



**ETHEKWINI MUNICIPALITY**  
**TREASURY**  
**Office of the Deputy City Manager**

**PROMULGATION OF RESOLUTION LEVYING RATES**

Notice is hereby given that on **29 May 2019** the Council of eThekweni Municipality adopted the following resolutions in conformity with the provisions of Section 14 of the Local Government: Municipal Property Rates Act 6 of 2004 and Section 17 (3) (a) (ii) of the Local Government: Municipal Finance Management Act 56 of 2003.

**1. DETERMINATION OF RATES**

In terms of the Rates Policy **2019/2020** adopted by Council on **28 March 2019**, the Municipality may levy different Rates for different categories of Property.

That the rate randage for the said financial year for the eThekweni Municipality, be and is hereby assessed and levied for the following categories at:

Category of Property	Cents in the Rand
Agriculture	0.2986
Business & Commercial	2.7081
Outside Urban Development Line	1.7672
Industrial	3.495
Public Service Infrastructure	0.2986
Residential	1.1944
Unauthorised/Abandoned/Illegal Usage	9.5549
Vacant Land	5.3551
Sectional Title Registered Real Rights of extension	5.3551
Mining property	3.495

Multiple Use Property will be dealt with in accordance with the Rates Policy.

**2. Exemptions, Rebates and Reductions:**

The following reductions on the market value of the property and rebates on the rates payable, be and are hereby granted in accordance with the Rates Policy.

## **2.1 Residential Property**

That in addition to the statutory reduction of R15 000, a further reduction of R105 000 be and is hereby approved for property values exceeding R230 000.

### **2.1.1 Senior Citizens, Disability Grantees / Medically Boarded Persons and Child Headed Households:**

- (i) That in addition to the reduction in 2.1 above, a rebate not exceeding R 4 373 or such lesser amount as may otherwise be payable, be and is hereby approved for qualifying Senior Citizens, disability grantees / medically boarded persons and child headed households as defined in the rates policy.
- (ii) That it be and is hereby resolved to place a maximum limit of R2 million on the value of the property, in order to qualify for the senior citizens rebate in (i) above.
- (iii) That it be and is hereby resolved that a rebate under clause 7.2.2.4 may be granted to qualifying Senior Citizens who are trustees in a trust, notwithstanding that an independent professional person also holds office as a trustee and does not meet the qualifying criteria.

## **2.2 Public Benefit Organisations:**

That on application and approval, only Public Benefit Organisations listed in Clause 7.5 of the Municipality's Rates Policy 2019/2020 shall receive an exemption from rates.

## **2.3 Life Rights Schemes and Retirement Complexes:**

That on application and approval, a 25% rebate be granted to Life Rights Complexes registered in terms of the Housing Development Scheme for Retired Persons Act 65 of 1988.

## **2.4 Bed and Breakfast Undertakings:**

That on application and approval a rebate of 50% be granted to all Bed and Breakfast establishments that satisfy the requirements of the Rates Policy, as amended.

## **2.5 Guest House Undertakings:**

That on application and approval a rebate of 25% be granted to all Guest House undertakings that satisfy the requirements of the Rates Policy, as amended.

## **2.6 Back Packer Lodges, Holiday Accommodation and Student Accommodation**

- i. That on application and approval, the following rebates shall apply to Back-packer establishments that satisfy the requirements of the Rates Policy, as amended:
  - a) Where up to 40 beds are available to guests, a rebate not exceeding 50% will apply;
  - b) Where up to 80 beds are available to guests, a rebate not exceeding 25% will apply.
- ii. That on application and approval, property let out for the purposes of Holiday Accommodation for reward, be granted a rebate of 64%;
- iii. That on application, property let out for purposes of Student Accommodation, be granted a rebate of 25%.

## **2.7 Schools not for Gain:**

That a rebate of 50% be and is hereby granted to qualifying schools not for gain.

## **2.8 Properties in the ownership of the Municipality or Municipal entities**

- i. That all municipal owned properties are exempted from property rates, except for Trading Services and Municipal owned properties where the Municipality has entered into an agreement with any person, indicating otherwise.
- ii. That a rebate of 63% be and is hereby granted to the International Convention Centre in respect of property rates payable to the Municipality.

## **2.9 Natural and Other Disasters**

- (i) That on application and approval, a temporary rebate of 75% be granted in respect of property damaged by disaster for a period of six months or a portion thereof.
- (ii) That on application and approval, a further temporary rebate of 75% be granted thereafter, for a period not exceeding six months.
- (iii) That the rebate is granted on the category of property prior to damage.

## **2.10 Vacant Land:**

That the reduction of R30 000 on the market value of Vacant Land located 'Outside the Urban Development Line' as defined in the amended Rates Policy, be granted.

## **2.11 Nature Reserves and Conservation areas**

That on application and approval, nature reserves and conservation areas shall be excluded from rates.

