

POLICY : PAYMENT OF ASSESSMENT RATES : LOW COST AND AFFORDABLE HOUSING DEVELOPMENTS

Item HD 144-2001
MC 22.11.2001

PAYMENT OF ASSESSMENT RATES : LOW COST AND AFFORDABLE HOUSING DEVELOPMENTS

RESOLVED:

1. **That** subject to the approval of the Premier of Gauteng and in terms of section 32(1)(c) of the Local Authorities Rating Ordinance, 11 of 1977, assessment rates payable in respect of land being developed for low cost or affordable housing **BE REMITTED**.
2. **That** subject to the approval referred to in (1) above, the remission of assessment rates shall only be granted on the following conditions:
 - a. That the development **BE FINANCED** by means of subsidies granted by the Provincial Housing Advisory Board: Gauteng or similar funding aimed at the provision of housing to the lower end of the market.
 - b. That an agreement **BE ENTERED INTO** with the developer/land owner concerned covering performance and the fixed period of construction, which shall be the period in respect of which the payment of assessment rates is remitted, or date of transfer of an individual property into the name of a beneficiary, or date of occupation by the beneficiary, whichever occurs first.
 - c. That beneficiaries whose stands are transferred before **OCCUPATION BE LIABLE** for payment of assessment rates only on occupation of the houses.
 - d. That in instances where beneficiaries refuse and/or resist taking occupation of the house for whatever reason, the cases **BE DEALT** with on an ad hoc basis.
3. **That** subject to the approval referred to in (1) above, the payment of assessment rates only **BE REMITTED** upon a formal Council resolution in respect of a specific development and for a period to be approved.
4. **That** the Housing Department and the Finance Department in consultation **LIASE AND INVESTIGATE** the financial implication of the above recommendations and advise and submit a report to the Mayoral Committee in respect of the long term implications of the project.