



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 of 2004 (as amended by Act 29/2014)				
		3.5%	6%	4.8%
DESCRIPTION CATEGORIES	2020/2021	2021/2022	2022/2023	
		<u>Current</u>	<u>Proposed</u>	
Agriculture (Farm Number but residential)	R 0.01359	R 0.01441	R	0.01510
Agriculture (Bone Fide Farmer no services)	R 0.00339	R 0.00360	R	0.00377
Bed and Breakfast / Guest Houses	R 0.03242	R 0.03437	R	0.03602
Business (Including Sectional Title Business)	R 0.03242	R 0.03437	R	0.03602
Early Development Centre's	R 0.03242	R 0.03437	R	0.03602
Hospitality Industry	R 0.03242	R 0.03437	R	0.03602
Industrial	R 0.03242	R 0.03437	R	0.03602
Mining	R 0.03242	R 0.03437	R	0.03602
Normal/ Residential	R 0.01359	R 0.01441	R	0.01510
Private hospitals and Clinics	R 0.03242	R 0.03437	R	0.03602
Private Road	R 0.03242	R 0.03437	R	0.03602
Private Schools	R 0.03242	R 0.03437	R	0.03602
Private vacant Land	R 0.03242	R 0.03437	R	0.03602
Public Benefit Organizations	R 0.01359	R 0.01441	R	0.01510
Public Open Spaces	R 0.03242	R 0.03437	R	0.03602
Public Service Infrastructure	R 0.01359	R 0.01441	R	0.01510
Sectional Title Residential	R 0.01359	R 0.01441	R	0.01510
Public Service Purpose Properties	R 0.03242	R 0.03437	R	0.03602
RATES RATIOS				
The rates ratios where as per amended municipal property rates regulations on the rate ratio between residential and non residential properties.				
CATEGORIES	<u>RATIO</u>			
Residential Property	1:1			
Agriculture Property	1:0.25			
Public Service Infrastructure Property (Exempted)	1:0.00			
Public Benefit Organization Property	1:0.25			
VALUE ADDED TAX	Rates Tariff in the rand for property rates-zero rated			



CITY OF MATLOSANA

Other Tariffs and charges in respect of Property Rates

Tariffs of Certificates All certificates are Vat Exclusive.	2021/2022	2022/2023
Valuation Certificates each	R 95.00	R 100.00
Sales of Printouts of the total Valuation Roll	R 4,235.00	R 4,438.00
Sales of printing of an individual suburb of the valuation roll	R 66.00	R 70.00
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 4,232.00	R 4,436.00
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 60.00	R 63.00
Request for reasons for the decision after the notification of the outcome of objections to the Valuation Roll as per sect 53(2)of the MPRA	R 381.00	R 400.00

Other Tariffs and charges:

Tariffs of Certificates All certificates are Vat exclusive.	2021/2022	2022/2023
Clearances Certificates each	R 232.00	R 243.00
Clearances Certificates Application for Extension each	R 232.00	R 243.00
Sales of Printouts for Deeds searches each	R 49.00	R 51.00
Sale of account history reports BP 108(3 months and above) each	R 39.00	R 41.00
Duplicate of original account per month	R 15.00	R 16.00
Duplicate of email account per month	R 7.00	R 7.50
Tax Certificate each	R 76.00	R 80.00
Clearance Figures application fee	R -	R 250.00

NO.	CATEGORY / DESCRIPTION	APPLICABLE REBATE 2022/ 2023
1.	Exemptions:	
	<u>Residential</u>	R 50,000.00
	A Municipality may not levy a rate on:	Ratio 1:1
1.1	<ul style="list-style-type: none"> 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. An additional R35 000.00 rebate be granted on the general rate subject thereto; that the residential property has been developed by way of a habitable house. that the property is used for only residential purposes. 	in terms of the provisions of section 19(1)(b) of the MPRA
2.	Reductions:	
	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.	Rebates:	
		1:0.00
3.1	Public Service Infrastructure (Exempted)	in terms of the provisions of section 19(1)(b) of the MPRA
		Ratio 1:0.25
3.2	Public Benefit Organizations	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 0.00 – R4 020.00	100%
	Owner with a gross monthly income from R 4 021.00 – R8 500.00	40%
	Owner with a gross monthly income from R 8 501 – R11 500.00	30%
	Owner with a gross monthly income from R 11 501.00 – R13 500.00	20%
	Owner with a gross monthly income from R 13 501.00 – R15 500.00	10%