

ANNEXURE A1

Mangaung Metropolitan Municipality (MMM)

**DETERMINATION OF PROPERTY RATES TARIFFS FOR THE
2025/2026 FINANCIAL YEAR**

In terms of the relevant legislation the Mangaung Metropolitan Municipality at a meeting held May 2026, resolved to amend its Tariffs for Property Rates with effect from 1 July 2026 as follows:

Start date: 01 JULY 2026

End date: 30 JUNE 2027

1. **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 2026 to 30 June 2027, 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 2025/2026	Rate in the Rand 2026/2027 (New tariffs after 5% reduction)	Tariff Code
Residential Properties Improvements; multi-purpose as well as Vacant land zoned for Residential purposes	1.1068	1.0515	VAGOV2, VAGOP2 VAIND1, VARES1, VARES3, VARES4, VAAGR2

Business and Commercial Properties Improvements; multi-purpose as well as Vacant land zoned for Business & Commercial purposes	3.7642	3.5760	VABUS1
Industrial Properties	3.7642	3.5760	VABUS1
Agricultural Properties	0.2768		VAAGR1
Mining Properties	3.7642	3.5760	VABUS1
Public Service Purposes	3.7642	3.5760	VAGOP1, VAGOV1
Properties owned by organs of state and used for public purposes	3.7642	3.5760	VAGOP1, VAGOV1
Public Service Infrastructure Properties	0.2768	0.002360	VAPSI1 VAGOV2, VAGOP2, VARES1, VARES3, VARES4
Places of Public Worship	0.0000	0.0000	VAEXM1
Properties owned by Public Benefit Organisations and Used for Specific Public Benefit Activities.	0.0000	0.0000	VAEXM1
Municipal Properties	0.0000	0.0000	VAMUN1
Non-Permitted Use		6.6408	VANP01

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 the Interest shall **BE CHARGED** at the **prime rate + 1%** per month on a simple interest rate or part thereof on all arrear property rates at the applicable interest rate. The Property Rates tariff for the financial year 2026/2026 has been reduced by 5% in comparison to the 2025/2026 financial year due to the New General Valuation roll implementation.

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 2026/2027 to any Residential 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 180 000.**

4.2 **Indigent household** – Owner of residential property, registered in terms of Council's approved Indigent Management Policy, **BE REBATED 100%** from amount levied on Property Rates.

4.3 **Age (60) / 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 350 000** on the market value of qualifying senior citizens and disabled persons **BE GRANTED.**

The applicant must:

- i. Apply in writing on a prescribed form.
- ii. Be the registered owner of the property.
- iii. Attach a valid copy of an identity document;
- iv. Be 60 years of age upon application, approved disability grantee or approved medically boarded person.
- v. Not be in receipt of an indigent assessment rate rebate.
- vi. Reside permanently on the said property as prescribed in Council's Property Rates Policy.
- vii. This rebate is only applicable to one residential property per applicant.
- viii. That the market value of the property does not exceed R 3 500 000 (Three million five hundred thousand rand only).

4.4 **Child headed households** – That a child headed household shall be processed in terms of the Indigent Management Policy.

4.5 **Agricultural** – That an agricultural property as defined in terms of the

Municipal Property Rates Act, **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.
- 4.7 The Property Rates Policy has been amended to accommodate the new rates category (non-permitted use) to cater for the penalty associated with the illegal use of the property zoning.

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.
- f) Private roads and Private open spaces within a Private Development

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** including churches and properties of similar nature.
- 6.4 **Non Profit Organisations: (NPO)** registered in terms of section 13 of the Non-profit Organisations act, 1997 (Act no 71 of 1997)