

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

MEDIUM TERMYN INKOMSTE & UITGAWE RAAMWERK (BEGROTING) vir 2019/2020

TWEEDE HERSIENDE 4de GENERASIE GEÏNTEGREERDE ONTWIKKELINGSPLAN (GOP) 2019/2020

PROKLAMERING VAN EIENDOMSBELASTING TARIWE VIR DIE 2019/2020 FINANSIËLE JAAR -VAN TOEPASSING VIR DIE PERIODE 1 JULIE 2019 TOT 30 JUNIE 2020

Hiermee word kennis gegee (kragtens artikel 21 en 25 van die Munisipale Stelselwet, No 32 van 2000) dat die Tweede Hersiene 4de Generasie Geïntegreerde Ontwikkelingsplan, Begroting, Eiendomsbelasting, Tariewe en Nuwe sowel as die Hersiene Begroting en verwante Beleide vir 2019/2020 kragtens artikel 17 van die Wet op Munisipale Finansiële Bestuur (Wet 56 van 2003) deur die Raad goedgekeur is op 29 Mei 2019 soos deur die relevante wetgewing vereis. Die GOP en begroting word hiermee bekendgemaak aan die publiek kragtens artikel 18 van die Munisipale Begrotings- en Rapporteringsregulasies. Volledige inligting rakende die besluit van die Raad, die Eiendomsbelastingbeleid en die Spesiale Aanslaggebied Beleid van die Munisipaliteit asook die kortings van toepassing op verskeie kategorieë van eienaars van eiendomme of op eienaars van spesifieke kategorieë van eiendomme volgens bepaalde kriteria soos beskryf in die voorgenoemde beleide sowel as die goedgekeurde GOP en begrotings dokumente is op die Munisipaliteit se webwerf (www.stellenbosch.gov.za) en by die volgende kantore beskikbaar:

Munisipale Kantoor, Pleinstraat, Stellenbosch;
Munisipale Kantoor, Hugenteweg, Franschhoek;
Munisipale Kantoor, Hoofweg, Pniel;
Wykskantore;
Biblioteek, Pleinstraat, Stellenbosch;
Biblioteek, Sonnebloemstraat, Idasvallei, Stellenbosch;
Biblioteek, Langstraat, Cloeteville, Stellenbosch;
Biblioteek, Masithandanestraat, Kayamandi, Stellenbosch;
Biblioteek, Hoofweg, Pniel; en
Biblioteek, Reservoirstraat-Wes, Franschhoek.

BESLUIT VAN HEFFING VAN BELASTING EN TARIWE VIR DIE 2019/2020 FINANSIËLE JAAR

Kennis geskied hiermee in terme van artikels 14(1) en 14(2) asook 22(1) van die Plaaslike Regering Munisipale Eiendomsbelasting Wet (No 6 of 2004) (die MEBW); dat die Raad van die Stellenbosch Munisipaliteit, by die Spesiale Raadsvergadering op 29 Mei 2019, deur middel van Besluit/Item Nommer 5.2 besluit het om belasting te hef op eiendomme soos uiteengesit in die ondergenoemde skedules en dat die onderstaande belastingtariewe goedgekeur word vanaf 01 Julie 2019. Die goedgekeurde tariewe vir eiendomsbelasting word gelys in "A" hieronder en die spesifieke goedgekeurde kortings kategorieë asook die Spesiale Aanslaggebied tariewe word gelys in "B" en "C" hieronder.

