



KWAZULU-NATAL PROVINCE
KWAZULU-NATAL PROVINSIE
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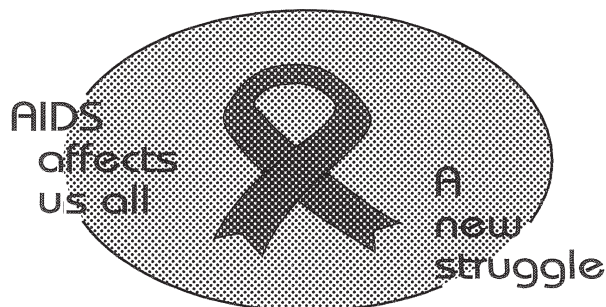
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PIETERMARITZBURG

28 JULY 2022
28 JULIE 2022

No: 2435

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DEPARTMENT OF HEALTH

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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 271 OF 2022



NKANDLA MUNICIPALITY

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**NKANDLA MUNICIPALITY – MUNICIPAL PROPERTY RATES BYLAWS
COUNCIL RESOLUTION NO.: NMC: 31/2021/2022**

Nkandla Municipality, hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of (No of the resolution) adopted the Municipality's Property Rates By-law set out hereunder.

PREAMBLE

WHEREAS section 229(1) of the Constitution requires a municipality to impose rates on property and surcharges on fees for the services provided by or on behalf of the municipality.

AND WHEREAS section 13 of the Municipal Systems Act read with section 162 of the Constitution requires a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province.

AND WHEREAS section 6 of the Local Government: Municipal Property Rates Act, 2004 requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for the payment of rates.

NOW THEREFORE BE IT ENACTED by the Council of the Nkandla Municipality, as follows:

1. DEFINITIONS.

In this by-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), shall bear the same meaning unless the context indicates otherwise.

- 'Municipality' means Nkandla Municipality.
- 'Property Rates Act' means the Local Government: Municipal Property Rates Act, 2004 (Act No 6 of 2004).
- 'Rates Policy' means the policy on the levying of rates on rateable properties of the (name of municipality), contemplated in chapter 2 of the Municipal Property Rates Act.

2. OBJECTS

The object of this by-law is to give effect to the implementation of the Rates Policy as contemplated in section 6 of the Municipal Property Rates Act.

3. ADOPTION AND IMPLEMENTATION OF RATES POLICY

- The Municipality shall adopt and implement its Rates Policy consistent with the Municipal Property Rates Act on the levying of rates on rateable property within the jurisdiction of the municipality; and
- The Municipality shall not be entitled to levy rates other than in terms of its Rates Policy.

4. CONTENTS OF RATES POLICY

The Rates Policy shall, inter alia:

4.1 Apply to all rates levied by the Municipality pursuant to the adoption of its Annual Budget.

4.2 Comply with the requirements for:

4.2.1 The adoption and contents of a rates policy are specified in section 3 of the Act.

4.2.2 The process of community participation specified in section 4 of the Act; and

4.2.3 The annual reviews of the Rates Policy are specified in section 5 of the Act.

4.3 Provide principles, criteria, and implementation measures that are consistent with the Municipal Property Rates Act for the levying of rates that the Council may adopt; and

4.4 Provide enforcement mechanisms that are consistent with the Municipal Property Rates Act and Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000).

5. ENFORCEMENT OF THE RATES POLICY

The Municipality's Rates Policy shall be enforced through the Credit Control and Debt Collection Policy and any further enforcement mechanisms stipulated in the Act and the Municipality's Rates Policy.

6. SHORT TITLE AND COMMENCEMENT

This By-law is called the Municipal Property Rates By-law, and takes effect on 1 July 2022



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LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (ACT NO.6 OF 2004)

RESOLUTION ON LEVYING OF PROPERTY RATES FOR THE FINANCIAL YEAR 1ST JULY 2022 – 30TH JUNE 2023 - COUNCIL RESOLUTION NO. NMC: 31/2021/2022.

Notice is hereby given in terms of Section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that the Council Resolved by way of Council Resolution number: **NMC: 31/2021/2022**, to levy the rates on property reflected in the schedule below with effect from 1 July 2022.

PROPERTY RATES	2020/21		2021/22		2022/23	
	Tariff	Ratio	Tariff	Ratio	Tariff	Ratio
1. Residential Property	0.0096	1:1	0.0106	1:1	0.0114	1:1
2. Business & Commercial Property	0.0287	3:1	0.0317	3:1	0.0341	3:1
3. Agricultural Property	0.0024	0.25:1	0.0026	0.25:1	0.0028	0.25:1
4. Public Service Purpose Property	0.0383	4:1	0.0423	4:1	0.0445	4:1
5. Public Service Infrastructure Property	-	-	-	-	-	-
6. Public Benefit Organisation Property	0.0024	0.25:1	0.0026	0.25:1	0.0028	0.25:1
7. Place of Worship Property	-	-	-	-	-	-
8. Protected Areas Property	-	-	-	-	-	-
9. Vacant Land Property	0.0230	2.4:1	0.0254	2.4:1	0.0273	2.4:1
10. Municipal Own Property	-	-	-	-	-	-
11. Unauthorized Used Property	0.0236	2.4:1	0.0424	4:1	0.0445	4:1
Rebates and reductions						
1. Public Service Infrastructure	100%					
2. Public Benefit Organization	100%		On application			
3. Indigent Owners	100%		On application			
4. Pensioners	100%		On application			
5. Disable Owners	100%		On application			
6. Child Headed Households	100%		On application			
Exemptions						
1. Place of Worship			Impermissible.			
2. Residential Property			First R15,000 of the market value is exempted.			
Reductions						
1. Residential Property	R105,000		Additional R105,000 of the market value is not rateable.			
2. Business & Commercial Property	R100,000		The first R100,000 of the market value is not rateable.			

The full details of the Council Resolution on rebates, reductions, and exclusions on specific categories of property owners as determined in the property rates policy are available for inspection in the following areas: Municipal Offices, Municipal Library, and on the municipal website (www.nkandla.org.za).

MS NP DLAMINI
MUNICIPAL MANAGER

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