



# **CITY OF MATLOSANA**

## **PROPERTY RATES TARIFFS**

**2021/2022**



# CITY OF MATLOSANA PROPERTY RATES TARIFFS

PROPERTY RATES AND FINANCIAL SERVICES TARIFFS						
Property Rates are determined in terms of Section 12(2) of Municipal Property Rates Act 6						
	5.2%		3.5%		6.0%	
DESCRIPTION CATEGORIES	2019/2020		2020/2021		2021/2022	
			<u>Current</u>		<u>Proposed</u>	
Agriculture ( Farm Number but residential)	R	0.01313	R	0.01359	R	0.01441
Agriculture (Bone Fide Farmer no services)	R	0.00328	R	0.00339	R	0.00360
Bed and Breakfast / Guest Houses	R	0.03132	R	0.03242	R	0.03437
Business ( Including Sectional Title Business)	R	0.03132	R	0.03242	R	0.03437
Early Development Centres	R	0.03132	R	0.03242	R	0.03437
Hospitality Industry	R	0.03132	R	0.03242	R	0.03437
Industrial	R	0.03132	R	0.03242	R	0.03437
Mining	R	0.03132	R	0.03242	R	0.03437
Normal Residential	R	0.01313	R	0.01359	R	0.01441
Private hospitals and Clinics	R	0.03132	R	0.03242	R	0.03437
Private Road	R	0.03132	R	0.03242	R	0.03437
Private Schools	R	0.03132	R	0.03242	R	0.03437
Private Vacant Land	R	0.03132	R	0.03242	R	0.03437
Public Benefit Organizations	R	0.01313	R	0.01359	R	0.01441
Public Open Spaces	R	0.03132	R	0.03242	R	0.03437
Public Service Infrastructure	R	0.01313	R	0.01359	R	0.01441
Sectional Title Residential	R	0.01313	R	0.01359	R	0.01441
Public Service Purpose (State Owned Properties)	R	0.03132	R	0.03242	R	0.03437

RATES RATIOS	
The rates ratios where as per amended municipal property rates regulations on the rate ratio between residential and non residential properties.	
CATEGORIES	RATIO
Residential Property	1.1
Agriculture Property	1:0.25
Public Service Infrastructure Property (Exempted)	0:00
Public Benefit Organization Property	1:0.25
VALUE ADDED TAX	Rate Tariff in the rand for property rates-zero rated



# CITY OF MATLOSANA

## Other Tariffs and charges in respect of Property Rates

<b>Tariffs of Certificates</b> All certificates are Vat Exclusive.	<b>2020/2021</b>	<b>2021/2022</b>
Valuation Certificates each	R 90.00	R 95.00
Sales of Printouts of the total Valuation Roll	R 4,065.00	R 4,235.00
Sales of printing of an individual suburb of the valuation roll	R 63.00	R 66.00
Sales of the printing of the Valuation roll and per each suburb copied to a Compact Disc digitally ( to be provided by the buyer) per roll	R 4,065.00	R 4,232.00
Sales of the printing of the Valuation roll and per each suburb copied to a Compact Disc digitally ( to be provided by the buyer) per suburb	R 57.00	R 60.00
Request for reasons for the decision after the notification of the outcome of objections to the Valuation Roll asper sect 53(2)of the MPRA	R 365.75	R 381.00

## Other Tariffs and charges:

<b>Tariffs of Certificates</b> All certificates are Vat exclusive.	<b>2020/2021</b>	<b>2021/2022</b>
Clearances Certificates each	R 222.00	R 232.00
Clearances Certificates Application for Extension each	R 222.00	R 232.00
Sales of Printouts for Deeds searches each	R 47.00	R 49.00
Sale of account history reports BP 108( 3 months and above) each	R 37.00	R 39.00
Duplicate of original account per month	R 14.00	R 15.00
Duplicate of email account per month	R 6.30	R 7.00
Tax Certificate each	R 73.00	R 76.00

**CC  
72/2021**

**REBATE THRESHOLDS ON MUNICIPALITY PROPERTY RATES  
(ITEM 3 – CC 28/06/2021)**

**RESOLVED**

That Council approve the correct rebates thresholds as indicated in the report as Annexure B, bullet 3.4 to accommodate pensioners and indigents consumers for the 2021/22 Municipal Property Rates Policy.

NO.	CATEGORY / DESCRIPTION	APPLICABLE REBATE 2021 / 2022
1.	<b>Exemptions:</b>	
1.1	<b>Residential</b>	R 50,000.00
	A Municipality may not levy a rate on:	Ratio 1:1
	<ul style="list-style-type: none"> <li>The first R15 000.00 of the market value of a property assigned in the valuation roll or supplementary valuation roll is compulsory exempted from the levying of rates as per the provisions of section 17(1)(h) of the MPRA.</li> <li>An additional R35 000.00 rebate be granted on the general rate subject thereto;</li> <li>that the residential property has been developed by way of a habitable house.</li> <li>that the property is used for only residential purposes.</li> </ul>	in terms of the provisions of section 19(1)(b) of the MPRA
2.	<b>Reductions:</b>	
	in the event of a disaster, as defined in terms of the provisions of the Disaster Management Act, Act 57 of 2002, directly or indirectly affects the property	
3.	<b>Rebates:</b>	
3.1	Public Service Infrastructure (Exempted)	00:00
		in terms of the provisions of section 19(1)(b) of the MPRA
3.2	Public Benefit Organizations	Ratio 1:0.25 in terms of the provisions of section 19(1)(b) of the MPRA
3.3	<u>Agricultural/Farming Land</u>	Ratio 1:0.25 in terms of the provisions of section 19(1)(b) of the MPRA
3.3.1.		
	The owner's account must be up to date in order to qualify for a rebate	
	No municipal roads next to property	7.5%
	No municipal sewerage to the property	7.5%
	No municipal electricity to the property	7.5%
	No water supply to the property by the Municipality	15%
	No refuse removal provided by the Municipality	7.5%
3.3.2.	<u>The contribution to job creation</u>	5%
	If the owner is providing permanent residential property to the farm workers and such property is registered in the name of such farm workers.	5%
	If such residential properties are provided with potable water.	5%
	If the owner has provided electricity to the residential properties of his farm workers.	5%
3.4.	<u>Retired and/or disabled persons on residential property only:</u>	
	Owner with a gross monthly income from R 0 – R 3,780	100%
	Owner with a gross monthly income from R 3,781 – R 8,000	40%
	Owner with a gross monthly income from R 8,001 – R 11,000	30%
	Owner with a gross monthly income from R 11,001 – R13,000	20%
	Owner with a gross monthly income from R 13,001 – R15,000	10%