A. Eiendomsbelasting

Kategorie van Eiendom	Tarief
Residensieel	R 0.005080
Industrieel	R 0.011175
Besigheid	R 0.011175
Landbou	R 0.001271
Mynbou	R 0.011175
Staatsdiensdoeleindes	R 0.011175
Openbare Diensinfrastruktuur	R 0.001271
Openbare Weldaadsorganisasie	R 0.001271
Erfenis	R 0.011175
Vakant Residensieel	R 0.010160
Vakant Ander (nie Residensieel ook nie Landbou)	R 0.020320
Multi Gebruikdoeleindes (Geïdentifiseerde komponente word gekategoriseer en aangeslaan volgens bogenoemde)	Multi Tarief

B. Kortings:

Kortings word in paragraaf 8 van die goedgekeurde Eiendomsbelastingbeleid van die Munisipaliteit in detail beskryf. Die spesifieke ondergenoemde kortings is daarby ingesluit:

1. Korting en Bruto Maandelikse Huishoudelike Inkomste vir Kwalifiserende Pensioenarisse en Gestremde Persone

Bruto Maandelikse Huishoudelike Inkomste				% Korting
Tot en met			R 8 000	100%
Vanaf	R 8 001	tot	R10 000	75%
Vanaf	R10 001	tot	R12 000	50%
Vanaf	R12 001	tot	R15 000	25%

2. Munisipale Waardasie Drempelwaarde

Vir kwalifiserende residensiële eiendom tot 'n maksimum waarde van R200 000, wat insluit die bedrag van R15 000 soos per Artikel 17(1)(h) van die MEBW en die R185 000 vermindering soos per paragraaf 8.2.1(ii) van die goedgekeurde Eiendomsbelastingbeleid Paragraaf 8.2.1(ii) is slegs van toepassing op eiendomme met waardasies tot R5 000 000.

3. Stellenbosch Spesiale Korting

'n Korting van 20% kan toegestaan word ooreenkomstig paragraaf 8.6 van die goedgekeurde Eiendomsbelastingbeleid van die Munisipaliteit.

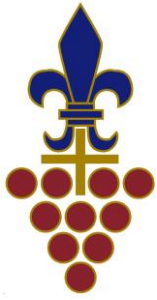
C. SPESIALE AANSLAGGEBIED:

1. Tariewe van toepassing op verskeie goedgekeurde Spesiale Aanslag Gebiede (Verwys na die Spesiale Aanslaggebied Beleid van die Munisipaliteit)

Spesiale Aanslag Gebied	Tarief (BTW Ingesluit)
Jonkershoek	R 0.001128
Technopark	R 0.001072

G Mettler

Munisipale Bestuurder
Stellenbosch Munisipaliteit



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MEDIUM TERM REVENUE & EXPENDITURE FRAMEWORK (BUDGET) for 2019/2020

SECOND REVIEW 4th GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2019/2020

PROMULGATION OF PROPERTY TAX RATES FOR THE 2019/2020 FINANCIAL YEAR -APPLICABLE FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2020

Notice is hereby given, in terms of Sections 21 and 25 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), that the Second Review of the 4th Generation Integrated Development Plan, Budget, Property Taxes, Tariffs and New as well as Revised Budget and related Policies for 2019/2020 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 29 May 2019 as required by the relevant legislation. The IDP and 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, Hugenote Way, Franschhoek;
Municipal Office, Main Road, Pniel;
Ward offices;
Library, Plein Street, Stellenbosch;
Library, Sonnebloem Street, Idas Valley, Stellenbosch;
Library, Long Street, Cloetesville, Stellenbosch;
Library, Masithandane Street, Kayamandi, Stellenbosch;
Library, Main Road, Pniel; and
Library, Reservoir Street West, Franschhoek.

RESOLUTION FOR LEVYING OF PROPERTY TAX AND RATES FOR THE 2019/2020 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 Special Council Meeting, held on 29 May 2019, resolved by means of Resolution/Item Number 5.2, 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 2019.

