

No. 101

25 June 2009

**ETHEKWINI MUNICIPALITY****NOTICE IN TERMS OF SECTION 14 OF THE LOCAL GOVERNMENT: MUNICIPAL  
PROPERTY RATES ACT NO. 6 OF 2004****ASSESSMENT OF RATES FOR THE FINANCIAL YEAR 2009/2010**

1. Notice is hereby given in terms of Section 14 of the Local Government Municipal Property Rates Act No. 6 of 2004 that subject to the provisions stated below, the eThekweni Municipality by resolution on 2nd June 2009 determined as follows:
  - (a) In terms of the Rates Policy 2009/2010 adopted by Council on 2009-02-26 the Municipality may levy different Rates for different categories of Property.
    - (i) That the rates randage for the said 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 0.24 cents in the Rand
      - Industrial at 2.58 cents in the Rand
      - Business and commercial at 2.01 cents in the Rand
      - Public service infrastructure at 0.24 cents in the Rand
      - Vacant land at 3.58 cents in the Rand
      - Unauthorised or illegal development at 3.58 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 2009/2010 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 not be rated on the first 30% of market value.
  - (g) Proclaimed nature reserves / conservation areas will be exempt from rates.
  - (h) That a rebate of 50% be granted to all Bed and Breakfast undertaking, that has a valid Registration Certificate issued by eThekweni Municipality.
  - (i) That a rebate of 25% be and hereby approved to all Guest House undertaking which has a valid Registration Certificate issued by Ethekewini Municipality.
3. In accordance with the Rates Policy 2009/2010, 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 Monty Naicker Road (Pine Street), Dorothy Nyembe (Gardiner), Anton Lembede (Smith) and Dr Yusuf Dadoo (Broad) Streets.	0.000910	0.0027431	0	0.004552
b) Precinct bordered by Soldiers Way, Dr AB Xuma Street (Commercial Road), Florence Nzama Street (Prince Alfred Street) and Braam Fischer Road (Ordnance Road).	0	0.000321	0.000374	0.00534
c) Precinct bordered by Dorothy Nyembe Street (Gardiner Street), Margaret Mncadi Avenue (Victoria Embankment), Beach Walk and Anton Lembede Street (Smith Street).	0	0.000321	0.000374	0.00534
d) Precinct bordered by Soldiers Way, Braam Fischer (Ordnance), Sylvester Ntuli (Brickhill) and K E Masinga (Old Fort) Roads.	0	0.000321	0.000374	0.00534
e) Precinct bordered by O R Tambo Parade (Lower Marine Parade), West Street Mall, Rutherford and Gillespie Streets (South Beach Area).	0.001051	0.003152	0	0.005253
f) Umhlanga Promenade Precinct bordered by Ocean Way (South), Lot 430 (North), Lagoon Drive (West) and the Indian Ocean (East).	0.000621	0.001862	0.002173	0.003104
g) Precinct bordered by Burlington Road, Burlington Drive, Nagel Road, Windsor Road, Midmar Road and Henley Road.	0.002089	0.006266	0	0.010444
h) Umhlanga Village bordered by Flamingo Lane, Ocean Way, Lagoon Drive, McCauland Crescent, Weaver Crescent and M4 Highway.	0	0.001891	0	0
i) Giba Gorge bordered by N3 Highway (South), Reservoir Road, Jan Smuts Avenue, Galloway Lane, Mountbatten Place, Alexander Drive, M13 Highway (East), Portion 157 of Clifton (North) to Saint Helier Road (West).	0.000100	0.000100	0	0.000100

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 first financial year;
  - (ii) 50% for the second financial year;
  - (iii) 25% for the third 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 financial year; 75% of the rate for that year otherwise applicable to the property;
  - (ii) in the second financial year; 50% of the rate for that year otherwise applicable to the property;
  - (iii) in the third financial 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 financial year;
  - (ii) 75% in the second financial year;
  - (iii) 50% in the third financial year;
  - (iv) 25% in the fourth financial year.