## **2.12 Economic Development**

### **(i) Green field Developments in Priority Areas**

That on application and approval by Council, all non-residential developments which are located in Priority Areas, as contemplated in the Economic Development Incentive Policy, shall receive a rebate limited to the difference between the Vacant Land rates range and that of the intended use of the developed land, as envisaged in the Rates Policy read with the Economic Development Incentive Policy.

### **(ii) Brownfield Development in Priority Areas**

That on application and approval by Council, all non-residential developments which are located in Priority Areas, as contemplated in the Economic Development Incentive Policy, shall receive a rebate based on the value of the developments as the table below:

<b>VALUE OF DEVELOPMENT R (MILLIONS)</b>	<b>PERCENTAGE REBATE ON RATES</b>
0 - 50	15%
51 - 150	25%
151 - 300	50%
301 and above	65%

- (iii) That subject to compliance with criteria contained in the Economic Development Incentive Policy, read together, where applicable, with the Rates Policy, all industrial or commercial Brownfield developments which are located outside of Priority Areas, be granted a general rebate for a fixed period of three years, calculated on the value of the additional new investment as follows:

Brownfield Development Outside the Priority Areas	Outside the Priority Areas – Job Creation Rebate Incentive
<p style="text-align: center;"><b>20%</b></p> <p>The rebate becomes effective upon completion of construction and receipt of a valid occupancy certificate</p>	<p style="text-align: center;"><b>20%</b></p> <p>The rebate becomes effective upon completion of construction and receipt of a valid occupancy certificate</p>

**2.13 Special Rating Areas**

- (i) That the Special Rating Areas as indicated in Annexure A be and are hereby noted.
- (ii) That in respect of the Special Rating Areas, additional rates, as indicated in Annexure A hereto, be approved and levied (subject to any exclusions or exemptions determined in the Rates Policy) in respect of each category of rateable property within the boundaries of the Special Rating Area.
- (iii) That for the purposes of **Clause 9** of the Rates Policy in relation to requirements for determination of a new special rating area, the total minimum value of the rateable properties within the proposed boundaries of the area, be determined at R400 Million.

**2.14 Consulates**

That property owned by Consulates be valued and rates be raised and recovered from the Department of International Relations and Co-operation in terms of the Diplomatic Immunities and Privileges Act 2001 (Act 37 of 2001).

2.15 **Green Certified Building**

On application and approval by Council, all non-residential developments which fall within the City, as contemplated in the Green Building Incentive Policy of Council read together with the Rates Policy shall receive a rebate as set out below:

i. **GREEN STAR**

<b>Certification</b>	<b>Description</b>	<b>Incentive/Provision</b>	<b>Responsibility</b>
6 Star	<p><b>Mandatory:</b> 6 Star rating, i.e. over 75 points, with a minimum of 14 points for ENE 1.</p> <p><b>Optional additional:</b> 1. 6 points or more for the Socio-Economic Category, and/or 2. 3 points or more for the Innovation Category.</p>	<p>Rebate calculated on property rates tax payable:</p> <p>Mandatory: 35% reduction.</p> <p>Optional additional:</p> <p>1. Additional 3%; and/or</p> <p>2. Additional 2%.</p>	Revenue Management Unit and Development Planning, Management and Environment Unit.
5 Star	<p><b>Mandatory:</b> 5 Star rating, i.e. between 60 and 74 points, with a minimum of 8 points for ENE 1.</p> <p><b>Optional additional:</b> 1. 12 points or more for the Socio-Economic Category, and/or 2. 5 points or more for the Innovation Category.</p>	<p>Rebate calculated on property rates tax payable:</p> <p>Mandatory: 20% reduction.</p> <p>Optional additional:</p> <p>1. Additional 6%; and/or</p> <p>2. Additional 4%.</p>	Revenue Management Unit and Development Planning, Management and Environment Unit.
4 Star	<p><b>Mandatory:</b> 4 Star rating, i.e. between 45 and 59 points, with a minimum of 4 points for ENE 1.</p> <p><b>Optional additional:</b> 1. 12 points or more for the Socio-Economic Category.</p>	<p>Rebate calculated on property rates tax payable:</p> <p>Mandatory: 9% reduction.</p> <p>Optional additional:</p> <p>1. Additional 6%.</p>	Revenue Management Unit and Development Planning, Management and Environment Unit.

ii. **EDGE**

<b>Certification</b>	<b>Description</b>	<b>Incentive/Provision</b>	<b>Responsibility</b>
Edge	<b>Mandatory:</b> Residential buildings to achieve minimum 20% less energy use (than National Building Regulations), 20% less water use, and 20% less embodied energy in materials, as per the EDGE tool.	Rebate calculated on property rates tax payable: Mandatory: 35% reduction.	Revenue Management Unit and Development Planning, Management and Environment Unit.

