

Mangaung Metropolitan Municipality (MMM)

DETERMINATION OF PROPERTY RATES TARIFFS FOR THE 2022/2023 FINANCIAL YEAR

In terms of the relevant legislation the Mangaung Metropolitan Municipality at a meeting held on **31 May 2022**, resolved to amend its Tariffs for Property Rates with effect from **1 July 2022** as follows:

Start date: 01 JULY 2022

End date: 30 JUNE 2023

- THAT** in terms of Sections 2, 7, 8 and 14 of the Local Government: Municipal Property Rates Act 6 of 2004 ("the Act"), read with Sections 4(1)(c)(ii) and 11(3)(i) and 75A of the Local Government: Municipal Systems Act 32 of 2000, the following rates in the Rand **BE LEVIED** for the financial year 1 July 2022 to 30 June 2023, on the market value of property or on the market value of a right in property within the area of jurisdiction of the Council as appearing in the valuation roll, in respect of the various categories of properties set out below:

Category	Rate in the Rand 2021/2022	Rate in the Rand 2022/2023	Tariff Code
Residential Properties	0.8938	0.9474	VAGOV2, VAGOP2 VAIND1, VARES1, VARES3, VARES4, VAAGR2
Business and Commercial Properties	3.4634	3.2213	VABUS1
Industrial Properties	3.4634	3.2213	VABUS1

Agricultural Properties	0.2235	0.2369	VAAGR1
Mining Properties	3.4634	3.2213	VABUS1
Public Service Purposes	3.4634	3.2213	VAGOP1, VAGOV1
Government Properties	3.4634	3.2213	VAGOP1, VAGOV1
Public Service Infrastructure Properties	0.2235	0.2369	VAPSI1
Places of Public Worship	0.0000	0.0000	VAEXM1
Private Open Space	0.8938	0.9474	VAGOV2, VAGOP2 VAIND1, VARES1, VARES3, VARES4
Private Road	0.8432	0.9474	VAGOV2, VAGOP2 VAIND1, VARES1, VARES3, VARES4
Public Benefit Organisations	0.0000	0.0000	VAEXM1
Municipal Properties	0.0000	0.0000	VAMUN1
Guesthouses	3.4634	3.2213	VABUS1
Vacant Land	To be determined based on use	To be determined based on use	

2. That the rates levied in terms of paragraph 1 above **SHALL BECOME DUE AND PAYBLE** in twelve equal instalments on fixed days for twelve consecutive months, these being the due date stipulated in the account sent to the ratepayer.
3. That interest at the **prime rate + 1%** will **BE CHARGED** per month or part thereof on all arrear property rates at the applicable interest rate.
4. That in terms of Section 15(1)(b) of the Act read with Council's Property Rates Policy, the Council grants, the following reduction in market value and rebates on the rate levied for the financial year 2022/2023 to any owner of ratable property in the following circumstances:

- 4.1 That in terms of section 17(h) of the Municipal Property Rates Act, No 6 of 2004, read in conjunction with the Council's Property Rates Policy the impermissible value and reduction of the market value of a property assigned to the residential category in the valuation roll or supplementary valuation roll, **BE DETERMINED as R 100 000.**
- 4.2 **Indigent household** – Owner of residential property, registered in terms of Council's approved indigent policy, **BE REBATED 100%** from amount levied on Property Rates.
- 4.3 **Age / Senior Citizen and disabled persons** – That in addition to the reduction in 4.1 above and subject to requirements as set out in Council's Rates Policy, an **ADDITIONAL** reduction of **R 200 000** on the market value of qualifying senior citizens and disabled persons **BE GRANTED.**

The applicant must:

- i. be the registered owner of the property;
 - ii. produce a valid identity document;
 - iii. be at least 60 years of age upon application, approved disability grantee or approved medically boarded person;
 - iv. not be in receipt of an indigent assessment rate rebate;
 - v. reside permanently on the property as prescribed in Council's Property Rates Policy;
 - vi. That the market value of the property does not exceed R 2 500 000;
- 4.4 **Child headed households** – That a child headed household registered in terms of Council's approved rates policy, **BE REBATED 100%** from amount levied on Property Rates **IF:**
- The total monthly income from all sources does not exceed an amount equal to three state pensions (per month) as determined by the National Minister of Finance.