#### 5. Date of Operation of Determination of Rates

In accordance with Section 13 (1) of the Local Government: Municipal Property Rates Act 6 of 2004, this determination comes into operation on 2009-07-01.

#### 6. Final Date of Payment of Rates

- (a) That where rates are payable in monthly instalments, such payments shall be in twelve (12) equal or nearly equal instalments, payable 21 days from date of account.
- (b) That where rates are payable annually the final date for payment shall be 31 October 2009, provided that where this date falls on a Sunday or public holiday payment shall occur on the last working day prior to such Sunday or public holiday.

A detailed copy of the estimates and a resolution of levying rates on property is open for inspection on the public notice board at the office of the City Secretariat, 1<sup>st</sup> Floor, City Hall: Dr. Pixley Kaseme Street (West Street), Durban, municipal offices, libraries and website [www.durban.gov.za](http://www.durban.gov.za) for 30 days after the date of Council resolution.

**CITY HALL  
DR. PIXLEY KASEME STREET  
DURBAN**

**DR MICHAEL SUTCLIFFE  
MUNICIPAL MANAGER**

No. 101

25 kuNhlanguvana 2009

**UMASIPALA WASETHEKWINI****ISAZISO NGAPHANSI KWESIGABA 14 SOMTHETHO  
I-LOCAL GOVERNMENT MUNICIPAL PROPERTY RATES ACT NO. 6,  
2004****UKUNQUNYWA KWAMARATES ONYAKENI WEZIMALI KA-2009/2010**

1. Lesi yisaziso ngaphansi kweSigaba 14 somthetho i-Local Government Municipal Property Rates Act No.6, ka 2004 sokuthi ngaphansi kwemibandela eshiwo ngenzansi, uMasipala waseThekwini mhla ka 2009-06-02 unqume kanje:-
  - (a) Ngokwenqubomgomo yamarates ka-2009/2010 eyaphasiswa uMkhandlu mhla ka 2009-02-26, uMasipala angabiza amarates angafani maqondana nemikhakha angafani yezindawo.
    - (i) Ukuthi isilinganiso erandini kulo nyaka wezimali kuMasipala waseThekwini siklanywe sama kanje kule mikhakha yezakhiwo:
      - Imizi amasenti angu-0.9 erandini
      - Owolimo amasenti angu-0.24 erandini
      - Izimboni amasenti angu-2.58 erandini
      - Amabhizinii amasenti angu-2.01 erandini
      - Inggalasizinda kahulumeni amasenti u-0.24 erandini
      - Umhlaba ongakhiwe amasenti angu-3.58 erandini
      - Izakhiwo ezingagunyaziwe noma ezingekho emthethweni amasenti angu-3.58 erandini
    - (ii) Udaba lwesakhiwo esisetshenziselwa izinto ezixubile luzobhekwa kanjengokuyalela kwenqubomgomo yama-rates.
2. Ngaphansi kwenqubomgomo kaMasipala yama-rates ka-2009/2010 lezi zaphulelo ezilandelayo emanani ezakhiwo ebezingadayiswa ngawo kanye nokuxegiselwa okufanele kuzoma kanje:
  - (a) Ukuthi maqondana nemizi, ngaphezulu kwesaphulelo sika R15 000, kuyavunywa ukuthi baphinde bathole isaphulelo sika- R105 000;
  - (b) (i) Ukuthi ngaphezu kokuncishiselwa okuku-2(a) ngaphezulu isaphulelo sika R2 520 noma esinye isaphulelo esingaphansi okufanele sikhokhwe, manje siyavunywa maqondana nabahola impesheni, abahola impesheni yokugula noma labo abayekiswe ukusebenza ngenxa yokugula kanye nemizi ephethwe yizingane. (Qaphela: isaphulelo sika R2 520 silingana nokwehliselwa ngo-R280 000 enanini isakiwo ebezingadayiswa ngalo)
  - (ii) Ukuthi kuyanqunywa ukuthi kungabekwa mgomo enanini lesakhiwo, ukuze umnikazi athole lesi saphulelo esishiwo ku-(b)(i) ngaphezulu.
  - (c) Ukuthi isaphulelo sika R30 0000 esimaqondana nomhlaba ongakhiwe siyavunywa.
  - (d) Ukuthi kube khona isaphulelo sika 50% maqondana nezikole ezingenzi inzuzo.

