage to the property	7.5 %
* –	- if there is no municipal electricity supply to the property	7.5 %
* –	- if water is not supplied by the municipality	20 %
* –	- if there is no refuse removal that is provided by the municipality	7.5 %
* –	The contribution of agriculture to the local economy	
* –	The following additional rebates will be provided to farmers by the Municipality after the farmer has provided the required information in a prescribed form which is to be submitted to council not later than the 30th September each year, unless a different date is determined by the council for a specific year. - A rebate may be granted to agricultural property that contributes substantially to job creation, and the salaries/wages of farm workers are reasonable, e.g. if they meet minimum standards set by government or if they are in line with the sector's average.	5 %
* –	The extent to which agriculture assists in meeting service delivery and development obligations of the municipality and contribution to the social and economic welfare of farm workers	
* –	- if the owner provides permanent residential property to the farm workers and such property is registered in the name of these farm workers	5 %
* –	- if such residential properties are provided with potable water	5 %

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* –	- if such residential properties are electrified by the farmer	5 %
* –	- if the farmer avails his land/buildings to be used for cemetery, education and recreational purposes of the farm worker's children, the nearby community etc.	5 %
* –	PUBLIC SERVICE PURPOSES AND OTHER PROPERTIES.	
* –	Public Service Purposes : Residential	None
* –	Public Service Purposes : Public Service Infrastructure	30 %
* –	Public Service Purposes : Schools & Hospitals	None
* –	Public Service Purposes : Other	None
	Municipal Properties : Residential-rented out to staff and other parties	None
* –	Municipal Properties : Other Municipalities	None
* –	Privately Owned Schools and Hospitals	None
* –	Old age institutions registered at the Department of Welfare	100%
* –	Communal Land	None
* –	State Trust Land	None
* –	Protected Areas	100%
* –	Properties on which national monuments are situated, and where no business or commercial activities are conducted for gain in respect of such monuments	100 %
* –	Properties on which national monuments are situated, but where business or commercial activities are conducted in respect of such monuments	40 %
* –	Properties owned by public benefit organisations registered at the Department of Welfare and used to further the objectives of such organizations	100 %
* –	Properties belonging to a land reform beneficiary or his or her heirs for the first 10 years after the registration of the title in the office of the Registrar of Deeds	100 %

NOTE: In addition to the foregoing, **the first R15 000** of the market value of all residential properties and of all properties used for multiple purposes, provided one or more components of such properties are used for residential purposes, is exempted from the payment of rates in terms of Section 17(1)(h) of the Property Rates Act. (As per Section 11-Exemptions)

Municipal properties shall exclude properties owned or used by other municipalities.

Properties used for multiple purposes, other than those referred to under residential properties above, shall be rated on the value assigned to each component, and shall receive the rebate applicable to such component. Where one component on average represents 90% or more of the property's actual use, such property shall be rated as though it were used for that use only.

The following categories of owners of properties shall additionally receive the following rebates on the rates due in respect of such properties after deducting the rebate granted to residential properties, where applicable:

CATEGORY OF PROPERTY OWNERS	REBATE
REGISTERED INDIGENTS.	

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Residential property owners who are both the permanent occupants and the sole owners of the property concerned and who are registered indigents in terms of the Councils indigent management policy.	100 % of the rates based on the rateable value up to R100 000 and 50 % of the rates based on the rateable value above 100 000 but below R150 000 and 75% of the rates based on the rateable value above R150 000.
AGED RESIDENTS-LOW INCOME Residential property owners who are over 60 years of age, who are both the permanent occupants and the sole owners of the property concerned and whose aggregate joint household income is proved to be to the satisfaction of the municipal manager not to exceed R3 500 per month, or such other amount as the Council may from time to time determine. The applicants must apply to the Municipality on a prescribed form provided by the Municipality.	100 % of the rates based on the rateable value up to R100 000, 50 % of the rates based on the rateable value above 100 000 but below R150 000 and 40% of the rates based on the rateable value above R150 000.
MEDICALLY UNFIT RESIDENTS Applicants who are: Medically unfit, disabled and retired due to medical reasons • Applicants qualify irrespective the age on condition that a medical certificate be produced to Council. • The maximum income must not exceed the perk laid down by Council from time to time. • The Applicant must be a registered owner of the property, living on the property and have occupied it for at least 5 years. • The Applicant cannot be a registered owner of more than one property in the Municipal area. A rebate as determined on the above mentioned rates shall apply for residential applicants who qualify in terms of these criteria.	100 % of the rates based on the rateable value up to R100 000, 50 % of the rates based on the rateable value above 100 000 but below R150 000 and 40% of the rates based on the rateable value above R150 000.

COMPULSORY APPLICATION FOR REBATES:

ii. Property owners must apply on a prescribed application form for a rebate as determined by the municipality

iii Applications must be accompanied by-

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(a) a certified copy of the identity document or any other proof of the owners age which is acceptable to the municipality
(b) sufficient proof of income of the owner and his/her spouse;
(c) an affidavit from the owner
(d) if the owner is a disabled person proof of a disability pension payable by the state must be supplied; and
(e) if the owner has retired at an earlier stage for medical reasons proof therefore must be submitted

i. These applications must reach the municipality before the end of October preceding the start of the new municipal financial year for which relief is sought.
ii. The municipality retains the right to refuse rebates if the details supplied in the application form were incomplete, incorrect or false.

