



Ekurhuleni

METROPOLITAN MUNICIPALITY

SCHEDULE "1"

EKURHULENI METROPOLITAN MUNICIPALITY

DETERMINATION OF ASSESSMENT RATES TARIFFS FOR THE 2016/2017 FINANCIAL YEAR

In terms of the relevant legislation the Ekurhuleni Metropolitan Municipality at a meeting held on **28 April 2016**, resolved to amend its Tariffs for Property Rates with effect from **01 July 2016**, as follows:

Start Date: 01 July 2016
End Date: 30 June 2017

1. **THAT** in terms of Sections 2, 7, 8 and 14 of the Local Government: Municipal Property Rates Act 6 of 2004 ("the Act"), read with Sections 4(1)(c)(ii) and 11(3)(i) 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 2016 to 30 June 2017, on the market value of property or on the market value of a right in property within the area of jurisdiction of the Council as appearing in the valuation roll, in respect of the various categories of properties set out below:

Category	Ratio	Rate in the Rand
Residential	1	0.00916
Industrial	2.5	0.02290
Business and Commercial	2	0.01832
Agriculture	0.25	0.00229
State Owned Properties	2	0.01832
Municipal Properties	2	0.01832
Public Services Infrastructure (PSI)	0.25	0.00229
Public Service Purpose Properties (PSP)	2	0.01832
Public Benefit Activity Properties	2	0.01832
Private Towns	1	0.00916
Informal Settlements	1	0.00916
Mining and Quarries	3	0.02748

Category	Ratio	Rate in the Rand
Vacant Land	4	0.03664
Protected Areas	1	0.00916
National Monuments	1	0.00916

*** In terms of Municipal Property Rates Act amendment act, 29 of 2014, Public Service Purpose and Public Benefit Activity properties represents new categories of property with effect from 1 July 2015. The ratio of property will be based on regulation notice to be published in terms of provisions of MPRA.

2. That the rates levied in terms of paragraph 1 above **SHALL BECOME DUE AND PAYBLE** in twelve equal instalments on fixed days for twelve consecutive months, these being the due date stipulated in the account sent to the ratepayer.
3. That interest at the prime rate of the Ekurhuleni Metropolitan Municipality's bankers (currently ABSA Bank Ltd) will **BE CHARGED** per month or part thereof on all arrear assessment rates at the applicable interest rate, adjusted quarterly as specified in Schedule E - Tariffs for Financial Services.
4. That in terms of Section 15(1)(b) of the Act read with Council's Property Rates Policy, the Council grants, the following reduction in market value and rebates on the rate levied for the financial year 2015/2016 to any owner of rateable property in the following circumstances :
 - 4.1 That in terms of section 17(h) of the Municipal Property Rates Act, No 6 of 2004, the impermissible value of the market value of a property assigned to the residential category in the valuation roll or supplementary valuation roll, **BE DETERMINED as R 150 000.**
 - 4.2 **Indigent household** – Owner of residential property, registered in terms of Council's approved indigent policy, **BE EXEMPTED** from paying of Property Rates.
 - 4.3 **Child headed households** – That a child headed household registered in terms of Council's approved indigent policy, **BE EXEMPTED** from paying of Property Rates.
 - 4.4 **Age / Pensioners reduction, Disability grantees and medically boarded persons** – That in addition to the reduction in 4.1 above and subject to requirements as set out in Council's Rates Policy, an additional reduction of **R150 000.00** on the market value of residential property owned by person older than 60 years of age or registered as "Life right use" tenant in deeds office (Age / Pensioner reduction), disability grantees and medically boarded persons **BE GRANTED.**
 - 4.5 **Aged / Pensioners rebate, Disability grantees and medically boarded persons** – That in addition to the reduction in 4.1 and 4.4 above, an additional rebate **BE GRANTED** in respect of sliding scale based on average monthly earnings.

The applicant must:

- i. be the registered owner of the property or registered as “Life right use” tenant in deeds office.
- ii. produce a valid identity document;
- iii. be at least 60 years of age upon application, provided that where couples are married in community of property and the property is registered in both their name, the age of the eldest will be the qualifying factor, **or** approved disability grantee **or** approved medically boarded person;
- iv. not be in receipt of an indigent assessment rate rebate;
- v. reside permanently on the property concerned which consists of one dwelling only and no part thereof is sub-let;
- vi. confirm the aforementioned details by means of a sworn affidavit and / or latest income tax assessment.
- vii. On approval, the following rebates will be applicable

Average Monthly earnings in respect of preceding 12 months.	
R0.00 to R2,840.00 (2 x State pensions when amended)	100 % rebate on assessment rates
R2,840.01 to R5,610.00	85% rebate on assessment rates
R5,610.01 to R7,310.00	70% rebate on assessment rates
R7,310.01 to R9,060.00	55% rebate on assessment rates
R9,060.01 to R13,640.00	40% rebate on assessment rates

viii. That the minimum “average monthly earnings” be adjusted annually and effective in accordance with National Government Budget announcement in respect of state pensions.