- (e) Izakhiwo zikaMasipala noma umhlaba osetshenziselwa ukwakhela umphakathi izindlu ngaphandle kwezakhiwo ezisetshenziswa yiminyango yohwebo.
- (f) Ingqalasizinda yomphakathi ngeke ikhokhiswe ama-rates maqondana no-30% wokuqala wenani layo.
- (g) Izindawo ezimenezelwe ngokusemthethweni ukuthi ngezokongiwa kwemvelo ngeke ziwakhokhe ama-rates.
- (h) Ukuthi zonke izindawo ezingama-Bed & Breakfast ezinezitifiketi zokubhaliswa ezikhishwe nguMasipala zithole isaphulelo sika-50%.
- (i) Ukuthi zonke izindawo ezingama-Guest House ezinezitifiketi zokubhaliswa ezikhishwe nguMasipala zithole isaphulelo sika-25%.
3. Ngokwenqubomgomo yama-rates yonyaka ka-2009/2010 lokhu okulandelayo kuzosebenza maqondana nezindawo ezibizwa ama-rates akhethekile:
- (a) Ukuthi izindawo ezibizwa ama-rates akhethekile kanjengoba zichazwe lapha ngenzansi ngalesi saziso ziyasungulwa.
- (b) Ukuthi maqondana nezindawo ezibizwa ama-rates akhethekile ama-rates okwengeza kanjengoba kushiwo lapha ngenzansi ayaphasiswa maqondana nomkhakha ngamunye wezindawo ongaphakathi kwemingcele yezindawo ezibizwa ama-rates akhethekile.

Izindawo ezibizwa ama-rates akhethekile	Imizi	Amabhezini nezohwebo	Izimboni	Umhlaba ongakhiwe
(a) Indawo ezungezwe uMonty Naicker Road (Pine Street), Dorothy Nyembe (Gardiner), Anton Lembede (Smith) no-Dr Yusuf Dadoo (Broad) Streets.	0.000910	0.0027431	0	0.004552
(b) Indawo ezungezwe uSoldiers Way, Dr AB Xuma Street (Commercial Road), Florence Nzama (Prince Alfred) Street no-Braam Fischer (Ordnance) Road.	0	0.000321	0.000374	0.00534
(c) Indawo ezungezwe uDorothy Nyembe (Gardiner) Street, Margaret Mncadi Avenue (Victoria Embankment), Beach Walk kanye no-Anton Lembede (Smith) Street.	0	0.000321	0.000374	0.00534
(d) Indawo ezungezwe uSoldiers Way, Braam Fischer (Ordnance), Sylvester Ntuli (Brickhill) no-K E Masinga (Old Fort) Roads.	0	0.000321	0.000374	0.00534
(e) Indawo ezungezwe u-OR Tambo Parade (Lower Marine Parade), West Street Mall, Rutherford no-Gillespie Streets (South Beach).	0.001051	0.003152	0	0.005253
(f) Umhlanga Promenade Precinct ozungezwe u-Ocean Way (ngaseNingizimu), Lot 430 (ngaseNyakatho), Lagoon Drive (ngaseNtshonalanga) kanye nolwandle (ngaseMpumalanga).	0.000621	0.001862	0.002173	0.003104
(g) Indawo ezungezwe uBurlington Road, Burlington Drive, Nagel Road,	0.002089	0.006266	0	0.010444

Windsor Road, Midmar Road kanye no-Henley Road.				
h) Umhlanga Village ozungezwe u-Flamingo Lane, Ocean Way, Lagoon Drive, McCauland Crescent, Weaver Crescent kanye no-M4 Highway.	0	0.001891	0	0
i) Giba Gorge ozungezwe u-N3 Highway (ngaseNingizimu), Reservoir Road, Jan Smuts Avenue, Galloway Lane, Mountbatten Place, Alexander Drive, M13 Highway (ngaseMpumalanga), Portion 157 of Clifton (ngaseNyakatho) no-Saint Helier Road (ngaseNtshonalanga).	0.000100	0.000100	0	0.000100

