

## RAYMOND MHLABA MUNICIPALITY FINAL PROPERTY RATES TARIFFS -2022/2023

No.	Description	TARIFF- 2021/2022	TARIFF- 2022/2023 increase 5.8 %	rebate / grant	Agri drought Relief	Total rebate
1	Residential	0.00837	<b>0.008855</b>	1.first R 80 000 zero rate 2. Sectional title 10 % 3. Private town / Hogsback 60 %		
2	Industrial	0.01725	<b>0.018251</b>			
3	Business/commercial	0.01725	<b>0.018251</b>			
4	Agriculture properties :	0.00837	<b>0.008855</b>	rebate 60 % out of town rebate		60.00%
	agriculture properties :Bona -Fide		<b>0.008855</b>	Government rebate 75%	3%	78.00%
5	Mining Properties		<b>0.01725</b>			
6	Properties owned by an organ of state PSP	0.02512	<b>0.026577</b>			
7	Municipal properties	ZERO RATED	<b>0.000000</b>			
8	Public service infrastructure	0.00209	<b>0.002211</b>	First 30% of market value zero rate		30%
10	Public benefit organization	-		PBO REBATE 5%		
11	Properties used for multiple purposes			Predominant use of property		
12	Vacant Land	<b>0.01193</b>	<b>0.012622</b>	2019 GV USE residential or business		
				Residential or Business		

### 1. DETERMINATION OF RATES

In terms of Section 8 of the Local Government Property Rates Act , 2004 read with the Rates Policy, , as amended, and is to be adopted with the current budget , the Municipality may levy different Rates for different categories of Property.

That the rates for the said financial year for the Raymond Mhlaba Municipality

will be calculated on inflation rate , be and is hereby assessed and levied for the following categories at:

### 2. EXEMPTIONS,REBATES AND REDUCTIONS

The following reductions on the market value of the property and rebates on the rates payable, be and are hereby granted in accordance with the Rates Policy.

#### 2.1. RESIDENTIAL PROPERTY

In addition to the statutory reduction of R15 000, a further reduction of R65 000 be and is hereby approved for all Residential Properties.

In addition to council tariff approval for 2022 / 2023 30% discount will be given to all residential/business owners if they pay all arrears up to date and present annual rates.

#### 2.1.2. PUBLIC BENEFIT ORGANIZATIONS

That on application and approval, only Public Benefit Organizations (PBO) listed in clause 8.2 of the Municipality's Rates Policy shall receive an exemption from rates.

PBO falling outside the scope of section 8.2 of the MPRA shall be rated at a business rate and a rebated at 5%.

#### 2.1.3. AGRICULTURAL PROPERTY –

#### 2.1.3.1. AGRI BONA-FIDE

The following reductions on the market value of the property and rebates on the rates payable,

be and are hereby granted in accordance with clause 8.2.4 AND 11.1.5 of the Rates Policy and Sec 15.2. of the MPRA

The rebate of 78% on the tariff schedule after the 0.008855 for agri bona-fide category , First calculate the tariff multiply by value then minus the 78% rebate = annual rates .

Furthermore a drought relief of 3% is hereby applied to Agriculture bona fide category as the RMLM area has been declared a drought stricken area.

Total 78%

#### 2.1.3.2. RESIDENTIAL PROPERTIES-(AGRICULTURE)

Council will give 30% discount to all Res/ Business Properties if all arrears is paid up to date and present annual rates in this areas

#### 2.1.4. MUNICIPAL PROPERTIES

All municipal owned properties are exempted from Property Rates, except trading Services.

#### 2.1.5. PRIVATELY OWNED TOWNS SERVICED BY OWNER

A rebate of 60% be approved for privately owned towns services by the owner.

#### 2.1.6. PROPERTIES USED FOR MULTIPLE PURPOSES

That properties used for multiple purposes be administered in terms of section 9 of the MPRA and paragraph 6.4 of the Municipal Property Rates Policy.

(a) Where the determination of predominant use has not been established a rate in the rand value of 0.008855 will be applicable.

(b) PHASING-IN OF RATES

Phasing in of rates will be dealt with in terms of Sec 21 of the MPRA.

#### 2.1.7. RESIDENTIAL SECTIONAL TITLE

That a rebate of 10% shall hereby apply to residential title schemes

### 3. OTHER TARIFFS AND CHARGES

(1) That other tariffs and charges as circulated with the budget document in terms of section 24(2)(c )(i) and (ii) be approved for the financial year commencing 1 July 2022. An average increase of 6% is hereby proposed.

(2) NERSA approved increase of 7.47 % electricity .