- 4.6 **Municipal** – That non-trading services **BE EXEMPTED** from paying of property rates.
- 4.7 **Sporting Bodies** - used for the purposes of amateur sport and any social activities which are connected to sport : **90% REBATE** in respect of the amount levied as rates on the relevant property but subject to existing agreements between club and Council not determining a different position.
- 4.8 **Welfare organisations** - registered in terms of the National Welfare Act, 1978 (Act No. 100 of 1978), **100% REBATE** in respect of the amount levied as rates on the property.
- 4.9 **Public benefit organizations/Non-Governmental Organisations (NGO's) and Cultural Organisations-** approved in terms of section 30 of the Income Tax Act

58 of 1962, read with Items 1, 2 and 4 of the Nineth Schedule to that Act, **100% REBATE** in respect of the amount levied as rates on the property.

4.10 Private schools, Universities, Colleges and Crèches :

- i. Private (Independent) primary and secondary schools (regardless of whether subsidized or not), registered as educational institutions, **BE REBATED** between **70% and 100 %** in respect of the amount levied as rates on the relevant property, subject to prior application and submission of prior years audited financial statements. Rebate will be adjusted in accordance with percentage ratio between net profit and gross income in the following categories :

Net Profit after tax %			Rebate %
0.00 %	To	10.00%	100%
10.01%	To	20.00%	90%
20.01%	To	30.00%	80%
30.01%	To	40.00%	70%

- ii. Private (Independent) Universities and colleges, registered as educational institutions not subsidized by state, **20% REBATE** in respect of the amount levied as rates on the relevant property.
- iii. Crèches, registered as educational institutions, **100% REBATE** in respect of the amount levied as rates on the relevant property.

4.11 Vacant unimproved stands - That a **75% rebate BE GRANTED** on residential property on which a dwelling unit(s) is/are being constructed and which will be used exclusively for that purpose, subject to the following conditions :

- i. That an approved building plan is supplied;
- ii. That a residential dwelling unit(s) be constructed on the property;
- iii. That the 75% rebate be granted for a maximum period of eighteen (18) months from the date the approved building plan was supplied;
- iv. That the occupation certificate be supplied at the end of the eighteen (18) month period;
- v. That the failure to supply the occupation certificate will result in a reversal of the 75% rebate already granted; and
- vi. That in the event that the said property is sold prior to the issue of the occupation certificate, the rebate already granted be reversed.

4.12 That rebates in respect of items 4.2 to 4.12, but excluding 4.6 - Municipal, **BE SUBJECT** to the submission and approval of required application in respect of new applications. Existing approvals remains effective for duration of validity period of general valuation roll or whilst qualifying criteria are met.

Local Authority Notice Number	891
Council Resolution	A-F(33-2011) CM 20/04/2011
Publication in Gauteng Provincial Gazette	Extra-Ordinary 107 dd 1 June 2011
Local Authority Notice Number	688
Council Resolution	A-F(20a-2012) CM 31/05/2012
Publication in Gauteng Provincial Gazette	Extra-Ordinary 159 dd 13 June 2012
Local Authority Notice Number	766
Council Resolution	A-F(30-2013) CM 30/05/2013
Publication in Gauteng Provincial Gazette	Extra-Ordinary 152 dd 10 June 2013
Local Authority Notice Number	731
Council Resolution	A-F(17-2014) CM 29/05/2014
Gauteng Provincial Gazette	Extra-Ordinary 134 dd 06 June 2014
Local Authority Notice Number	713
Council Resolution	A-F(13-2015) CM 28/05/2015
Publication in Gauteng Provincial Gazette	Extra-Ordinary 229 dd 12 June 2015
Local Authority Notice Number	1009
Council Resolution	A-F (32-2016) CM 28/04/2016
Publication in Gauteng Provincial Gazette	Ordinary Gazette 215 dd 15 June 2016
Local Authority Notice Number	915