



Introduction

This notice serves the confirmation of General Rates Assessment for the Financial Year 2016/2017

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 Property
Residential Property	1 : 1
Agriculture Property	1 : 0.25
Public Serv. Infrastructure Prop	1 : 0.30
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 2016/2017 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 5.0% increase in the General Rates assessments from 2015/2016 to 2016/2017 financial years respectively.



UBUHLEBEZWE MUNICIPALITY

GENERAL RATES

General Rates and
Refuse Tariffs
2016/2017

DESCRIPTION	TARIFF 2015/2016	PROPOSED TARIFF 2016/2017	GENERAL REBATE	PHASING-IN REBATE
Residential	0.01512	0.01587	Nil	Nil
State owned	0.01554	0.01631	20%	Nil
Vacan Land	0.01554	0.01631	Nil	Nil
Agricultural	0.00378	0.00396	50%	Nil
Public Service Infrastructure	0.004536	0.00476	20%	Nil
Communal Land	0.00378	0.00396	50%	Nil
Commercial	0.01554	0.01631	Nil	Nil
Industrial	0.016275	0.01708	Nil	Nil
Mining		0.17943	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 **R55,000** of the market value of property assigned to the categories below:
 - Residential Properties only.
2. 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, and Industrial properties. **NB: The impermissible rate of R55 000 does not apply to these categories.**
3. Public service infrastructure and 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 3500	Rebate 100%
	R3501 – R5000	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 ten (10) monthly equal instalments with the first instalment being due at the end of August and the last instalment payable by end of May.
2. Ratepayers who want to pay annually, must apply in writing to the CFO and the notice must be received on or before May 31, 2016. For annual rates, the final payment will be due at the end of February each year.
3. Unpaid monthly rates by last working day of each month will yield an interest of 1.5% per month or part thereof during which such default continues.
4. Annual rates outstanding at end of February will be penalised at 1.5% interest on outstanding total.
5. All rates that remain unpaid at the end of June each year will be charged a collection charge of 10% on overdue amount.
6. 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.
7. Copy of the resolution and proposed amendments are available from the Municipal Offices during office hours.



UBUHLEBEZWE MUNICIPALITY

GENERAL RATES

General Rates and
Refuse Tariffs
2016/2017

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 R3,500.**

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 2016/2017

Category				Monthly
	Peace Initiative Hall	Jolivet Hall	Highflats Hall	Other Halls
Weddings	R3 200.00	R1 600.00	R2 100.00	R350.00
Funerals	R2 100.00	R1 050.00	R1 575.00	R350.00
Other celebrations	R3 200.00	-	R2 100.00	R350.00
Meeting	R3 200.00	R525.00	R1 050.00	R350.00
Deposit-refundable	R1 600.00	R315.00	R525.00	R250.00
Meetings	R 1 500.00	-	-	-
Boardrooms main	R800.00	-	-	-
Boardrooms	R600.00	-	-	-

Households	R 121.10
Business - Large	R 2 428.70
Business - Small	R 833.45



UBUHLEBEZWE MUNICIPALITY

GENERAL RATES

**General Rates and
Refuse Tariffs
2016/2017**

other				
Deposit for Boardrooms - refundable	R350.00	-	-	-

HIRE OF HALLS

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)	R800.00 per day
Promotion of cultures and education	R500.00
Political meetings or similar nature	R1100.00
Weddings and parties	R1 500.00
Religious services, charitable institutes or funerals	R300.00
Use of commercial undertaking	R1500.00

TENDER DOCUMENTS:

TENDER VALUE	TARIFF
From R 30 000- R 200 000	R 120.00
From R 200 000- R 500 000	R 350.00
From R 500 000- R 5 Million	R 600.00
From R 5 Million- upwards	R 1200.00