



## Introduction

This notice serves the confirmation of General Rates Assessment for the Financial Year 2023/2024.

The General Rates assessments are based on the Local Government: Municipal Property Rates Act, 2004 (MPRA) (Act No. 6 of 2004) taking into consideration the application of the Municipal Property Rates Regulations as amended.

Regulations categorize rates ratio-based applications which are below listed:

Category	Rates Ratio in Relation with Residential Property
Residential Property	1: 1
Agriculture Property	1: 0.25
Public Serv. Purposes Prop	1: 0.25
Public Benefit Organization Prop	1: 0.25

This rates ratio applied on all general rated property as per MPRA and MPRR determined by the Minister for Cooperative Governance and Traditional Affairs, in concurrency with the Minister of Finance.

In determination of the General Rates Tariffs applicable for the 2023/2024 financial year, the following factors have been accounted:

- Inflation Parameters,
- Expected shortfall on Operational Budget,
- Non-Payments of said General Rates and
- Credit Control policy applicable on defaulters.

## Recommendations

The following table reflects the 5% increase in the General Rates assessments from 2022/2023 to 2023/2024 financial years respectively.



UBUHLEBEZWE MUNICIPALITY

GENERAL RATES

General Rates and  
Refuse Proposed  
Tariffs  
2023/2024

DESCRIPTION	TARIFF 2022/2023	PROPOSED TARIFF 2023/2024	GENERAL REBATE	PHASING- IN REBATE
Residential	0.0207	0.0217	Nil	Nil
Public Services Purposes	0.0212	0.0222	20%	Nil
Vacant Land	0.0212	0.0222	Nil	Nil
Agricultural	0.0051	0.0053	50%	Nil
Public Service Infrastructure	Exempt on rates	Exempt on rates	Exempt on rates	Exempt on rates
Rural Settlement/Ingonyama Trust Land	0.0051	0.0053	50%	Nil
Commercial	0.0212	0.0222	Nil	Nil
Industrial	0.0222	0.0233	Nil	Nil
Multiple Use Property				
Mining	0.0235	0.0246	Nil	Nil
Special purpose/Place of Worship	Exempt on rates	Exempt on rates	Exempt on Rates	Exempt on Rates

**THE IMPERMISSIBLE RATES**

- Municipality does not levy rates on the first **R55,000** of the market value of property assigned to the categories below:
  - Residential Properties only.
  - R 15 000 impermissible rate plus and additional R 40 000
- The Municipality does not levy rates on the first **R15 000** of the market value of property assigned to:
  - Commercial, Vacant land, Agricultural, Communal Land, mining and Industrial properties. **NB: The additional rebate of not levying rates on the additional first R40 000 of the property value does NOT apply to these categories.**
- Public service purposes properties/State Owned property, the first 30% of the market value.



## SECONDARY REBATE

Pensioners who wish to be granted with pensioners' rebate must make an application in a prescribed form, which is available at the front office by the cashier. This applications must be returned on the last day of April each year.

### Secondary Rebates apply as follows:

Pensioners whose income	R0	- R 4,180.00	Rebate 100%
	R4,180.00	- R5,000.00	Rebate 20%

Farmers Rebate : All farmers who are contributing to the farm workers will receive an additional rebate of up to 20% depending on the Council approval. The following must be provided to the farm community as the basic need in order for the farmer to be assessed and qualify:

- Electricity, Water, Firewood, House, Schools and Sports facilities.

## GENERAL

1. Rates will be payable in twelve (12) monthly equal instalments with the first instalment being due at the end of August and the last instalment payable by end of July.
2. The municipality will, by resolution, practise the following payment priority split, 85% will go to Rates, 12% to Refuse Removal and 3% to fire services.
3. The municipality has opted not to charge interest and penalties on all accounts that remain unpaid at the end of July each year in quest to encourage payment and reduce debt for the two following financial years, 2022/2023 and 2023/2024 respectively, up to the end of the current valuation roll.
4. Legal actions for all account holder with overdue account that are three (3) months and older will be taken and even be blacklisted until the account is settled.
5. Copy of the resolution and proposed amendments are available from the Municipal Offices during office hours.

## Indigent Support Grant

Any person who is **18 years of age and older** may apply for indigent support grant, who currently owes monies to the municipality, is the full time occupant or owner of the registered property in the municipality valuation roll and has a **Gross Income of R4,180**.

Child headed households may also apply for indigent support grant. See the Indigent Policy for further enquiries.



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Further contact the Finance Department Accounts Section.

**Refuse Tariffs 2023/2024**

<b>Category</b>	<b>Monthly</b>
Households- Stuartstown	R 167.16
Households- Fairview	R 33.92
Fire Services	R 8.61
Business – Large	R 3,352.34
Business – Small	R 1,150.38

**HIRE OF HALLS**

	<b>Peace Initiative Hall</b>	<b>Soweto Hall</b>	<b>Jolivet Hall</b>	<b>Highflats Hall</b>	<b>Other Halls</b>
<b>Weddings</b>	R3 307.50	R2 205.00	R1 653.75	R2 205.00	R 441.00
<b>Funerals/Church</b>	R2 205.00	R1 543.50	R1 323.00	R1 653.75	R 441.00
<b>Other celebrations</b>	R3 307.50	R2 205.00	R1 653.75	R2 205.00	R 441.00
<b>Meetings</b>	R1 653.75	R 882.00	R 661.50	R1 433.25	R 441.00
<b>Refundable Deposit- Halls</b>	R2 205.00	R1 323.00	R 330.75	R 661.50	R 330.75
<b>Main Boardrooms</b>	R1 102.50	R 551.25	-	-	-
<b>Other Boardrooms</b>	R 771.75	R 330.75	-	-	-
<b>Deposit for Boardrooms – refundable</b>	R 441.00	R 220.50	-	-	-



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**FAIRVIEW HALL HIRE**

All tariffs will be charged per session (4 hours and 30 minutes)

Session 1      Between 9h00 and 13h30

Session 2      Between 14h00 and 18h30

Session 3      Between 19h30 and 24h00

Library Boardroom (charity/welfare)	R 1 102.50 per day
Promotion of cultures and education	R 661.50
Political meetings or similar nature	R 1 543.50
Weddings and parties	R 1 653.75
Religious services, charitable institutes, or funerals	R 330.75
Use of commercial undertaking	R 1 764.00

**TENDER DOCUMENTS:**

<b>TENDER VALUE</b>	<b>TARIFF</b>
From R 30 000- R 200 000	R 168.46
From R 200 000- R 500 000	R 491.40
From R 500 000- R 5 million	R 845.25
From R 5 million- upwards	R1 688.40