

DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS**NOTICE 383 OF 2021**

Notice No. JMC 697

Date 26 May 2021

Jozini Local Municipality, hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of JMC 697 adopted the Municipality's Property Rates By-law set out hereunder.

JOZINI 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-laws by publishing them in the gazette of the relevant province.

AND WHEREAS section 6 of the Local Government Municipal Property Rates Act of 2004 as amended, requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between 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 Jozini 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 the Jozini municipality;

'Municipal Property Rates Act' means the Local Government Municipal Property Rates Act, 2004 (No 6 of 2004);

‘Rates Policy’ means the Jozini Municipality’s property rates policy adopted by the Council in terms of section 3(1) of the Local Government: Municipal Property Rates Act, 2004.

2. OBJECTS

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

3. THE RATES POLICY

The municipality prepared and adopted a Rate Policy as contemplated in terms of the provisions of section 3(1) of the Municipal Property Rates Act. The Rates Policy outlines the Municipality’s rating practices; therefore, it is not necessary for this By-law to restate and repeat same.

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 municipality’s head office, satellite offices, libraries and on website.

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 purposes of granting relief measures (exemptions, reductions and rebates) in terms of section 15 of the Act.

6. ENFORCEMENT OF THE RATES POLICY

The Municipality’s Rates Policy is enforced through the municipality’s Credit Control and Debt Collection Policy and any further enforcement mechanisms stipulated in the Act and the Municipality’s Rates Policy.

7. SHORT TITLE AND COMMENCEMENT DATE

This By-law is called the Jozini Municipality’s Property Rates By-law, and takes effect on the date on which it is published in the Provincial Gazette.

Notice No. JMC 697

Date 26 May 2021

MUNICIPAL NOTICE NO: JMC 697 OF 2021**JOZINI 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 Local Government: Municipal Property Rates Act (No 6 of 2004), that at its meeting of 26 May 2021, the Council resolved by way of council resolution number 697 To levy the 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
Agriculture (Bona fide farmers)	0.25:1	0.00223
Business or Commercial	1.5:1	0.01339
Residential	1:1	0.00891
Public Service Purpose	1.2:1	0.01071
Commercial Tourism Properties	1.42:1	0.01268
Rural Communal Land	0.25:1	0.00223
Municipal property	0	0.00

EXEMPTIONS, REDUCTIONS AND REBATES

Residential Properties: For all residential properties, the municipality will not levy a rate on the first R 100 000 of the property's market value. The R 100 000 is inclusive of the R 15 000 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

Child headed households

Owners who are dependent on Pension or Social Grants for their livelihood

Full details of the Council resolution and rebates, reduction 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 offices, website: www.jozini.gov.za and public libraries within the municipality's jurisdiction.

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