



Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

PROVINCE OF THE WESTERN CAPE

PROVINSIE WES-KAAP

# Provincial Gazette Extraordinary

8769

Friday, 9 June 2023

# Buitengewone Provinsiale Koerant

8769

Vrydag, 9 Junie 2023

*Registered at the Post Office as a Newspaper*

## CONTENTS

*(\*Reprints are obtainable at Room M21, Provincial Legislature Building, 7 Wale Street, Cape Town 8001.)*

### LOCAL AUTHORITY

Langeberg Municipality: Resolution on Levying Property Rates for the Financial Year 1 July 2023 to 30 June 2024 .....	2
Langeberg Municipality: Municipal Property Rates By-law .....	4
Langeberg Municipality: Approved Municipal Budget, Integrated Development Plan, Policies, Determination of Tariffs and Spatial Development Framework for the Financial Year: 1 July 2023 to 30 June 2024 .....	6



NOTICE NO. A4543

Date 30 May 2023

MUNICIPAL NOTICE NO: A4543 of 2023

**LANGEBERG MUNICIPALITY**  
**RESOLUTION ON LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2023 TO 30 JUNE 2024**

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that the Council resolved by way of Council Resolution number A4543 to levy the rates on property reflected in the schedule below with effect from 1 July 2023

<b>Category of property</b>	<b>Rate Ratio</b>	<b>Cent amount in the Rand rate determined for the relevant property category</b>
Residential property	1: 1	0.0071
Business, industrial and government property	1: 2	0.0141
Industrial property	1: 2	0.0141
Agricultural property	1: 0.25	0.0018
Mining property	1: 2	n/a
Public service infrastructure property	1: 0.25	0.0018
Public benefit organisation property	1: 0.25	0.0018

## EXEPTIONS, REDUCTIONS AND REBATES

**Residential Properties:** For all residential properties, the municipality will not levy a rate on the first R80 000 of the property's market value. The R80 000 is inclusive of the R15 000 statutory impermissible rate as per section 17(1)(h) of the Municipal Property Act.

### Rebates in respect of a category of owners of property are as follows:

Pensioners with the following total monthly household income may qualify in terms of council's policy for a rebate on residential property.

R0.00 - R4190.00	60%
R4191.00 – R6370.00	50%
R6371.00 – R7370	40%

Full details of the Council resolution and rebates, reductions and exclusions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices, website ([www.langeberg.gov.za](http://www.langeberg.gov.za)) and all public libraries within the municipality's jurisdiction.

**D P LUBBE**  
**MUNICIPAL MANAGER**

**LANGEBERG MUNICIPALITY**  
**PRIVATE BAG X2**  
**ASHTON, 6715**  
**PHONE: (023) 615 8000**  
**FAX: (023) 615 1563**

**LANGEBERG MUNICIPALITY**  
**MUNICIPAL PROPERTY RATES BY-LAW**

**PREAMBLE**

WHEREAS section 229(1) of the Constitution requires a municipality to impose rates on property and surcharges on fees for the services provided by or on behalf of the municipality.

AND WHEREAS section 13 of the Municipal Systems Act read with section 162 of the Constitution require a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province.

AND WHEREAS section 6 of the Local Government: Municipal Property Rates Act, 2004 requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for the payment of rates;

NOW THEREFORE BE IT ENACTED by the Council of the Langeberg Municipality, as follows:

**1. DEFINITIONS**

In this by-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), shall bear the same meaning unless the context indicates otherwise.

**'Municipality'** means Langeberg Municipality;

**'Property Rates Act'** means the Local Government: Municipal Property Rates Act, 2004 (Act No 6 of 2004);

**'Rates Policy'** means the policy on the levying of rates on rateable properties of the Langeberg Municipality, contemplated in chapter 2 of the Municipal Property Rates Act.