13.2 Properties with a market value below a prescribed valuation level

These properties **may,** instead of a rate determined on the market value, be levied a uniform fixed amount per property

The council grants the above rebates in recognition of the following factors:

- The inability of residential property owners to pass on the burden of rates, as opposed to the ability of the owners of business, commercial, industrial and certain other properties to recover such rates as part of the expenses associated with the goods or services which they produce.
- The need to accommodate indigents and less affluent pensioners.
- The services provided to the community by public service organizations, schools and hospitals.
- The value of agricultural activities to the local economy coupled with the limited municipal services extended to such activities, but also taking into account the municipal services provided to municipal residents who are employed in such activities.
- The need to preserve the cultural heritage of the local community.
- The need to encourage the expansion of public service infrastructure.
- The indispensable contribution which property developers (especially In regard to commercial and industrial property development) make towards local economic development, and the continuing need to encourage such development.
- The requirements of the Property Rates Act no. 6 of 2004.

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The municipal manager shall ensure that the revenues forgone in respect of the foregoing rebates are appropriately disclosed in each annual operating budget component and in the annual financial statements and annual report, and that such rebates are also clearly indicated on the rates accounts submitted to each property owner.

a. The benefit to the community of granting relief measures will be.

(i) The promotion of local economic development including attracting business establishment
(ii) Creation of employment for municipal residents
(iii) Promotion of service delivery, for example by farmers;
(iv) Poverty alleviation to the indigents;
(v) Social development and moral development, for example, by religious institutions, sport institutions, schools and other non governmental organizations which promote health and other benefit to the community; and
(vi) Improved local economic growth.

14. PAYMENT OF RATES

14.1 The rates levied on the properties shall be payable: -

(a) on a monthly basis; or

(b) annually, before 30 September each year.

14.2 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.

14.3 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 credit control, debt collection and indigent policy of the municipality.

14.4 If a property owner who is responsible for the payment of property rates in terms of this policy, fails to pay such rates in the prescribed manner, it will be recovered from him/her in accordance with the provisions of the Credit Control, Debt Collection and Indigent policy of the Municipality.

14.5 Arrears rates shall be recovered from tenants, occupiers and agents of the owner, in terms of section 28 and 29 of the Act as follows: -

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14.5.1 If an amount, due for rates levied on a property, is not paid by the owner by the due date as shown on the account and no reaction is forthcoming from the owner after two written reminders have been issued, the municipality shall recover the amount in full or partially as follows: -

14.5.1.1 From the agent who is lawfully responsible to collect commission or rental in respect of the property concerned;

14.5.1.2 From a tenant or occupier of the property, only after an attempt was made to collect it from an agent refer to in 14.5.2 but such attempt was unsuccessful or no such agent exists or only a part of the outstanding amount could successfully be recovered.

14.5.2 The amount recoverable is limited to the amount as stipulated in the Act and it may only be recovered after written notice has been served on the party concerned (tenant, occupier or agent) of the rates due and payable, but not yet paid by the owner of the property.

14.5.3 The notice referred to in 14.5.2 shall give the party concerned at least 14 calendar days to pay the outstanding rates.

14.6 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.

14.7 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.

15. ACCOUNTS TO BE FURNISHED

15.1 The municipality will furnish each person liable for the payment of rates with a written account, which will specify:-

(i) the amount due for rates payable;
(ii) the date on or before which the amount is payable;
(iii) how the amount was calculated;
(iv) the market value of the property; and
(v) rebates, exemptions, reductions or phasing-in, if applicable.

15.2 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.

15.3 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.

16. SPECIAL RATING AREAS

16.1 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 Act.

16.2 The following matters shall be attended to in consultation with the committee referred to in clause 16.3 whenever a special rating is being considered:-

16.2.1 Proposed boundaries of the special rating area;

16.2.2 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;

16.2.3 Proposed improvements clearly indicating the estimated costs of each individual improvement;

16.2.4 Proposed financing of the improvements or projects;

16.2.5 Priority of projects if more than one;

16.2.6 Social economic factors of the relevant community;

16.2.7 Different categories of property;

16.2.8 The amount of the proposed special rating;

16.2.9 Details regarding the implementation of the special rating;

16.2.10 The additional income that will be generated by means of this special rating.

16.3 A committee consisting of 6 members of the community of who 3 shall be women 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.

16.4 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.

16.5 In determining the special additional rates the municipality shall differentiate between different categories as referred to in clause 7.

16.6 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.

16.7 The municipality shall establish separate accounting and other record-keeping systems, compliant with GAMAP/GRAP, for the identified area and the households concerned shall be kept informed of progress with projects and financial implications on an annual basis.

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17. FREQUENCY OF VALUATION

17.1 The municipality shall prepare a new valuation roll every 5 (five) years.

17.2 Supplementary valuations will be done on a continual basis to ensure that the valuation roll is properly maintained.

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:-

i. Exemption from rates in terms of section 15 of the Property Rates Act,
ii. Rebate or reduction in terms of section 15,
iii. Phasing-in of rates in terms of section 21, and
iv. Exclusions as referred to in section 17.

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 every 6 months during the supplementary valuation process.

18.6 Part B of the register will be updated on a continuous basis.

19. BY-LAWS TO GIVE EFFECT TO THE RATES POLICY

The municipality will adopt By-laws to give effect to the implementation of the Rates Policy and such By-laws may differentiate between different categories of properties and different categories of owners of properties liable for the payment of rates.

20 REGULAR REVIEW PROCESSES

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20.1 The rates policy must be reviewed on an annual basis to ensure that it complies with the Municipality's strategic objectives and the municipality will engage the community about changes in the policy through public participation.

21 ENFORCEMENT/IMPLEMENTATION

This reviewed policy will be enforceable after approval by the council of Lepelle-Nkumpi Municipality.

CLLR: NKOBELA N. J
SPEAKER

17/05/2024
DATE

OFFICIAL STAMP

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