3. **Phasing in of Rates**

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:-

- (i) A rate levied on newly rateable property must be phased in over a period of three financial years.
- (ii) 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.

The phasing in discount on properties referred to in (i) and (ii) above will apply as follows:-

- (a) 75% in the first year
- (b) 50% in the second year
- (c) 25% in the third year
- (iii) A rate levied on newly rateable property owned and used by organisations 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:
  - (a) 100% in the first year
  - (b) 75% in the second year
  - (c) 50% in the third year
  - (d) 25% in the fourth year

4. **Flat Service Charge for formal properties valued below R 185 000 and informal settlements where water and ablution facilities have been provided**

That a flat service charge rate be investigated for formal properties valued below R 185 000 and those informal settlements where water and ablution facilities have been provided.

5. **Date of Operation of Determination of Rates**

That this determination comes into operation on **1 July 2019**.

6. **Final Date for Payment of Rates**

- (i) Where rates are payable in monthly instalments, such payments shall be in twelve (12) equal or near equal instalments payable 21 days from date of account.
- (ii) Where rates are payable annually the final date for payment shall be 31 October 2019, 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.

7. **Administration Charge on Arrear Rates**

That the administration charge on arrear rates as referred to in Section 10.7 of the Credit Control and Debt Collection Policy is determined at 10%. Collection of arrear rates is in accordance with the Credit Control and Debt Collection Policy.

8. **Interest on Arrears**

That the interest rate to be applied to arrear accounts, shall be the interest rate as prescribed by Regulation 9 of the Municipal Property Rates Regulations, 2006.



**ANNEXURE A – 2019/2020**

**ADDITIONAL RATES LEVIED ON SPECIAL RATING AREAS (2.13 REFERS)**

Special Rating Areas	Residential	Business and Commercial	Industrial	Vacant Land	Agriculture	Unauthorised/abandoned	Public Service Infrastructure
a) Precincts bordered by Monty Naicker, Dorothy Nyembe, Anton Lembede and Dr Yusuf Dadoo Streets. (CBD Precinct)	0,001911	0,004332	0	0	0		
b) Precinct bordered by Soldiers Way, Dr AB Xuma Road, Florence Nzama Street and Bram Fischer Road. (North East Business Precinct)	0	0,00608	0,000785	0,001203	0		
c) Precinct bordered by Dorothy Nyembe Street, Margaret Mncadi Avenue, Beach Walk and Anton Lembede Street. (North East Business Precinct)	0	0,000608	0,000785	0,001203	0		
d) Precinct bordered by Soldiers Way, Bram Fischer Road, Sylvester Ntuli, KE Masinga and Archie Gumede (Place) Roads. (North East Business Precinct)	0	0,000608	0,000785	0,001203	0		
e) Precinct bordered by OR Tambo Parade, Dr Pixley KaSeme Street Mall, Rutherford and Gillespie Streets (South Beach Precinct).	0,002259	0,005121	0	0.010126	0		
f) Umhlanga Promenade Precinct bordered by Ocean Way (South), Lot 430 (North), Lagoon Drive (West) and the Indian Ocean (East).	0,001164	0,002639	0	0,005219	0		
g) Precinct bordered by Burlington Road, Burlington Drive, Nagel Road, Windsor Road, Midmar Road and Henley Road.	0.002962	0.006717	0	0.013281	0	0	0
h) Umhlanga Village Precinct bordered by Flamingo Lane, Ocean Way, Lagoon Drive, McCauland Crescent, Weaver Crescent and the Ruth First Highway.	0	0,002897	0	0	0		
i) Giba Gorge bordered by N3 Highway (South), Reservoir Road, Jan Smuts Avenue, Galloway Lane, Mountbatten Place, Alexander Drive, King Cetshwayo Highway (East), Portion 157 of Clifton (North) to Saint Helier Road (West)	0,000428	0	0	0.001918	0,000107		
j) Maytime Community bordered by M13 Highway, Woodside Avenue, Haygarth Road, Abrey Road, Msonti, Quilhall Lane, Alexander Avenue, Mtonbi and Victory Road.	0,002701	0,006124	0	0.012109	0		
K) Area consisting of the length of Florida Road, from Lillian Road to Mitchell's Park, including properties on both sides of Florida Road.	0.0083	0,010712	0,016413	0	0	0	

h) Westville Perth West Area bounded by Glencairn Close in the West, Stanley Teale Road in the South, Robert Herrick Avenue in the North and the eastern boundary consisting of Linford Place and Drayton Place in Westville	0.003948	0	0	0.003948			0
i) Glenwood area bounded by Helen Joseph Road, King Dinuzulu Road, Berea Road, Turners Avenue, Che Guevara Road, Moore Road, Clark Road and Bulwer Road.	0.004505	0.005813	0	0	0	0	