**2. OBJECTS**

The object of this by-law is to give effect to the implementation of the municipality's Rates Policy as contemplated in section 6 of the Municipal Property Rates Act.

**3. THE RATES POLICY**

The municipality prepared and adopted a Rates Policy as contemplated in terms of the provisions of section 3(1) of the Municipal Property Rates Act. The Rates Policy outlines the municipality's rating practices; therefore, it is not necessary for this By-law to restate and repeat same.

The Rates Policy is hereby incorporated by reference in this By-law. All amendments to the Rates Policy as the Council may approve from time to time, shall be deemed to be likewise incorporated.

The Municipality does not levy rates other than in terms of its Rates Policy and the annually promulgated resolution levying rates which reflects the cent amount in the Rand rate for each category of rateable property.

The Rates Policy is available at all satellite offices, libraries, on the municipal website ([www.langeberg.gov.za](http://www.langeberg.gov.za)).

#### **4. CATEGORIES OF RATEABLE PROPERTIES**

The Rates Policy provides for categories of rateable properties determined in terms of section 8 of the Act.

#### **5. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES**

The Rates Policy provides for categories of properties and categories of owners of properties for the purposes of granting relief measures (exemptions, reductions and rebates) in terms of section 15 of the Act.

#### **6. ENFORCEMENT OF THE RATES POLICY**

The Municipality's Rates Policy is enforced through the municipality's Credit Control and Debt Collection policy and any further enforcement mechanisms stipulated in the Act and the Municipality's Rates Policy.

#### **7. SHORT TITLE AND COMMENCEMENT**

This By-law is called the Langeberg Municipality Municipal Property Rates By-law, and takes effect on the date in which it is published in the *Provincial Gazette*.



**APPROVED MUNICIPAL BUDGET, INTEGRATED DEVELOPMENT PLAN, POLICIES, DETERMINATION OF TARIFFS AND SPATIAL DEVELOPMENT FRAMEWORK FOR THE FINANCIAL YEAR: 01 JULY 2023 TO 30 JUNE 2024**

Notice is hereby given that the following items for the 2023/2024 Financial Year, was approved by Council on 30 May 2023 and available for inspection on the Langeberg Municipal website at [www.langeberg.gov.za](http://www.langeberg.gov.za), municipal offices and all public libraries within the municipality's jurisdiction.

- Municipal Budget,
- All Budget related Policies,
- Property Rates by law
- Integrated Development Plan,
- IDP related policies including ICT Policies,
- Staff establishment
- HR Strategy and policies
- Determination of Tariffs and the
- Spatial Development Framework (SDF)

DP Lubbe  
Municipal Manager  
Private Bag X2, ASHTON, 6715

**GOEDGEKEURDE MUNISIPALE BEGROTING, GEÏNTEGREERDE ONTWIKKELINGSPLAN, BELEIDE, BEPALING VAN TARIWE EN RUIMTELIKE ONTWIKKELINGSRAAMWERK VIR DIE FINANSIËLE JAAR: 01 JULIE 2023 TOT 30 JUNIE 2024**

Hiermee word kennis gegee dat die volgende items vir die 2023/2024 boekjaar deur die Raad goedgekeur is op 30 Mei 2023, en beskikbaar is vir inspeksie op die Langberg Munisipale webwerf by [www.langeberg.gov.za](http://www.langeberg.gov.za), munisipale kantore asook alle biblioteke in die munisipale jurisdiksie.

- Munisipale begroting,
- Al die Begrotingsverwante beleide,
- Eiendomsbelasting Verodeninge
- Geïntegreerde ontwikkelingsplan (GOP),
- GOP-verwante beleide, insluitend IKT-beleid,
- Diensstaat
- Menslike Hulpbron Strategie en Beleide
- Bepaling van Tariewe en die
- Ruimtelike Ontwikkelingsraamwerk (SDF)

DP Lubbe  
Munisipale Bestuurder  
Privaatsak X2, ASHTON, 6715



