



STELLENBOSCH

STELLENBOSCH • PNIËL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK (BUDGET) for 2021/2022-2023/2024

FOURTH REVIEW 4th GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2021/2022

PROMULGATION OF PROPERTY TAX RATES FOR THE 2021/2022 FINANCIAL YEAR -APPLICABLE FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2022

Notice is hereby given, in terms of Sections 21 and 25 (4) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), that the Fourth Review of the 4th Generation Integrated Development Plan, Budget, Property Taxes, Tariffs and New as well as Revised Budget and related Policies for the 2021/2022 financial year as envisaged by Section 17 of the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003) were approved by Council on 26 May 2021, as required by the relevant legislation. The Budget is hereby made public in terms of Section 18 of the Municipal Budgeting and Reporting Regulations. Full details of the Council resolution, the municipality's Rates Policy, the Special Rating Area Policy as well as the relief measures specific to the various categories of owners of properties or owners of a specific category of properties as determined through criteria in the aforementioned policies as well as the approved IDP and Budget documents are available on the municipality's website (www.stellenbosch.gov.za) and at the following venues:

Municipal Office, Plein Street, Stellenbosch;
Municipal Office, Hugenate Way, Franschhoek;
Municipal Office, Main Road, Pniël;
Ward offices;
Library, Plein Street, Stellenbosch;
Library, Sonnebloem Street, Ida's Valley, Stellenbosch;
Library, Long Street, Cloeteville, Stellenbosch;
Library, Masithandane Street, Kayamandi, Stellenbosch;
Library, Main Road, Pniël;
Library, Reservoir Street West, Franschhoek; and
Library, Le Roux Street, Groendal, Franschhoek.

RESOLUTION LEVYING PROPERTY RATES FOR THE 2021/2022 FINANCIAL YEAR

*Notice is given in terms of sections 14(1), 14(2) and 22(1) of the Local Government Municipal Property Rates Act (No 6 of 2004) (the MPRA); that the Stellenbosch Municipal Council, at a Council Meeting, held on 26 May 2021, **resolved by means of Resolution/Item Number 8.3.5(e)**, to levy the rates on properties, reflected in the under mentioned schedules and approved the specific tariffs for the same and approved the relief measures and Special Rating Area tariffs reflected in "B" and "C" below, with effect from 01 July 2021.*

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A. PROPERTY RATES:

Category of Property	Rate
Residential	R 0.004481
Industrial	R 0.009858
Business and Commercial	R 0.009410
Agricultural	R 0.001120
Mining	R 0.010306
Public Service Purposes	R 0.009410
Public Service Infrastructure	R 0.001120
Public Benefit Organisation	R 0.001120
Heritage	R 0.003585
Vacant Residential	R 0.008962
Vacant Other (not Residential nor Agricultural)	R 0.017924
Multiple Use Purpose (Each Component is categorised and rated as per above)	Multi Tariff

B. RELIEF MEASURES:

Relief Measures are generally described in paragraph 8 of the approved Rates Policy of the Municipality. This includes the specific under mentioned relief measures:

1. Rebate and Gross Monthly Household Income for Qualifying Senior Citizens & Disabled Persons

Gross Monthly Household Income		% Rebate
Up to	R 8 000	100%
From R 8 001 to	R 10 000	75%
From R10 001 to	R 12 000	50%
From R12 001 to	R 15 000	25%

2. Municipal Valuation Threshold Value

On qualifying residential properties, up to a maximum value of R250 000, which amount includes the R15 000 as per Section 17(1)(h) of the MPRA and the R235 000 Reduction granted as per paragraph 8.2.1(ii) of the approved Rates Policy. Paragraph 8.2.1(ii) is only applicable on properties with valuations up to R5 000 000.

3. Stellenbosch Special Rebate

A rebate of 20% may be granted as per paragraph 8.6 of the approved Property Rates Policy of the Municipality.

C. SPECIAL RATING AREA:**1. Tariffs applicable for the various approved Special Rating Areas**

(Refer to the Special Rating Area Policy of the Municipality)

Special Rating Area	Tariff (Including VAT)
Jonkershoek	R 0.000942
Technopark	R 0.001660

G Mettler
Municipal Manager
Stellenbosch Municipality