# ETHEKWINI MUNICIPALITY

## TREASURY

### Office of the Deputy City Manager

#### UKUSHICILELWA KWESINQUMO SOKUBIZWA KWAMA-RATE

Lesi yisaziso sokuthi mhla zingama-**29 kuMeyi 2019** uMkhandlu kaMasipala weTheku wathatha lezi zinqumo ngaphansi kweSigaba 14 somthetho iLocal Government: Municipal Property Rates Act 6 yowezi-2004 kanye neSigaba 17 (3) (a) (ii) sika-Local Government: Municipal Finance Management Act, uMthetho 56 ka-2003:

#### 1. UKUNQUNYWA KWAMA-RATE

Ngokwenqubomgomo yama-rate yonyaka ka-**2019/2020** eyaphasiswa wuMkhandlu mhla ka-**28 kuMashi 2019** uMasipala ungabiza ama-rate angafani maqondana nemikhakha eyehlukene yezindawo noma yezakhiwo.

Ukuthi isilinganiso erandini kulo nyaka wezimali kuMasipala waseThekwini siklanywe sama kanje kule mikhakha yezakhiwo:

Umkhakha wesakhiwo	Amasenti eRandini
Owolimo	0.2986
Amabhizinisi nezindawo zohwebo	2.7081
Izakhiwo ezisendaweni engale komngcele wendawo ehlinzekwe ngezidingo	1.7672
Izimboni	3.495
Ingqalasizinda yomphakathi	0.2986
Imizi	1.1944
Izakhiwo ezingagunyaziwe noma ezingekho emthethweni	9.5549
Umhlaba ongakhiwe	5.3551
Amalungelo atholakala ngama-sectional title	5.3551
Izakhiwo zezimayini	3.495

Udaba lwezakhiwo ezisetshenziselwa izinto ezixubiLe luzobhekwa kanjengokuyalela kwenqubomgomo yama-rate.

#### 2. Ukuxegiselwa isibopho sokukhokha, izaphulelo nokwehliselwa:

Lezi zaphulelo ezilandelayo emananini lezi zakhiwo ebezingadayiswa ngawo kanye nokuxegiselwa kuma-rates, ngaphansi kwenqubomgomo yama-rates kuzoma kanje:

##### 2.1 Imizi

Ukuthi maqondana nemizi, ngaphezulu kwesaphulelo sika-R15 000, kuyavunywa ukuthi kuphinde kube nesaphulelo sika-R105 000 maqondana naleyo mizi enani layo lingaphezulu kuka-R230 000.

**2.1.1 Asebekhulile/Abahola impesheni vokukhubazeka/abangasasebenzi ngenxa yokugula kanve nemizi ephethwe vizingane:**

- (i) Ukuthi ngaphezu kokwehliselwa okuku-2.1 ngaphezulu isaphulelo sika R4 373 noma esinye isaphulelo esingaphansi okufanele sikhokhwe, manje siyavunywa maqondana nabafanelekile abahola impesheni yokuguga, abahola impesheni yokugula/yokukhubazeka noma labo abayekiswe ukusebenza ngenxa yokugula kanye nemizi ephethwe yizingane kanjengoba ichaziwe kwinqubomgomo yama-rate.
- (ii) Ukuthi kuyanqunywa ukuthi kubekwe umkhawulo wezigidi ezimbili zamarandi (R2 million) enanini lomuzi ukuze umnikazi athole lesi saphulelo esenzelwe abadala esishiwo ku-(i) ngaphezulu.
- (iii) Ukuthi kuyanqunywa ukuthi isaphulelo ngaphansi kwesigatshana 7.2.2.4 singanikezwa asebekhulile abanelisa izidingo ezibekiwe abangamalungu ethrasti, yize noma engaba khona umuntu ozimele naye oyilungu lethrasti kodwa ongazanelisi izidingo zokufaneleka maqondana nokunikwa lesi saphulelo.

**2.2 Izinhlango ezisiza umphakathi:**

Ukuthi emva kokufaka izicelo, zavunywa, izinhlango ezisiza umphakathi ezisohleni olusendimeni 7.5 kwinqubomgomo yama-rate kaMasipala ka-2019/2020 zingawakhokhiswa ama-rate.

**2.3 Izinhlelo zamalungelo okuphila namakhaya asebethathe umhlalaphansi:**

Ukuthi emva kokufaka izicelo, zavunywa, izinhlelo zamalungelo okuphila namakhaya asebethathe umhlalaphansi abhalise ngaphansi komthetho iHousing Development Scheme for Retired Persons Act 65 ka-1988 behliselwe ngo-25%.

**2.4 Ama-Bed & Breakfast:**

Ukuthi emva kokufaka izicelo, zavunywa, zonke izindawo ezingama-Bed & Breakfast ezinezitifiketi zokubhaliswa ezisebenzayo ezikhishwe nguMasipala weTheku zithole isaphulelo sika-50%.

