

# NORTHERN CAPE PROVINCE

PROFENSIYA KAPA-BOKONE



NOORD-KAAP PROVINSIE

IPHONDO LOMNTLA KOLONI

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**Contents**

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
	<b>MUNICIPAL NOTICES • MUNISIPALE KENNISGEWINGS</b>		
37	Local Government: Municipal Property Rates Act, 2004: Thembelihle Local Municipality: Municipal Property Rates By-law .....	2442	3

**MUNICIPAL NOTICES • MUNISIPALE KENNISGEWINGS****MUNICIPAL NOTICE 37 OF 2021**

Notice No 3 of 2021

Date: 1 JULY 2021

Thembelihle Municipality, hereby, in terms of section 6 of The Local Government: Municipal Property Rates Act, 2004, has by way of resolution no 9.9/26/5/2021 adopted the Municipality's Property Rates By-law set out hereunder.

**THEMBELIHLE LOCAL MUNICIPALITY****MUNICIPAL PROPERTY RATES BY-LAW****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 require a municipality to promulgate municipal by-law by publishing them in the gazette of the relevant province.

And whereas section 6 of the Local Government: Municipal Property Rates Act 2004 require a municipality to adopt by-law 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 Thembelihle Local 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 Thembelihle Local Municipality

**'Municipal 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 Thembelihle Local 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. THE RATES POLICY**

The municipality prepared and adopted a Rates Policy as contemplated in terms of the provisions of section 3(1) of the Municipal Property Rates Act.

The Rates Policy is hereby incorporated by reference in this By-law. All amendments to the Rates Policy as the Council may approve from time to time, shall be deemed to be likewise incorporated.

The Municipality does not levy rates other than in terms of its Rates Policy and the annually promulgated resolution levying rates which reflects the cent amount in the Rand rate for each category of rateable property.

The Rates Policy is available at The Municipalities Head office and the Strydenburg Offices

## **4. CATEGORIES OF RATEABLE PROPERTIES**

The Rates Policy provides for categories of rateable properties determined in terms of section 8 of the Act.

## **5. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES**

The Rates Policy provides for categories of properties and categories of owners of properties for the purpose of granting relief measures (exemptions, reductions and rebates) in terms of section 15 of the Act.

## **6. ENFORCEMENT OF THE RATES POLICY**

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

## **7. SHORT TITLE AND COMMENCEMENT**

This By-law is called the Thembelihle Municipal Property Rates By-law, and takes effect on the date on which it is published in the Provincial Gazette.

Notice No: 4 of 2021

Date: 1 JULY 2021

**MUNICIPAL NOTICE NO: 1 of 2021****THEMBELIHLE LOCAL MUNICIPALITY****RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2021 TO 30 JUNE 2022.**

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 26/05/2021, the Council resolved by way of Council resolution number 9.9/26/5/2021, to levy rates on property reflected in the schedule below with effect from 1 July 2021.

Category of property	Rate ratio	Cent amount in the Rand rate determined for the relevant property category
Residential property	1:1	0.0137
Business and commercial property	1:2	0,0144
Industrial property	1:2	0.0144
Agricultural property	1:0:25	0,003400
Mining property	N/A	N/A
Public service infrastructure property	1:0:25	0.0176
Public benefit organization property	N/A	EXEMPT

**EXEMPTIONS, REDUCTIONS AND REBATES**

Residential Properties: For all residential properties, the municipality will not levy a rate on the first R15000 of the property's market value. The R15000 is inclusive of the R15 000 statutory impermissible rate as per section 17(1)(h) of the Municipal Property Rates Act.

Rebates in respect of a category of owners of property are as follows:

**Indigent owners:** In respect of indigents property rates, the rebate shall be 100% of the rates based on the rateable value up to R60 000 and 75% of the rates based on the rateable value above R60 000

**Child headed households:** In respect of indigents property rates, the rebate shall be 100% of the rates based on the rateable value up to R60 000 and 75% of the rates based on the rateable value above R60 000

**Owners who are dependant on Pension or Social Grants for their livelihood:**

In respect of indigents property rates, the rebate shall be 100% of the rates based on the rateable value up to R60 000 and 75% of the rates based on the rateable value above R60 000

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.thembelihlemunicipality.gov.za](http://www.thembelihlemunicipality.gov.za)) and public libraries within the municipality's jurisdiction.

M R SHUPING

Acting Municipal Manager

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