



UMDONI MUNICIPALITY

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

MUNICIPAL NOTICE NO: 181/ 2024

RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2024 TO 30 JUNE 2025

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 22 May 2024, the Council resolved by way of council resolution number C.11.1(22)/May-24 to levy the rates on property reflected in the schedule below with effect from 1 July 2024.

Category of property	Rate ratio in relation to residential property	Cent amount in the Rand rate determined for the relevant property category
Residential property	1: 1	0.011966
Business and commercial property	1: 1.45	0.017350
Industrial property	1: 1.28	0.015315
Public Service Purposes	1: 1.34	0.016034
Public service infrastructure property	1: 0.25	0.002991
Public benefit organisation property	1: 0.25	0.002991
Farms and Small Holdings (Agriculture)	1: 0.25	0.002991
Vacant Other	1: 2.50	0.029913
Mining	1: 1.45	0.017350
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:

Rebates 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.

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: Residential and Small Holdings – Residential: 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 at the municipality's offices, website www.umdoni.gov.za and public libraries within the municipality's jurisdiction.

Mrs T C Ndlela

Municipal Manager

CNR BRAM FISCHER AND WILLIAMSON STREET

SCOTTBURGH, 4180

Telephone: 0399761202 / 0872865326