**2.5 Izindawo ezingama-Guest House:**

Ukuthi emva kokufaka izicelo, zavunywa, zonke izindawo ezingama-Guest House ezinezitifiketi zokubhaliswa ezisebenzayo ezikhishwe nguMasipala weTheku zithole isaphulelo sika-25%.

**2.6 Ama-Back-Packer Lodges, Izindawo zokuhlala ngamaholide nezindawo zokuhlalisa abafundi**

- i. Ukuthi emva kokufaka izingcingelo, zavunywa, kusebenze lezi zaphulelo ezilandelayo maqondana nezindawo ezingama-Back-Packer ezinezitifiketi zokubhaliswa ezisebenzayo ezikhishwe uMasipala weTheku:
  - a) Lapho kunemibhede yokulala izivakashi engeqile kwengamashumi amane (40), indawo ithole isaphulelo esingeqile ku-50%;
  - b) Lapho kunemibhede yokulala izivakashi engeqile kwengamashumi ayisishiyagalombili (80), indawo ithole isaphulelo esingeqile ku-25%.
- ii. Ukuthi emva kokufaka isicelo, savunywa, kusebenze isaphulelo sika-64% maqondana nezindawo eziqashiselwa abasemaholidini;
- iii. Ukuthi emva kokufaka isicelo, savunywa, kusebenze isaphulelo sika-25% maqondana nezindawo zokuhlalisa abafundi.

## **2.7 Izikole ezingenzi inzuzo:**

Ukuthi izikole ezingenzi inzuzo ezanelisa izidingo ezibekiwe zinikwe isaphulelo sika-50%.

## **2.8 Izakhiwo/umhlaba kaMasipala**

- i. Ukuthi wonke umhlaba kuMasipala ungakhokhiswa ama-rate, ngaphandle kwemisebenzi yohwebo kanye nomhlaba nezakhiwo zikaMasipala lapho uMasipala enze khona isivumelwano nomunye umuntu, esisho okwahlukile kulokhu.
- ii. Ukuthi isaphulelo sika-63% siyaphasiswa maqondana nama-rates i-International Convention Centre okufanele iwakhokhele uMasipala.

## **2.9 Izibhichongo zemvelo nezinye izibhichongo**

- (i) Ukuthi emva kokufakwa kwezicelo, zavunywa, izakhiwo ezikhahlanyezwe yizibhichongo ezithile zinikwe isaphulelo sesikhashana sika-75% isikhathi esiyizinyanga eziyisithupha noma ingxenye yaleso sikhathi.
- (ii) Ukuthi emva kokufakwa kwezicelo, zavunywa, lezi zakhiwo ziphinde zinikwe esinye isaphulelo sesikhashana sika-75% isikhathi esingeqile seqeqe ezinyangeni eziyisithupha.
- (iii) Ukuthi lesi saphulelo sinikezwe maqondana nomkhakha wesakhiwo ngaphambi kokuvelelwa yisibhichongo.

## **2.10 Umhlaba ongakhiwe:**

Ukuthi kunikezwe isaphulelo sika-R30 000 enanini umhlaba ongakhiwe ongadayiswa ngalo endaweni engale komngcele wendawo ehlinzekwe ngezidingo zikaMasipala kanjengoba ichaziwe kwinqubomgomo yama-rate echitshiyelwe.

## **2.11 Iziqiwu nezindawo zokongiwa kwemvelo**

Ukuthi emva kokufakwa kwezicelo, zavunywa, iziqiwu nezindawo zokongiwa kwemvelo zingakhokhiswa ama-rates.

**2.12 Ukuthuthukiswa komnotho**

- (i) Intuthuko yohlobo olubizwa nge-Greenfield Development ezindaweni ezihlonziwe ezibekwe eqhulwini

Ukuthi emva kokuba kufakwe isicelo futhi leso sicelo semukelwa uMkhandlu, yonke intuthuko engeyona eyendawo yokuhlala ezindaweni ezihlonziwe ezibekwe eqhulwini, kanjengoba zichazwe kwinqubomgomo yokukhuthaza intuthuko, zithole isaphulelo esingeqile kumahluko ophakathi kwesilinganiso erandini somhlaba ongakhiwe kanye naleso salokho okuhloswe ukuba lowo mhlaba usetshenziselwe kona, kanjengoba kuchaziwe kwinqubomgomo yama-rate ifundwa nenqubomgomo yokukhuthaza ukuthuthukiswa komnotho.