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• WEBSITE: WWW.STELLENBOSCH.GOV.ZA

A. Property Rates

Category of Property	Rate
Residential	R 0.005080
Industrial	R 0.011175
Business and Commercial	R 0.011175
Agricultural	R 0.001271
Mining	R 0.011175
Public Service Purposes	R 0.011175
Public Service Infrastructure	R 0.001271
Public Benefit Organisation	R 0.001271
Heritage	R 0.011175
Vacant Residential	R 0.010160
Vacant Other (not Residential nor Agricultural)	R 0.020320
Multiple Use Purpose (Identified components are categorised and rated as per the 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 R200 000, which amount includes the R15 000 as per Section 17(1) (h) of the MPRA and the R185 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.

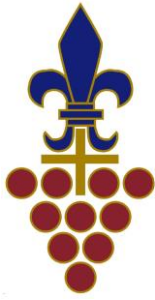
C. SPECIAL RATING AREA:

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 0.001128
Technopark	R 0.001072

G Mettler
Municipal Manager
Stellenbosch Municipality



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ISICWANGCISO SENGENISO NENKCITHO SOMBINDI-NYAKAMALI (HLAHLOLWABIWO-MALI) ka2019/2020

UHLAZIYO LWESIBINI LWESISIZUKULWANA SESINE LOPHUHLISO OLUCWANGCISIWEYO NOLOQHAGAMSHELWANO (IDP) 2019/2020

ISIBHENGEZO SERHAFU ZEZAKHIWO ZONYAKAMALI 2019/2020 OSUSELA NGOMHLA WE01 KWEYEKHALA KU2019 UKUYA KWEYE30 KWEYESILIMELA 2020

Nasi isibhengezo ngokwecandelo lomthetho elingu21 no25 wolawulo lukaMasipala: Umthetho wolawulo lweenkqubo zikaMasipala, 2000 (Mthetho nombolo 20 ka2000), ukuba uhlaziyo lwesibini lwesizukulwana sesine sophuhliso olucwangcisiweyo noluhagamsheleneyo, uhlahlolwabiwomali, irhafu yezakhiwo irhafu-gabalala kunye nezintsha kwakunbye nohlahlolwabiwo-mali oluhlaziyiweyo nemigaqo-nkqubo engqamene nook zikanyaka-mali ka2019/2020 ngokokwakhelwa umkhanya nophononongo ngu licandelo lomthetho elingu 17 lomthetho wolawulo looMasipala: Umthetho wolawulo lweemali zikaMasipala ka2003 (Mthetho nombolo 56 ka2003) ngokuphunyezwa liBhunga likaMasipala ngomhla we29 kuCanzibe 2019 njengoko kugunyaziswa ngu nguMthetho-sisekelo. Uphuhliso olucwangcisiweyo loqhagamshelwano (IDP) luyabhengeza ngokwecandelo lomthetho elingu 18 loHlahlolwabiwo-mali lukaMasipala nemigqaliselo yopapasha. linkcukacha ezipheleleyo ngesigqibo sebhunga, umgaqo olawula irhafu, umgaqo wendlela ekhethekileyo yokufumanisa uqikelelo lerhafu oluchanekileyo kwakunye nendlela zokwaphulela ngokwamanqanaba athile abanini zakhiwo okanye abanini zohlobo oluthile lwezakhiwo njengoko zichaziwe ngokohlobo olusele luchaziwe ngokwalemigaqo ichazwe ngentla apha nangokoPhuhliso olucwangcisiweyo noluhagamsheleneyo (IDP) nemiqulu yohlahlolwabiwo-mali iyafumaneka kwilInternet kaMasipala (www.stellenbosch.go.za) nakwezindawo zilandelayo:

iOfisi kaMasipala, Plein Street, Stellenbosch;

iOfisi kaMasipala, Hugenote Way, Franschhoek;

iOfisi kaMasipala, Main Road, Pniel;

nakwiiOfisi zooCeba;

iThala leencwadi, Plein Street, Stellenbosch;

iThala leencwadi, Sonnebloem Street, Idas Valley, Stellenbosch;

iThala leencwadi, Long Street, Cloetesville, Stellenbosch;

iThala leencwadi, Masithandane Street, Kayamandi, Stellenbosch;

iThala leencwadi, Main Road, Pniel; and

iThala leencwadi, Reservoir Street West, Franschhoek.