4. Ukuthi ukungeniswa kwama-rates kancane kancane ngale ndela elandelayo kuyavunywa ngaphansi kwemibandela yeSigaba 21 sika-Local Government: Municipal Property Rates Act 6 ka 2004:

(a) Ama-rates abizwa maqondana nesakhiwo esisha angeniswe ngezigaba isikhathi esiyiminyaka emithathu, kube khona lezi zaphulelo ezilandelayo: :

- (i) 75% onyakeni wezimali wokuqala;
- (ii) 50% onyakeni wezimali wesibili;
- (iii) 25% onyakeni wezimali wesithathu.

(b) Ama-rates omhlaba womuntu owuthole ngaphansi kohlelo lokubuyiselwa kwamalungelo omhlaba noma otholwe yizindlalifa zakhe, kufanele, emva kweminyaka eyishumi kusukela osukwini okwabhaliswa ngalo itayitela lalowo mhlaba egameni lalowo muntu ehhovisi okubhaliswa kulona amatayitela obunikazi bomhlaba, afakwe kancane kancane iminyaka yezimali emithathu elandelayo, kusebenze lezi zaphulelo ezilandelayo:

- (i) onyakeni wokuqala, 75% wama-rates angalowo nyaka amaqondana nalowo mhlaba;
- (ii) onyakeni wesibili, 50% wama-rates angalowo nyaka amaqondana nalowo mmhlaba;
- (iii) onyakeni wesithathu; 25% wama-rates angalowo nyaka amaqondana nalowo mhlaba.

(c) Ama-rates ezakhiwo ezisanda kuqala ukubizwa ama-rates zezinhlango ezenza umsebenzi wokusiza umphakathi ezikubhalisele ukwenza leyo missebenzi ngaphansi komthetho kazwelonke wezintela obizwa nge-Income Tax Act kufanele azofakwa kancane kancane isikhathi esiyiminyaka emmine, kusebenze lezi zaphulelo ezilandelayo:

- (i) 100% onyakeni wezimali wokuqala;
- (ii) 75% onyakeni wezimali wesibili;
- (iii) 50% onyakeni wezimali wesithathu;
- (iv) 25% onyakeni wezimali wesine.

5. Usuku okuzoqala ukusebenza ngalo lama rates anqunywe lapha

Kanjengoba kusho isigaba 13(1) sika-Local Government: Municipal Property Rates Act 6 ka-2004, lama-rates azoqala ukusebenza mhla ka 2009-07-01.

6. Usuku lokugcina lokukhokhwa kwama rates

(a) Lapho amarates ekhokhwa kancane kancane ngenyanga, lokho kukhokha kuyokuba amancozuncozu ayishumi nambili (12) alinganayo noma acishe alingane okufanele akhokhwe zingakapheli izinsuku ezingamashumi amabili nanye (21) kusukela osukwini lwe-akhawunti.

(b) Ukuthi lapho ama-rates ekhokhwa ngonyaka usuku lokugcina lokukhokha umhla ka 31 Okthoba 2009, ngaphansi kombandela wokuthi uma kwenzeka lolu suku luba ngeSonto noma ngeholide, inkokhelo iyokwenziwa ngosuku lokugcina lokusebenza, ngaphambi kwalelo Sonto noma iholide.

Ikhophi eneminingwane ephelele yalezi zibalo kanye nezinqumo eziphele kungabonwa ebhodini lezaziso zikawonkewonke emahhovisi eCity Secretariat, 1st Floor, City Hall: Dr Pixley kaSeme (West) Street, eThekwini, emahhovisi kaMasipala, emitatsheni yolwazi kaMasipala kanye nakwi-website: [www.durban.gov.za](http://www.durban.gov.za) isikhathi esiyizinsuku ezingu-30 kusukela osukwini lwesinqumo soMkhandlu.

Dkt M.O. Sutcliffe  
IMenenja yeDolobha

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