- 4.5 **Agricultural** – That an agricultural property as defined in terms of the Council's approved rates policy **BE LEVIED** at the standard ratio of 1:0.25 of the tariff for residential properties and therefore an effective **REBATE** of 75% on the tariff for residential properties will apply. It should be noted that **NO ADDITIONAL REBATES** shall be granted if this rebate applies.
- 4.6 **Township Development** – Owner of a township development **BE REBATED** 50% from amount levied on Property Rates.
5. **Public Service Infrastructure** properties as defined under section 1 of the Municipal Property Rates Act 6 of 2004 read in conjunction with section 11(1)(b) and 17(1) be **LEVIED** at **MARKET VALUE LESS 30%**. That a Public Service Infrastructure property **BE LEVIED** at the standard ratio of 1:0.25 of the tariff for residential properties and therefore an effective **REBATE** of 75% on the tariff for residential properties will apply. The following Public Service Infrastructure properties are however excluded in terms of section 17 (1) (aA) and therefore is considered impermissible to levy rates:
- a) National, provincial or other public roads on which goods, services or labour move across a municipal boundary;
 - b) Water or sewer pipes, ducts or other conduits, dams, water supply reservoirs, water treatment plans or water pumps forming part of a water or sewer scheme serving the public;
 - c) Railway lines forming part of a national railway system;
 - d) Runways, aprons and the air traffic control unit at national or provincial airports, including the vacant land known as the obstacle free zone surrounding these, which must be vacant for air navigation purposes;
 - e) A right registered against immovable property in connection with infrastructure mentioned in paragraphs a) to e) above.
6. Notwithstanding the requirements of the Council's Property Rates Policy, the following categories of properties **BE EXEMPTED** from paying property rates:

- 6.1 **Municipal Properties** (Except where non-market related rental is applicable in which case the property is categorised according to its use (i.e. residential, business, etc.)).
- 6.2 **Properties owned by public benefit organisations** and used for any specific public benefit activities as listed under Part 1 of the Ninth Schedule to the Income Tax Act, 1962 (Act 58 of 1962) and in adherence to the requirements of the Council's Property Rates Policy.
- 6.3 **Places of Public Worship.**

Mangaung Metropolitan Municipality (MMM)

DETERMINATION OF SEWERAGE DISPOSAL SERVICES TARIFFS FOR THE 2022/2023 FINANCIAL YEAR

In terms of the relevant legislation the Mangaung Metropolitan Municipality at a meeting held on **31 May 2022**, resolved to amend its Tariffs for Sewerage Disposal Services with effect from **1 July 2022** as follows:

Start date: 01 JULY 2022 VAT EXCLUDED

End date: 30 JUNE 2023

The amounts due for waste water services for the 2022/2023 financial year BE PAID on dates as indicated on accounts which will be rendered from **1 July 2022**.

The sewerage charges are linked to the market value of the property.

ALL TARIFFS LISTED BELOW, OR TO BE CALCULATED IN TERMS OF THIS SCHEDULE OF TARIFFS **EXCLUDE VAT**.

- Charges will be levied for the financial year 1 July 2022 to 30 June 2023, on the market value of property or on the market value of a right in property within the area of jurisdiction of the Council as appearing in the valuation roll, in respect of the various categories of properties set out below:

Category	Rate in the Rand 2021/2022	Rate in the Rand 2022/2023	Minimum Charges Rand	Tariff Code
Non-residential	0.5732	0.5870	174.92 per month	SA0010, SA0019, SA0021, SAEDU1, SAGOV1, SAPOS1, SATN01, SATN02, SA2050, SAMUN1
Residential	0.3907	0.4001	133.52 per month	SA0018, SA0020, SA2051
Exempt	0.0000	0.0000	0.00 per month	SA0000, SA0070, SA0080, SA0090

2. That the charges levied in terms of paragraph 1 above **SHALL BECOME DUE AND PAYABLE** in twelve equal instalments on fixed days for twelve consecutive months, these being the due date stipulated in the account sent to the ratepayer.
3. That interest at the **prime rate + 1%** will **BE CHARGED** per month or part thereof on all arrear sanitation charges at the applicable interest rate.
4. The minimum charges will only be applicable when the charges based on market value is below the minimum charges specified under paragraph 1 and is not exempt in terms of other sections within this document.
5. The following rebates and exemptions will apply in respect of sewerage charges: -
 - a. All residential properties with a market value of **R 100 000.00** or less are exempted from paying of sewerage charges;
 - b. All residential properties using other levels of sanitation than waterborne shall pay according to the general tariff booklet when they apply for the emptying of septic tank or VIP;
 - c. The residential properties in the following areas are excluded from the payment of sewerage charges:
 - i. Bloemdundria
 - ii. Ribblesdale
 - iii. Bloemspruit
 - iv. Bainsvlei
 - v. Farms and Peri-Urban areas in Thaba Nchu.
6. The following special arrangements is in place with the following institutions: -
 - a. For churches, church halls and other places of similar nature, qualifying charitable institutions and welfare organizations a charge of **R 154.09 (2021/2022: R 158.61)** will be levied per sanitary point per month (**TARIFF CODE – SA4240, SP4180**);
 - b. For Martie du Plessis School, Dr Böhmer School, Lettie Fouché School and schools of similar nature a charge of **R 77.05 (2020/2022: R 79.30)** will be levied per sanitary point per month (**TARIFF CODE – SP5170**).

