

# **ETHEKWINI MUNICIPALITY**

## **ASSESSMENT OF RATES FOR THE FINANCIAL YEAR 2008/2009**

1. (i) That the rates range for the financial year for the eThekweni Municipality, be and is hereby assessed and levied for the following categories at :
  - Residential at 0.9 cents in the Rand
  - Agricultural at 0.23 cents in the Rand
  - Industrial at 2.3 cents in the Rand
  - Business and commercial at 1.79 cents in the Rand
  - Public service infrastructure at 0.23 cents in the Rand
  - Vacant land at 3.57 cents in the Rand
  - Nature Reserves / Conservation Areas at 3.57 cents in the Rand
- (ii) Multiple Use Property will be dealt with in accordance with the Rates Policy.
2. In accordance with the Rates Policy 2008/2009 the following reductions on the market value of the property and the rebates on the rates payable and exemptions, be and are hereby granted
  - (a) That in respect of residential property, in addition to the statutory reduction of R 15 000, a further reduction of R 105 000 be and is hereby approved.
  - (b) (i) That in addition to the reduction in 2 (a) above a rebate not exceeding R 2 520 or such lesser amount as may be otherwise be payable, be and is hereby approved for pensioners, disability grantees / medically boarded persons and child headed households. (Note: the rebate of R 2 520 equates to an additional reduction of R 280 000 on the market value)
  - (ii) That it be and is hereby resolved not to place a maximum limit on the value of the property, in order to qualify for the rebate in (b) (i) above.
  - (c) That a reduction of R 30 000 on vacant land be and is hereby approved.
  - (d) That a rebate of 50% be and is hereby granted to schools not for gain.
  - (e) Properties owned by the Municipality or occupied for development housing are exempt from rates except properties owned by trading services.
  - (f) Public Service Infrastructure will be not be rated on the first 30% of market value.
  - (g) Proclaimed nature reserves / conservation areas will be exempt from rates.
3. In accordance with the Rates Policy 2008/2009, the following apply to Special Rating Areas :
  - (a) That the Special Rating Areas as indicated hereunder be and are hereby established.
  - (b) That in respect of Special Rating Areas additional rates, as indicated hereunder, be approved and levied in respect of each category of property within the boundaries of the Special Rating Area.

<b>Special Rating Areas</b>	<b>Residential</b>	<b>Business and Commercial</b>	<b>Industrial</b>	<b>Vacant Land</b>
(a) Precinct bordered by Pine, Gardiner, Smith and Broad Streets.	0.00091	0.00274	0	0
b) Precinct bordered by Soldiers Way, Commercial Road, Prince Alfred and Ordnance Roads.	0	0.00036	0.00042	0
c) Precinct bordered by Gardiner Street, Victoria Embankment, Beach Walk and Smith Street.	0	0.00036	0.00042	0
d) Precinct bordered by Soldiers Way, Ordnance Road, Brickhill and Old Fort Roads.	0	0.00036	0.00042	0
e) Precinct bordered by Lower Marine Parade, West Street Mall, Rutherford and Gillespie Streets (South Beach Area).	0.00162	0.00487	0	0
f) Umhlanga Promenade Precinct bordered by Ocean Way (South), Lot 430 (North), Lagoon Drive (West) and the Indian Ocean (East).	0.00056	0.00167	0	0
g) Precinct bordered by Burlington Road, Burlington Drive, Nagel Road, Windsor Road, Midmar Road and Henley Road.	0.00292	0.00875	0	0.01458

4. That the following phasing in of rates, be and are hereby approved subject to Section 21 of The Local Government : Municipal Property Rates Act 6 of 2004 :

- (a) A rate levied on newly rateable property must be phased in over a period of three financial years, with the following phasing in discounts:
- (i) 75% for the 2008/2009 financial year;
  - (ii) 50% for the 2009/2010 financial year;
  - (iii) 25% for the 2010/2011 financial year.
- (b) A rate levied on property belonging to a Land Reform Beneficiary or his or her heirs must, after ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds, be phased in over a period of three financial years, with the following phasing in discounts:
- (i) in the first year; 75% of the rate for that year otherwise applicable to the property;
  - (ii) in the second year; 50% of the rate for that year otherwise applicable to the property;
  - (iii) in the third year; 25% of the rate for that year otherwise applicable to the property.
- (c) A rate levied on newly rateable property owned and used by organizations conducting Specified public benefit activities and registered in terms of the Income Tax Act for those activities must be phased in over a period of four financial years, with the following phasing in discounts:
- (i) 100% in the first year (2008/2009)
  - (ii) 75% in the second year (2009/2010)
  - (iii) 50% in the third year (2010/2011)
  - (iv) 25% in the fourth year (2011/2012)



<b><u>RATE AND GENERAL SERVICES</u></b>	<b><u>INCOME</u></b> <b><u>R</u></b>	<b><u>EXPENDITURE</u></b> <b><u>R</u></b>
Office of the City Manager	929,839,150	1,351,136,090
Treasury	6,637,482,120	1,597,107,455
Governance	978,690	265,193,359
Sustainable Development and City Enterprises	219,306,220	546,020,460
Corporate and Human Resources	11,856,600	184,093,826
Health, Safety and Social Services	245,463,840	1,994,162,890
Procurement and Infrastructure	2,358,854,240	4,466,066,780
	<b>10,403,780,860</b>	<b>10,403,780,860</b>
<b><u>TRADING SERVICES</u></b>		
Airport	4,168,300	4,168,300
Markets	44,226,310	44,226,310
Housing	104,216,550	104,216,550
Water	2,360,073,610	2,360,073,610
Electricity	4,571,758,130	4,571,758,130
<b><u>TOTAL: ALL SERVICES</u></b>	<b>17,488,223,760</b>	<b>17,488,223,760</b>

**CITY HALL  
WEST STREET  
DURBAN**

**DR MICHAEL SUTCLIFFE  
MUNICIPAL MANAGER**