- (ii) Intuthuko yohlobo olubizwa nge-Brownfield Development ezindaweni ezihlonziwe ezibekwe eqhulwini

Ukuthi emva kokuba kufakwe isicelo futhi leso sicelo semukelwa uMkhandlu, yonke intuthuko engeyona eyendawo yokuhlala ezindaweni ezihlonziwe ezibekwe eqhulwini, kanjengoba zichazwe kwinqubomgomo yokukhuthaza ukuthuthukiswa komnotho, zithole isaphulelo esibalwa ngenani lentuthuko kanjengoba kukhonjisiwe kuleli thebula elilandelayo:

<b>INANI LENTUTHUKO R (MILLIONS)</b>	<b>ISAPHULELO ENTELENI EKHOKHWAYO NGAMAPHESENTI</b>
0 - 50	15%
51 - 150	25%
151 - 300	50%
301 nangaphezulu	65%

- (iii) Ukuthi kweyame ekuhlangabezani nezidingo ezibekwe kwenqubomgomo yokukhuthaza ukuthuthukiswa komnotho, ifundwa, lapho kufanele khona, nenqubomgomo yama-rate, yonke intuthuko yezimboni noma yezindawo zohwebo ezindaweni eziyi-Brownfield ezingaphandle kwemingcele yezindawo ezibekwe eqhulwini, zinikwe isaphulelo-jikelele iminyaka emithathu, esibalwa ngenani lotshalomali olusha lokwengeza kanje:

Intuthuko endaweni eyi-Brownfield engaphandle kwendawo ebekwe eqhulwini	Ngaphandle kwendawo ebekwe eqhulwini – Isaphulelo sokukhuthaza ukwakhiwa kwamathuba omsebenzi
<b>20%</b>	<b>20%</b>
Isaphulelo siqala uma kuphela ukwakha nasemva kokukhishwa kwesitifiketi segunya lokuba sisetshenziswe lesa sakhiwo	Isaphulelo siqala uma kuphela ukwakha nasemva kokukhishwa kwesitifiketi segunya lokuba sisetshenziswe lesa sakhiwo

**2.13 Izindawo ezikhokha ama-rate ayisipesheli:**

- (i) Ukuthi ngalokhu kusungulwa izindawo ezizokhokha ama-rate ayisipesheli kanjengoba zishiwo kwiSengezo A.
- (ii) Ukuthi maqondana nalezi zindawo ezikhokha ama-rate ayisipesheli ama-rate engeziwe kanjengoba kukhonjisiwe kwiSengezo A ayavunywa futhi ayabizwa (ngaphandle kwanoma yiziphi ezingakhishwa kulokhu kugunyazwa kanjengoba kuchaziwe kwinqubomgomo yama-rate) maqondana nomkhakha ngamunye wesakhiwo esingaphakathi kwemingcele yendawo ekhokha ama-rate ayisipesheli.
- (iii) Ukuthi maqondana nokushiwo endimeni 9 yenqubomgomo yama-rate, inani lesakhiwo selilonke okungeke kwaba ngaphansi kwalo libe yizigidi ezingamakhulu amane zamarandi (R400 Million).

**2.14 Izakhiwo zamanxusa**

Ukuthi izakhiwo zamanxusa amazwe angaphandle ziklanywe amanani futhi bese kuthi ama-rate azo abizwe emnyangweni wezobuhlobo nokubambisana namazwe angaphandle ngaphansi komthetho iDiplomatic Immunities and Privileges Act 2001 (uMthetho 37 ka-2001).

**2.15 Green Certified Building**

Emva kokuba kufakwe isicelo futhi uMkhandlu wasamukelwa leso sicelo, zonke izakhiwo ezikuMasipala okungezona ezokuhlala, kanjengoba kushiwo kwinqubomgomo ebizwa nge-Green Building Incentive Policy yoMkhandlu ifundwa nenqubomgomo yama-rate zizothola izaphulelo ngale ndlela:

i. GREEN STAR

Isitifiketi	Incazelo	Isaphulelo	Iminyango ethintekayo
6 Star	<p><b>Okuwumgomo:</b> Isitifiketi sezinkanyezi eziwu-6, okungamaphuzu angaphezulu kuka-75, angabi ngaphansi kuka-14 awe-ENE 1.</p> <p><b>Okunye kokwengeza:</b> 1. 6 wamaphuzu noma ngaphezulu emkhakheni wenhlalakahle nesimomnotho somphakathi, kanye/noma 2. 3 wamaphuzu emkhakheni wezindlela ezintsha zokwenza.</p>	<p>Isaphulelo sibalwa ngentela yesakhiwo okufanele ikhokhwe: Okuwumgomo: 35% wesaphulelo.</p> <p>Okunye kokwengeza: 1. Okokwengeza 3%; kanye/noma 2. Okokwengeza 2%.</p>	Revenue Management Unit kanye ne-Development Planning, Management and Environment Unit.
5 Star	<p><b>Okuwumgomo:</b> Isitifiketi sezinkanyezi eziwu-5, okungamaphuzu aphakathi kuka 60 no-74, angabi ngaphansi kuka-8 awe-ENE 1.</p>	<p>Isaphulelo sibalwa ngentela yesakhiwo okufanele ikhokhwe: Okuwumgomo: 20% wesaphulelo.</p>	Revenue Management Unit kanye ne-Development Planning, Management and Environment Unit.

