



# UMDONI MUNICIPALITY

The J.E.W.E.L of the South Coast

NOTICE NO: MN153/25

## RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2025 TO 30 JUNE 2026

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that at its meeting of 27 MAY 2025, the Council resolved by way of council resolution number C11.4/MAY-25 to levy the rates on property reflected in the schedule below with effect from :1 July 2025

Category of property	Rate ratio	Property Rates Tariff Cent amount in the Rand rate determined for the relevant property category
Residential	1.00	0.012564
Business and commercial	1.45	0.018218
Industrial	1.28	0.016081
Public Service Purpose	1.34	0.016835
Public service infrastructure	0.25	0.003141
Public benefit organisation	0.25	0.003141
Agriculture	0.25	0.003141
Vacant	2.50	0.031409
Mining	1.45	0.018218
Multiple Purpose		Rated on dominant use

### EXEMPTIONS, REDUCTIONS AND REBATES

"In terms of section 15 of the Local Government: Municipal Property Rates Act, 2004"

**Residential Properties:** For all residential properties, the municipality will not levy a rate on the first **R75 000** of the property's market value. The R75 000 is inclusive of the R15 000 statutory impermissible rate as per section 17(1)(h) of the Municipal Property Rates Act.

### Rates relief in respect of a category of owners of property are as follows:

A rebate or reduction may be applied at the Council's discretion, dependent on budgetary affordability factors.

**Indigent owners / Child headed households:** Shall receive a rebate of R295,000 on the market value of their property. Shall be fully subsidised for refuse removal as well as receive 50 kWh Free Basic Electricity.

**Pensioners/Disabled persons/Child-Headed Households:** Shall receive a rebate of R295,000 on the market value of their property.

**Developers Rebate:** The developer's incentive rebate shall be at a reducing rate, so as to allow full rates to be phased in over a period of six years

**Owners Incentive for large scale developments:** The owner's incentive rebate shall be applied for the first transfer from developer to residential owner and limited to the first five years following transfer. This rebate shall not stack with the 4% medium to high density rebate.

**Medium to High Density Rebate (Sectional Title and Share Blocks):** Shall receive 4% on rates

**Nature Reserves / Conservation Areas:** Rates exemption over whole or portion of the property.

**Public Benefit Organisations:** The PBO tariff would comply with prescribed ratios; Limited to 25 % of residential randage.

**Owners of properties affected by a disaster or other serious adverse social or economic conditions:** The relief provided will be in the form of a reduction in the municipal valuation of the property in relation to a certificate issued for this purpose by the Municipal Valuer, effective from the date of the disaster.

**Land Reform Beneficiary Owner:** Exempt for 10 years from date on which such beneficiary's title was registered in the office of the Registrar of Deeds

**Owners of Communal property as defined in the rates policy:** Rebate provided in accordance with the Rates policy where applicable. A rebate as determined by Council at its annual budget.

**Farms:** Agricultural: Rates shall be limited to 25% of residential randage.

**5% Rebate:** A percentage rebate of 5% of rates is granted to the following categories of properties:

Agricultural, Business and Commercial, Industrial, Residential, and Vacant Land.

Full details of the Council resolution and rebates, reductions and exemptions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's website [www.umdoni.gov.za](http://www.umdoni.gov.za) and public libraries within the municipality's jurisdiction.

**UMDONI MUNICIPALITY (KZN 212)**

NAME: A N DLAMINI  
DESIGNATION: ACTING MUNICIPAL MANAGER  
CNR BRAM FISCHER AND WILLIAMSON STREET  
SCOTTBURGH,4180

Telephone: 039-9761202 / 087 2865326