Mangaung Metropolitan Municipality (MMM)

TARIFFS: WASTE MANAGEMENT SERVICES FOR THE 2022/2023 FINANCIAL YEAR

In terms of the relevant legislation the Mangaung Metropolitan Municipality at a meeting held on **31 May 2022**, resolved to amend its Tariffs for Waste Management Services with effect from **1 July 2022** as follows:

Start date: 01 JULY 2022 VAT EXCLUDED

End date: 30 JUNE 2023

The amounts due for waste management services for the 2022/2023 financial year BE PAID on dates as indicated on accounts which will be rendered from **1 July 2022**.

ALL TARIFFS LISTED BELOW, OR TO BE CALCULATED IN TERMS OF THIS SCHEDULE OF TARIFFS **EXCLUDE VAT**.

COLLECTION AND DISPOSAL TARIFFS

Charges shall be levied on and recovered from all consumers of the Councils Waste Management Services who utilized / requested the Councils Waste Management Services, such consumers shall include the owners and occupiers of the premises in respect of which the services are rendered, and such charges shall be recoverable from such owners and occupiers jointly and severally. "Occupiers" and Owners as intended herein shall be as defined in the Waste Management By-laws as well as Credit Control and Debt Collection Policy of the Council.

Charges shall be levied per consumer as intended above in respect of each service point (as defined in the Waste Management Tariff policy and By-laws of the Council).

1. DOMESTIC REFUSE REMOVAL TARIFF

TARIFF CODE – RFRES1

This tariff is applicable for all erven used for residential purposes.

The tariffs included under this item is limited to a maximum of one removal per week.

An additional fee will be charged for the costs associated with the type of service required as contained in the Tariffs booklet.

All residential properties with a market value of **R 100 000.00** or less are exempted from paying refuse removal charges.

Size of the Stand (Square meters)	Tariff per month 2021/2022	Tariff per month 2022/2023
0 – 300	57.32	60.07
301 – 600	76.41	80.08
601 – 900	136.23	142.77
901 – 1500	196.44	196.44
More than 1500	245.01	256.77

2. FLATS AND TOWNHOUSES PER UNIT

TARIFF CODE – RFSS01

This tariff is applicable to all townhouses or flats.

The tariffs included under this item is limited to a maximum of one removal per week.

An additional fee will be charged for the costs associated with the type of service required as contained in the Tariffs booklet.

The collection by waste removal vehicles shall be done from one central point per flat or townhouse complex.

All residential properties with a market value of **R 100 000.00** or less are exempted from paying refuse removal charges.

Item	Tariff per month 2021/2022	Tariff per month 2022/2023
Per Unit	136.23	142,77

3. DUET HOUSES AND PRIVATE TOWNS

TARIFF CODE – RFSSD1

This tariff is applicable to all duet houses and private towns.

The tariffs included under this item is limited to a maximum of one removal per week.

An additional fee will be charged for the costs associated with the type of service required as contained in the Tariffs booklet.

All residential properties with a market value of **R 100 000.00** or less are exempted from paying refuse removal charges.

Size of the Stand (Square meters)	Tariff per month 2021/2022	Tariff per month 2022/2023
0 – 300	57.32	59.95
301 – 600	76.41	80.08
601 – 900	136.23	142.77
901 – 1500	196.44	205.87
More than 1500	245.01	256.77

4. BUSINESSES, COMMERCIAL AND INDUSTRIAL TARIFF CODE – RFBUS1,RFMUN2

This tariff is applicable to all businesses, commercial and industrial entities.

The tariffs included under this item is limited to a maximum of one removal per week.

Frequency of removal	Tariff per month 2021/2022	Tariff per month 2022/2023
Non-Bulk	314.85	329.96
Bulk	314.85	329.96

For Bulk entities an additional fee will be charged for landfill costs as well as costs associated with the type of service required as contained in the Tariffs booklet.

5. EXEMPT PROPERTIES

TARIFF CODE – RFGR01, RFMUN1, RFUND1

The following properties will be **EXEMPT** from paying refuse charges:

- a. No refuse will be levied on garages and gardens if separately registered as a sectional title unit in the Deeds Office;
- b. Specified municipal properties as registered in the name of Mangaung Metropolitan Municipality;
- c. Any other exempt properties.

6. SPECIAL ARRANGEMENTS

The following special arrangements is in place with the following institutions: -

- a. For churches, church halls and other places of similar nature, qualifying charitable institutions and welfare organizations a charge of **R 59.07 (2021/2022: R 56.36)** will be levied per refuse point per month (**TARIFF CODE – RF4180**);
- b. For Martie du Plessis School, Dr Böhmer School, Lettie Fouché School and schools of similar nature a charge of **R 29.53 (2021/2022: R 28.18)** will be levied per refuse point per month (**TARIFF CODE – RF5170**).