	<b>Okunye kokwengeza:</b> 1. 12 wamaphuzu noma ngaphezulu emkhakheni wenhlalakahle nesimomnotho somphakathi, kanye/noma 2. 5 wamaphuzu emkhakheni wezindlela ezintsha zokwenza.	Okunye kokwengeza: 1. Okokwengeza 6%; kanye/noma 2. Okokwengeza 4%.	
4 Star	<b>Okuwumgomo:</b> Isitifiketi sezinkanyezi eziwu-4, okungamaphuzu aphakathi kuka 45 no-59, angabi ngaphansi kuka-4 awe-ENE 1. <b>Okunye kokwengeza:</b> 1. 12 wamaphuzu noma ngaphezulu emkhakheni wenhlalakahle nesimomnotho somphakathi.	Isaphulelo sibalwa ngentela yesakhiwo okufanele ikhokhwe: Okuwumgomo: 9% wesaphulelo. Okunye kokwengeza: 1. Okokwengeza 6%.	Revenue Management Unit kanye ne-Development Planning, Management and Environment Unit.

ii. **EDGE**

Isitifiketi	Incazelo	Isaphulelo	Iminyango ethintekayo
Edge	<b>Okuwumgomo:</b> Izakhiwo zokuhlala kufanele ugesi eziwusebenzisayo wehle ngo-20% noma ngaphezulu (ngaphansi komgomo wemithethonqubo yezokwakha kazwelonke), amanzi anciphe ngo-20%, nempahla okwakiwe ngayo inciphe ngo-20%, njangokukhomba kwethuluzi i-EDGE. .	Isaphulelo sibalwa ngentela yesakhiwo okufanele ikhokhwe: Okuwumgomo: 35% wesaphulelo.	Revenue Management Unit kanye ne-Development Planning, Management and Environment Unit.

3. **Ukungeniswa kwama-rates kancane kancane**

Ukuthi ukungeniswa kwama-rates kancane kancane ngale ndlela elandelayo kuyavunywa ngaphansi kwemibandela yeSigaba 21 somthetho i-Local Government: Municipal Property Rates Act 6 ka-2004:-

- (i) Ama-rate abizwa maqondana nesakhiwo esiqalayo ukubizwa le ntela angeniswe ngezigaba iminyaka yezimali emithathu elandelayo.
- (ii) Ama-rate 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 ehovisi okubhaliswa kulona amatayitela



obunikazi bomhlaba, afakwe kancane kancane iminyaka yezimali emithathu elandelayo.

Izaphulelo ezizosebenza maqondana nalezi zakhiwo okukhulunywe ngazo kwindinyana-(i) & (ii) ngaphezulu zizoma kanje:-

- (a) 75% onyakeni wokuqala
- (b) 50% onyakeni wesibili
- (c) 25% onyakeni wesithathu

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

- (a) 100% onyakeni wokuqala
- (b) 75% onyakeni wesibili
- (c) 50% onyakeni wesithathu
- (d) 25% onyakeni wesine

**4. Imali ewumgomo ebizwa imizi inani layo eliklanywe langaphansi kuka-R185 000 kanye nazakhiwo eziyimijondolo ezihlinzekwe ngamanzi nezindlu zangasese**

Ukuthi kwenziwe ucwaningo ngemali ewumgomo engase ibizwe maqondana nemizi inani layo eliklanywe langaphansi kuka-R185 000 kanye nazakhiwo eziyimijondolo ezihlinzekwe ngamanzi nezindlu zangasese.

**5. Usuku okuzoqala ngalo ukusebenza kwama-rate anqunywe lapha**

Ama-rates anqunywe lapha azoqala ukusebenza mhla ka-1 Julayi 2019.

**6. Usuku lokugcina lokukhokha ama-rate:**

- (i) Lapho ama-rate ekhokhwa kancane kancane ngenyanga, lokho kukhokha kuyokuba amancozuncozu ayishumi nambili (12) alinganayo noma acishe alingane okufanele akhokhwe zingakapheli izinsuku ezingama-21 kusukela osukwini lwe-akhawunti.
- (ii) Lapho ama-rate ekhokhwa ngonyaka usuku lokugcina lokukhokha umhla ka 31 Okthoba 2019, ngaphansi kombandela wokuthi uma kwenzeka lolu suku luba ngeSonto noma ngeholidi, inkokhelo iyokwenziwa ngosuku lokugcina lokusebenza, ngaphambi kwalelo Sonto noma iholidi.

