



Introduction

This notice serves the confirmation of General Rates Assessment for the Financial Year 2024/2025.

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 2024/2025 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 2023/2024 to 2024/2025 financial years respectively.



UBUHLEBEZWE MUNICIPALITY

GENERAL RATES

**General Rates and
Refuse Proposed
Tariffs
2024/2025**

DESCRIPTION	TARIFF 2023/2024	PROPOSED 2024/2025	GENERAL REBATE	PHASING- IN REBATE
Residential	0.0217	0.0228	Nil	Nil
Public Services Purposes	0.0222	0.0233	20%	Nil
Vacant Land	0.0222	0.0233	Nil	Nil
Agricultural	0.0053	0.0056	50%	Nil
Public Service Infrastructure	Exempt on rates	Exempt on rates	Exempt on rates	Exempt on rates
Business and Commercial	0.0222	0.0233	Nil	Nil
Industrial	0.0233	0.0245	Nil	Nil
Mining	0.0246	0.0258	Nil	Nil
Special purpose/Place of Worship	Exempt on rates	Exempt on rates	Exempt on rates	Exempt on Rates

THE IMPERMISSIBLE RATES

1. Municipality does not levy rates on the first **R130,000** of the market value of property assigned to the categories below:
 - Residential Properties only.
 - R 15 000 impermissible rate plus and additional R 115 000

2. The Municipality does not levy rates on the first **R15 000** of the market value of property assigned to:
 - Commercial, Vacant land, Agricultural, Multiple Use, mining and Industrial properties. **NB: The additional rebate of not levying rates on the additional first R115 000 of the property value does NOT apply to these categories.**

3. 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 4,220.00	Rebate 100%
	R4,221.00	- R7, 500.00	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. Interest shall be charged on all overdue account that are more than 60 days at 1% on the outstanding amount on a monthly basis.
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 R4,220**.

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

Further contact the Finance Department Accounts Section.



Refuse Tariffs 2023/2024

Category	Monthly
Households- Stuartstown	R 175.52
Households- Fairview	R 52.50
Fire Services	R 9.05
Business – Large	R 3,519.96
Business – Small	R 1,207.90

HIRE OF HALLS

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 00h00



UBUHLEBEZWE MUNICIPALITY

GENERAL RATES

General Rates and Refuse Proposed Tariffs 2024/2025

	Peace Initiative Hall	Soweto Hall	Jolivet Hall	Highflats Hall	Other Halls
Weddings	R3 470.00(per day* max of 12 hours)	R2 320.00(per day* max of 12 hours)	R1 740.00(per day* max of 12 hours)	R2 300.00(per day* max of 12 hours)	R 460.00(per day* max of 12 hours)
Funerals/Church	R2 320.00(per day* max of 12 hours)	R1 620.00 (per day* max of 12 hours)	R1 390.00(per day* max of 12 hours)	R1 740.00(per day* max of 12 hours)	R 460.00(per day* max of 12 hours)
Other celebrations	R3 470.00(per day* max of 12 hours)	R2 320.00(per day* max of 12 hours)	R1 750.00(per day* max of 12 hours)	R2 350.00(per day* max of 12 hours)	R 460.00(per day* max of 12 hours)
Meetings	R1 740.00	R 930.00	R 700.00	R1 550.00	R 460.00
Refundable Deposit-Halls	R2 320.00	R1 390.00	R 350.00	R 700.00	R 350.00
Main Boardrooms	R1 160.00	R 580.00	-	-	-
Other Boardrooms	R 850.00	R 680.00	-	R 300.00	-
Deposit for Boardrooms – refundable	R 470.00	R 240.00	-	-	-

- For every hour in excess of the 12 hours, there shall be an additional charge (charged at standard booking divided by 12 to get to a rate per hour) . This only applies to all daily functions/ activities.



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FAIRVIEW HALL HIRE

Library Boardroom (charity/welfare)	R 1 160.00 per day
Promotion of cultures and education	R 695.00
Political meetings or similar nature	R 1 620.00
Weddings and parties	R 1 740.00
Religious services, charitable institutes, or funerals	R 350.00
Use of commercial undertaking	R 1 850.00

TENDER DOCUMENTS:

TENDER VALUE	Rate/Tariff
From R 30 000- R 200 000	R 180.00
From R 200 000- R 500 000	R 520.00
From R 500 000- R 5 million	R 890.00
From R 5 million- upwards	R1 770.00

Category	Rate/Tariff
Generation of Valuation Report	R 350.00
Lodging for an appeal outside the appeal process	R 350.00
Clearance of grounds/grass cutting for privately owned property	R 2.50 per square meter