

PUBLIC NOTICE

NOTICE IN TERMS OF SECTION 14 OF THE LOCAL GOVERNMENT MUNICIPAL PROPERTY RATES ACT NO. 6 OF 2004 Assessment of rates for the financial year 2008/2009

Notice is hereby given in terms of Section 14 of the Local Government Municipal Property Rates Act No. 6 of 2004 that subject to the provisions stated below, the eThekweni Municipality by resolution on 30 April 2008 determined as follows:
 (a) In terms of the Rates Policy 2008/2009 adopted by Council on 2008-02-11 the Municipality may levy different Rates for different categories of Property.
 (i) That the rates range for the financial year for the eThekweni Municipality, be and is hereby assessed and levied for the fol-

lowing categories at:
 • Residential at 0.9 cents in the Rand
 • Agricultural at 0.23 cents in the Rand
 • Industrial at 2.3 cents in the Rand
 • Business and commercial at 1.79 cents in the Rand
 • Public service infrastructure at 0.23 cents in the Rand
 • Vacant land at 3.57 cents in the Rand
 • Nature Reserves / Conservation Areas at 3.57 cents in the Rand
 (ii) Multiple Use Property will be dealt with in accordance with the Rates Policy.
 2. In accordance with the Rates Policy 2008/2009 the following reductions on the market value of the property and the rebates on the rates payable and exemptions, be and are hereby granted
 (a) That in respect of residential

property, in addition to the statutory reduction of R 15 000, a further reduction of R 105 000 be and is hereby approved.
 (b) (i) That in addition to the reduction in 2 (a) above a rebate not exceeding R 2 520 or such lesser amount as may be otherwise be payable, be and is hereby approved for pensioners, disability grantees / medically boarded persons and child headed households. (Note: the rebate of R 2 520 equates to an additional reduction of R 280 000 on the market value)
 (ii) That it be and is hereby resolved not to place a maximum limit on the value of the property, in order to qualify for the rebate in (b) (i) above.
 (c) That a reduction of R 30 000 on vacant land be and is hereby approved.
 (d) That a rebate of 50% be and is hereby granted to schools

not for gain.
 (e) Properties owned by the Municipality or occupied for development housing are exempt from rates except properties owned by trading services.
 (f) Public Service Infrastructure will be not be rated on the first 30% of market value.
 (g) Proclaimed nature reserves / conservation areas will be exempt from rates.
 3. In accordance with the Rates Policy 2008/2009, the following apply to Special Rating Areas: That the Special Rating Areas as indicated hereunder be and are hereby established. That in respect of Special Rating Areas additional rates, as indicated hereunder, be approved and levied in respect of each category of property within the boundaries of the Special Rating Areas

Special Rating Areas	Residential	Business and Commercial	Industrial	Vacant Land
(a) Precinct bordered by Pine, Gardiner, Smith and Broad Streets.	0.00091	0.00274	0	0
b) Precinct bordered by Soldiers Way, Commercial Road, Prince Alfred and Ordnance Roads.	0	0.00036	0.00042	0
c) Precinct bordered by Gardiner Street, Victoria Embankment, Beach Walk and Smith Street.	0	0.00036	0.00042	0
d) Precinct bordered by Soldiers Way, Ordnance Road, Brickhill and Old Fort Roads.	0	0.00036	0.00042	0
e) Precinct bordered by Lower Marine Parade, West Street Mall, Rutherford and Gillespie Streets (South Beach Area).	0.00162	0.00487	0	0
f) Umhlanga Promenade Precinct bordered by Ocean Way (South), Lot 430 (North), Lagoon Drive (West) and the Indian Ocean (East).	0.00056	0.00167	0	0
g) Precinct bordered by Burlington Road, Burlington Drive, Nagel Road, Windsor Road, Midmar Road and Henley Road.	0.00292	0.00875	0	0.01458

4. That the following phasing in of rates, be and are hereby approved subject to Section 21 of The Local Government: Municipal Property Rates Act 6 of 2004 :
 A rate levied on newly rateable property must be phased in over a period of three financial years, with the following phasing in discounts:
 (i) 75% for the 2008/2009 financial year;
 (ii) 50% for the 2009/2010 financial year;
 (iii) 25% for the 2010/2011 financial year.
 (b) A rate levied on property belonging to a Land Reform Beneficiary or his or her heirs must, after ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds, be phased in over a period of three financial years, with the following phasing in discounts:
 (i) in the first year; 75% of the

rate for that year otherwise applicable to the property;
 (ii) in the second year; 50% of the rate for that year otherwise applicable to the property;
 (iii) in the third year; 25% of the rate for that year otherwise applicable to the property.
 (c) A rate levied on newly rateable property owned and used by organizations conducting Specified public benefit activities and registered in terms of the Income Tax Act for those activities must be phased in over a period of four financial years, with the following phasing in discounts:
 (i) 100% in the first year (2008/2009)
 (ii) 75% in the second year (2009/2010)
 (iii) 50% in the third year (2010/2011)
 (iv) 25% in the fourth year (2011/2012)
 5. Date of Operation of Determination of Rates

In accordance with Section 13 (1) of the Local Government: Municipal Property Rates Act 6 of 2004, this determination comes into operation on 2008-07-01.
 6. Final Date of Payment of Rates
 (a) That where rates are payable in monthly instalments, such payments shall be in twelve (12) equal or nearly equal instalments, payable 21 days from date of account.
 (b) That where rates are payable annually the final date for payment shall be 31 October 2008, provided that where this date falls on a Sunday or public holiday payment shall occur on the last working day prior to such Sunday or public holiday.
 ABSTRACT OF ESTIMATE OF INCOME AND EXPENDITURE FOR THE FINANCIAL YEAR 2008/2009
 The following abstract of the

estimates of income and expenditure in respect of the Rate and General Services Income and Expenditure Account for the financial year ending 2009-06-30 is hereby published in terms of Section 105(1A) of Ordinance 25 of 1974 and Section 14 of the Local Government Municipal Property Rates Act. A detailed copy of the estimates and a resolution of levying rates on property is open for inspection on the public notice board at the office of the City Secretariat, 1st Floor, City Hall: West Street, Durban, municipal offices, libraries and website www.durban.gov.za for 30 days after the date of Council resolution.
 * In accordance with the Local Government: Municipal Property Rates Act 6 of 2004, every effort will be made to convert annual ratepayers to monthly ratepayers.

RATE AND GENERAL SERVICES	INCOME	EXPENDITURE
	R	R
Office of the City Manager	929,839,150	1,351,136,090
Treasury	6,637,482,120	1,597,107,455
Governance	978,690	265,193,359
Sustainable Development and City Enterprises	219,306,220	546,020,460
Corporate and Human Resources	11,856,600	184,093,826
Health, Safety and Social Services	245,463,840	1,994,162,890
Procurement and Infrastructure	2,358,854,240	4,466,066,780
	10,403,780,860	10,403,780,860
TRADING SERVICES		
Airport	4,168,300	4,168,300
Markets	44,226,310	44,226,310
Housing	104,216,550	104,216,550
Water	2,360,073,610	2,360,073,610
Electricity	4,571,758,130	4,571,758,130
TOTAL: ALL SERVICES	17,488,223,760	17,488,223,760

City Manager
Michael Sutcliffe