**7. Imali ekhokhwa abasilele emuva nokukhokhela isikweleti sama-rate:**

Ukuthi imali yezindleko ekhokhiswa abasilele emuva nokukhokhela isikweleti sama-rate okukhulunywa ngayo eSigabeni 10.7 senqubomgomo yokulawula nokuqoqa izikweleti inqunywe yaba u-10%. Ukuqoqwa kwemali ekweletwayo kuzoba kanjengokulawula kwenqubomgomo kaMasipala eyaphasiswa yokulawula nokuqoqa izikweleti.

8. **Inzalo ezikweletini**

Ukuthi inzalo ezofakwa kuma-akhawunti asilele emuva nokukhokhelwa kuzoba yileyo enqunywe nguMthethonqubo 9 ngaphansi kwemithethonqubo ebizwa nge-Municipal Property Rates Regulations, ka-2006.

**ISENGEZO A – 2019/20**

*AMA-RATE OKWENGEZA AKHOKHWA EZINDAWENI EZIBIZWA AMA-RATE  
AYISIPESHELI (FUNDA U-2.1.13)*

<b>Izindawo ezibizwa ama-rate ayisipesheli</b>	<b>Imizi</b>	<b>Amabhizinisi nohwebo</b>	<b>Izimboni</b>	<b>Umhlaba ongakhiwe</b>	<b>Owolimo</b>	<b>Ongagunyaziwe/ Oshiywe wodwa</b>	<b>Ingqalasizinda yomphakathi</b>
a) Indawo ezungezwe uMonty Naicker, Dorothy Nyembe, Anton Lembede no-Dr Yusuf Dadoo Streets (Enkabeni yedolobha).	0,001911	0,004332	0	0	0		
b) Indawo ezungezwe uSoldiers Way, Dr AB Xuma Road, Florence Nzama Street no-Bram Fischer Road (Endaweni yamabhizinisi eseNyakatho-Mpumalanga).	0	0,00608	0,000785	0,001203	0		
c) Indawo ezungezwe uDorothy Nyembe Street, Margaret Mncadi Avenue, Beach Walk no-Anton Lembede Street (Endaweni yamabhizinisi eseNyakatho-Mpumalanga).	0	0,000608	0,000785	0,001203	0		
d) Indawo ezungezwe uSoldiers Way, Bram Fischer Road, Sylvester Ntuli, KE Masinga no-Archie Gumede (Place) Roads (Endaweni yamabhizinisi eseNyakatho-Mpumalanga).	0	0,000608	0,000785	0,001203	0		
e) Indawo ezungezwe u-OR Tambo Parade, Dr Pixley KaSeme Street Mall, Rutherford no-Gillespie Streets (Indawo yaseSouth Beach).	0,002259	0,005121	0	0.010126	0		
f) Umhlanga Promenade Precinct ozungezwe u-Ocean Way (ngaseNingizimu), Lot 430 (ngaseNyakatho), Lagoon Drive (ngaseNtshonalanga) nolwandle (ngaseMpumalanga).	0,001164	0,002639	0	0,005219	0		
g) Indawo ezungezwe uBurlington Road, Burlington Drive, Nagel Road, Windsor Road, Midmar Road no-Henley Road.	0.002962	0.006717	0	0.013281	0	0	0
h) Umhlanga Village ozungezwe u-Flamingo Lane, Ocean Way, Lagoon Drive, McCauland Crescent, Weaver Crescent no-Ruth First Highway.	0	0,002897	0	0	0		

i) Giba Gorge ezungezwe u-N3 Highway (ngaseNingizimu), Reservoir Road, Jan Smuts Avenue, Galloway Lane, Mountbatten Place, Alexander Drive, King Cetshwayo Highway (ngaseMpumalanga), Portion 157 kaClifton (ngaseNyakatho) kuya kuSaint Helier Road (ngaseNtshonalanga).	0,000428	0	0	0.001918	0,000107		
j) UMaytime Community ozungezwe u-M13 Highway, Woodside Avenue, Haygarth Road, Abrey Road, Msonti, Quilhall Lane, Alexander Avenue, Mtonbi no-Victory Road.	0,002701	0,006124	0	0.012109	0		
k) Indawo eyakhiwe uFlorida Road, kusuka kuLillian Ngoyi Road kuya eMitchell's Park, kubandakanya nezakhiwo ezisezinhlangothini zombili zikaFlorida Road.	0.0083	0,010712	0,016413	0	0	0	
l) IWestville Perth West, ekakwe uGlencairn Close ngasentshonalanga, uStanley Teale Road ngaseningizimu, uRobert Herrick Avenue ngasenyakatho bese kuthi umngcele ongasempumalnga ube noLinford Place noDrayton Place eWestville.	0.003948	0	0	0.003948			0
m) IGlenwood, ekakwe uHelen Joseph Road, King Dinuzulu Road, Berea Road, Turners Avenue, Che Guevara Road, Moore Road, Clark Road noBulwer Road.	0.004505	0.005813	0	0	0	0	