NASI ISIGQIBO NGOKUBIZA IRHAFU KWIZAKHIWO SIKANYAKAMALI KA2019/2020 RESOLUTION FOR LEVYING OF PROPERTY TAX AND RATES FOR THE 2019/2020 FINANCIAL YEAR

Nasi isaziso ngokoMthetho sahluko 14(1), 14(2) no22(1) somthetho wolawulo lwerhafu kamasipala (nombolo 6 ka2004) (iMPRA); apho ibhunga likaMasipala waseStellenbosch, kwintlanganiso ekhethekileyo ebibanjwe ngomhla we 29 kuCanzibe 2019 ithe yagqiba ngokungqameneyo

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nesigqibo esingu5.2 ukuthi babize irhafu kwizakhiwo ezi zidwelisiweyo ke koluluhlu lungezantsi kwaye kwaphunyezwa nohlobo lobiza irhafu oluthile kwi ndlela yomlinganiselo wesaphulelo kunye nendlela yohluzo olukhethekileyo Iwerhafu ngokwezithili njengoko kubonisiwe kucandelo “B” no “C” apha ngezantsi, okuzosusela ngo01 kweyeKhala.

A. Irhafu yezakhiwo

Inqanaba lesakhiwo	Rate
Residential	R 0.005080
Industrial	R 0.011175
Business and Commercial	R 0.011175
Agricultural	R 0.001271
Mining	R 0.011175
Public Service Purposes	R 0.011175
Public Service Infrastructure	R 0.001271
Public Benefit Organisation	R 0.001271
Heritage	R 0.011175
Vacant Residential	R 0.010160
Vacant Other (not Residential nor Agricultural)	R 0.020320
Multiple Use Purpose (Identified components are categorised and rated as per the above)	Multi Tariff

B. Isicwangciso sesaphuleloRelief Measures:

Isicwangciso sesaphulelo sichazwe ngokuthe gabalala kuparagrafu 8 wemgaqo-kqubo werhafu yezindlu kaMasipala. Inxalenye yoko zezizaphulelo ezingezantsi::

1. Isaphulelo kunye nengqokelela yomvuzo wekhaya lonke wenyanga wabantu abadala kwakunye

Gross Monthly Household Income		% Rebate
Ukuyotsho	kuR 8 000	100%
Ukusuka R 8 001	ukuyokutsho R 10 000	75%
Ukusuka R10 001	ukuyokutsho R 12 000	50%
Ukusuka R12 001	ukuyokutsho R 15 000	25%

2. Isigaba aqala naphela kuso ukuxabisa irhafu yezakhiwo uMasipala

Kwizakhiwo zokuhla ezithi zibekoluluhlu lixabiso lesakhiwo eliphela kuR200 000, xabiso elo elidibanisa iR15 000 ngokwesigaba somthetho17(1) (h) weMPRA kunye neR185 000 umgido ophungulwayo ngokweparagraph 8.2(ii) wophunyezo lwewomgaqo werhafu yezakhiwo. uParagrafi 8.2.1(ii) ungqamene kuphela nezakhiwo ezikwixabiso eliyokufikelela kuR5 000 000.

3. Izaphulelo ezikhethekile kwizakhiwo eStellenbosch

Isaphulelo se 20% singenziwa nganxa kaparagrafi 8.6 womgaqo nkqubo werhafu yezakhiwo kaMasipala ophunyeziweyo.

C. IZITHILI EZITHILE EZIYE ZANIKWA IZIGABA ZOXBABISO:

1. Irhafu yezithili ezithe zanikwa ingqwalasela ethile

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

Isithili eso	Irhafu (Kudibene neVAT)
Jonkershoek	R 0.001128
Technopark	R 0.001072

G Mettler

Umphathi Masipala

Stellenbosch Municipality