



LOCAL AUTHORITY NOTICE

LESEDI LOCAL MUNICIPALITY: DETERMINATION OF ASSESSMENT RATES FOR THE 2013/2014 FINANCIAL YEAR – COUNCIL RESOLUTION NUMBER LC.MC-178/05/2013

1. In terms of section 2, 7, 8 and 14 (2) of the Local Government : Municipal Property Rates Act (Act No 6 of 2004) [herein after called the MPRA] read with section 4 (1) (c) (i) and 11 (3) (1) and 75A of the Local Government: Municipal Systems Act 32 of 2000, the following rates in the rand BE LEVIED for the financial year 1 July 2013 to 30 June 2014, on the market value of all rateable property market value situated within the area of jurisdiction of the Lesedi Local Municipality, as appearing in the valuation roll valid for the period 1 July 2010 until 30 June 2014 in respect of the various categories of properties as set hereunder:

PROPERTY RATES

Valuation Roll 2010-2014

TARIFF 2012/2013 (0.0090145c) – 2013/2014 (0.0095554) in the rand for property rates – zero rated.

<u>Categories</u>	<u>Ratio in relation to property</u>
Residential property	1: 1
Business, commercial and industrial	1: 2
Agricultural properties(Farms and Agricultural holdings) used for	
(a) Farming and agricultural purposes	1: 0.25
(b) Business and commercial purposes	1: 2
State owned properties	1: 2
Privately owned towns serviced by the owners	1: 0.90
Municipal properties	1: 0
Public service infrastructure	1: 0
State trust land	1: 0.25
Protected areas	1: 0.25
National monuments	1: 0.25
Properties owned by public benefit organizations(part 1 of the Ninth Schedule of the Income Tax Act, 1962 (Act 58 of 1962)	1: 0.25
Exclusive use areas	Not ratable

Servitudes	1: 0.25
Township title properties	1: 0.25
Multiple use properties	According to use
Vacant land (Residential)	1: 2
Vacant land (Business & commercial + industrial)	1: 3
Vacant land (Private owned - Heidelberg kloof)	1: 1

PROPERTY RATES REBATES

	<u>Municipal value</u>	<u>% Rebates</u>
<p><u>Residential and sectional title properties</u></p> <p>All Residential and sectional title properties, is rebated by the amount of rates payable on the municipal value as indicated:</p>	<p>First R15000</p> <p>R15 001 to R100 000</p>	<p>Exempt [Section 17(h) of the Act].</p> <p>100%</p>
<p><u>Residential vacant land</u></p> <p>All residential vacant land as defined in the Rates Policy be rebated by the amount of rates payable on the municipal value as indicated:</p>	<p>First R15000</p>	<p>Exempt [Section 17(h) of the Act].</p>
<p><u>Public Benefit Organisation (PBO)</u></p> <p>All Public benefit Organisation (PBO) properties as defined in the Rates Policy qualify for a 20% rebate. (This rebate is only applicable to rates payable.)</p>		<p>20%</p>
<p><u>State owned properties</u></p> <p>All state owned properties as defined in the Rates Policy, qualify for a 20% rebate. All government properties are defined in schedule 1 & 3 of the Public finance Municipal Act.</p>		<p>20%</p>
<p><u>Special rebates</u></p> <p>Special rebates to registered owners of residential properties who are senior citizens, disabled and/or medically unfit persons qualifying according to gross monthly household income of all persons normally residing on that property:</p> <p>Gross monthly household income</p> <p>R0 – R3000</p> <p>R3001 to R4500</p> <p>R4501 to R5000</p> <p>R5001 to R5500</p> <p>R5501 to R6000</p>		<p>100%</p> <p>80%</p> <p>60%</p> <p>40%</p> <p>20%</p>
<p>Municipal properties</p>	<p>Exempt</p>	<p>100%</p>

Public Service Infrastructure	Exempt	100%
The municipality will grant 10% rebate on a property value of R100 000 000 (hundred million) and above.	R100 000 000	10%

2. In terms of section 15 (1) (b) of the MPRA, the Council GRANTS deduction on the market value and rebates on the rates levied for 2013/2014 in respect of a residential properties.
3. In terms of section 17 (h) of the MPRA, read with Council's Property Rates Policy, the impermissible value of the market value of a residential properties be applied on the first R15 000 of the market value of rateable property contained in the valuation roll or supplementary valuation roll of the municipality and the impermissible value of the R15 001 to R100 000 of the market value for all residential and sectional title properties.
4. Senior citizens, disabled persons and or /medically unfit persons, who are registered owners of the residential properties will receive special rebates as stipulated in the table above.
5. The special rebate is only granted upon application and therefore all pensioners / senior citizens, disabled persons and or / medically unfit persons are reminded to submit their rebate application forms to Lesedi municipal offices - Assessment rates section. Please note that the special rebate is only applicable for 12 months, therefore pensioners who applied for the rebate for 2012/2013 financial year must re-apply for the new financial year (2013/2014). Please bring your certified ID copy and proof of income.

A MAKHANYA

MUNICIPAL MANAGER

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PO BOX 201

HEIDELBERG

1438

Notice number:

Reference number: