



THE PROVINCE OF MPUMALANGA  
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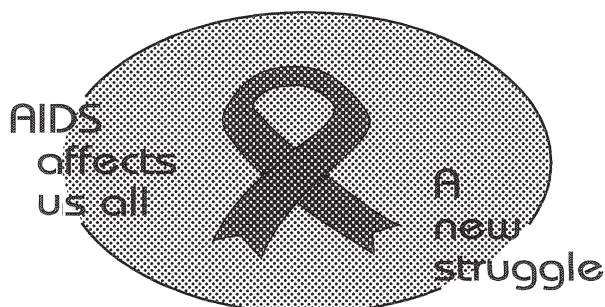
**NELSPRUIT**

13 June 2023

13 Junie 2023

**No: 3543**

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 282 OF 2023**

**CHIEF ALBERT LUTHULI LOCAL MUNICIPALITY RESOLUTION ON LEVYING PROPERTY RATES IN  
TERMS OF SECTION 14 OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004  
(ACT NO. 6 OF 2004)**



**Date: 25 May 2023**

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 a Council Resolution No. CL1.073 to levy the rates on property reflected in the schedule below, with effect from 01 July 2023

		<b>ASSESMENT RATES</b>			
<b>DESCRIPTION</b>	<b>Category</b>	<b>2021/2022</b>	<b>2022/2023</b>	<b>2023/2024</b>	<b>2023/2024 % Change</b>
Residential including vacant stands	RES	0.01039118	0.011014651	0.011598427	5.3%
Residential :government owned	RES	0.01039118	0.011014651	0.011598427	5.3%
Residential : Business zoned	RES	0.01039118	0.011014651	0.011598427	5.3%
Business and commercial land including government owned / farms including agricultural small holding used for business/commercial/ industrial, eco-tourisms/trading in or hunting of game	BUS	0.04156472	0.044058603	0.046393709	5.3%
Schools, Clinics including government owned properties /office and buildings	PSP	0.04156472	0.044058603	0.046393709	5.3%
Farms including agricultural small holdings not used for business commercial / industrial purposes, and government owned used for agricultural purposes	AGR	0.00222706	0.002360684	0.0024858	5.3%
Industrial	IND	0.04156472	0.044058603	0.046393709	5.3%

Mining	MIN	0.04156472	0.044058603	0.046393709	5.3%
Public benefits organisations	PBO	0.0010388	0.001101128	0.001159488	5.3%
Public service industry	PSI	0.0010388	0.001101128	0.001159488	5.3%
Multiple used premises according to major uses but not limited to		0	0	0	5.3%
<b>Multiple used premises according to major uses but not limited to</b>		0.01039118	0.011014651	0.011598427	5.3%
Residential	RES	0.01039118	0.011014651	0.011598427	5.3%
Business	BUS	0.04156472	0.044058603	0.046393709	5.3%
Industrial	IND	0.04156472	0.044058603	0.046393709	5.3%
Mining	MIN	0.04156472	0.044058603	0.046217475	4.9%
<b>PROPERTY RATE REBATES</b>					
<b>RESIDENTIAL PROPERTY WITH MARKET VALUE LESS THAN R 110,000.00 THAT ARE OF AN R.D.P. STANDARDS AS PER THE APPLICABLE MARKET TRENDS AND</b>					
· Registered in the name of a natural person		95%	95%	95%	
Non-profit organisation		100%	100%	100%	
· Government Properties		0	0	0	
<b>AGRICULTURE</b>					
· Farm land used primarily for agricultural purposes		20%	20%	20%	
<b>PUBLIC SERVICE INDUSTRY</b>					
· In the case of public service infrastructure, (SASOL AND ESKOM) on the market value of the public service infrastructure rebate of that value as contemplated in section 17(1)(a), or on such lower percentage as the Minister may determine		30%	30%	30%	
<b>NEWLY PRIVATE INFRASTRUCTURE DEVELOPMENT</b>					
· The first 85% of the rateable valuation of property of new private infrastructure developments where a single property becomes divided through either subdivision or township establishment into 10 or more full title units and all services inclusive of water, sewerage and electricity and roads are installed by the		85%	85%	85%	

developer at his own cost for a period of two (2) years from the date of registration of the subdivision or the proclamation of the township or for a shorter period until the newly created units are sold off or improved before expiry of two (2) year period.					
<b>RESIDENTIAL PROPERTY USED FOR RESIDENTIAL PURPOSES</b>					
· On the first R15 000 of the market value of a property assigned in the valuation roll or supplementary valuation roll of a municipality to a category determined by the municipality—		100 % of R 15 000.00	100 % of R 15 000.00	100 % of R 15 000.00	
· for residential properties; or					
· for properties used for multiple purposes, provided one or more components of the property are used for residential purposes;		100% of R 15 000.02	100% of R 15 000.02	100% of R 15 000.01	
In addition to the first R15.000,00 of exemption above a further 50% remaining value for old age or disabled pensioners solely dependent from their pension, subjected to the following conditions:		50% of the remaining value	50% of the remaining value	50% of the remaining value	
<b>OTHER REBATES</b>					
· Assessment rates billed annually and full and finally settled before November of the current financial year		15%	15%	15%	
<b>PROPERTY RATES REDUCTIONS</b>					
The rate applicable to developed non-urban land or vacant non-urban land will be applied to:					
· 100% of the pro-rata value of the property on the first 5 hectares thereof;		100%	100%	100%	
· 75% of the pro-rata value on the property on the next 5 hectares thereof;		75%	75%	75%	
· 50% of the pro-rata value of the property on the next 5 hectares thereof;		50%	50%	50%	

· 25% of the pro-rata value of the property on the next 25 hectares thereof;		25%	25%	25%	
· 1% of the pro-rata value of the remainder thereof in excess of 40 hectares.		1%	1%	1%	
<b>Service charges (flat rate)/Additional billing</b>					
(where the property is not on the municipal valuation roll)					
Residential: including churches	117.422136	124.4674642	131.0642398	5.3%	
Business, commercial and Industry, Government	704.532816	746.804785	786.3854386	5.3%	

Full details of the Council Resolution and rebates, reduction, and exclusions specific to each category of owner of properties or owner of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices, website ([www.albertluthuli.gov.za](http://www.albertluthuli.gov.za)) and all public libraries.

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