

NOTICE



PROPOSED DIFFERENTIAL RATING STRUCTURE FOR THE PERIOD

01 APRIL 2023 – 31 MARCH 2024

(Issued in terms of Section 5 of Act No 4 (1995))

Notice is hereby given, in terms of *Section 5 (2)(b)* of the Rating Act of 1995, that Council proposes the following categorization of properties for purposes of levying rates;

1. RESIDENTIAL PROPERTIES/DEVELOPED PRIVATE/FAMILY RESIDENTIAL

- *Single family dwelling plus accessory buildings such as carports, garages, storerooms, e.t.c.*
- *One or two buildings e.g. in Coates Valley and Madonsa*

2. LEASED PRIVATE RESIDENTIAL PROPERTIES

- *Property with a main dwelling plus other rental units up to 6 in number.*
- *More than (2) units e.g. in Ngwane Park*

3. RESIDENTIAL SPECIAL CONSENT

- *Single family dwelling houses that have a special consent for a specific timeframe, which is renewable.*
- *Guest houses, home offices, pre-schools, etc.*

4. STAFF HOUSES

- *Multi-family dwelling units on one plot that house utility service workers or institutional workers. Can be single storey or multi stories, detached or attached.*

- *(Educational e.g. UNESWA lecturers' quarters and health institutions e.g. doctors' houses, utility companies staff quarters, schools hostels, etc.)*

5. COMMERCIAL RESIDENTIAL PROPERTIES

- *Multi-family residential dwellings with high densities; the aim being to provide housing to lower and medium income groups. Having a commercial component is optional.*
- *(More than (6) units, high density multi-dwelling units e.g. ENPF Estate, Rontanya Flats, Liqhaga Flats)*

6. COMMERCIAL PROPERTIES

- *Properties with commercial activities only. It may be within the Central Business District (CBD) or within the commercial pockets within the residential townships.*
- *Uses include office, business premises, car wash, shops, malls, places of refreshment, etc.*

7. COMMERCIAL SERVICE INDUSTRY

- *Garages including panel beaters, car dealerships, warehouses, tyre fitment shops, etc.*

9. GOVERNMENT PROPERTIES

- *State owned properties; residential, commercial, educational, open spaces, etc.*

8. URBAN FARM LAND

- *Agricultural farms*

The Municipality shall give due consideration to any representations received within 30 days of publication of this notice.

LUNGILE P. DLAMINI
CHIEF EXECUTIVE OFFICER