

What are Municipal Property Rates?

Municipal property rates are the financial and legal responsibility of every property owner in the City of Johannesburg.

What are property rates revenue used for?

Municipalities need a reliable source of revenue to provide basic services and to perform their functions. Property rates are the most important source of general revenue for municipalities especially in developed areas.

Property rates are used to assist in building financially and economically viable municipalities. That is to enable the municipality to meet the service delivery priorities of communities.

These services include:

- building of fully operational clinics, parks, recreational facilities and cemeteries;
- installing and maintaining streets, roads, side walks, lighting and storm water drainage facilities; and
- to fund municipal administration costs.

Who pays Rates?

Rates are paid by all owners of property whether residential, commercial, sectional title unit owners and even Government Institutions.

What is a Rates Policy?

The City's Rates Policy is a requirement within South Africa's Municipal Property Rates Act. The Rates Policy determines categories of properties, which are then rated according to a tariff for each category listed in the Policy. The City applies a concept of differential rating, which indicates that the tariff is not constant across categories of property.

Are there any rebates available on residential assessment rates?

Yes, the municipality is allowed by the Act to provide exemptions to individuals who based on their conditions and circumstances, are unable to pay their rates.

The City of Johannesburg is concerned about the general well-being of our senior ratepayers and offers a variety of pensioner rebate products.

Important Rate Rebates for Residential Ratepayers

Pensioners aged 70 years and older

Pensioners who are 70 years and older are granted a 100% rebate on condition that:

- they own the property;
- the property value is not more than R2 million as per the valuation roll irrespective of their income; and
- the applicant resides in the said property.

This category of pensioner must apply by filling out a form titled: *70 year and older*. The form is available at any customer service centre or on the City's website (www.joburg.org.za).

The form must be accompanied by:

- certified ID copy; and
- rates and taxes account reflecting name of applicant

The application form must:

- be signed by the applicant; and
- be signed and stamped by Commissioner of Oaths.

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Group Finance: Property Unit

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Pensioners aged 60 – 69 years

There are three categories for pensioners aged 60 - 69 years:

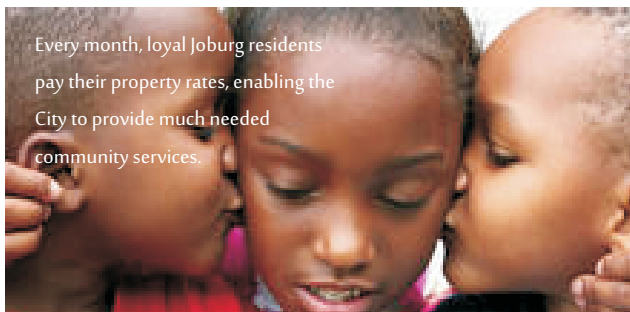
Pensioners dependent on a national security grant – 100 percent rebate (subject to criteria).

Pensioners whose gross monthly earnings are less than R7 000 a month – 100 percent rebate (subject to criteria).

Pensioners whose gross monthly earnings are higher than R7 000 but less than R12 000 a month – 50 percent rebate (subject to criteria).

To qualify for property rates rebate:

- you must be the owner of the property in respect of which the rates are charged;
- you must live on the property;
- you must be at least 60 years old; and
- the total value of the property as per the General Valuation Roll, may not exceed R2 million.



Every month, loyal Joburg residents pay their property rates, enabling the City to provide much needed community services.

Your rates enable the City to provide community services such as the **Vulnerable Household Support Programme**. The programme targets particularly vulnerable groups such as child-headed households, providing nutrition and access to education. Without your rates, none of this would be possible. **Thank You!**



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The owner must fill out an application form available from a customer service center or the city's website and attach the following documents :

- certified ID copy;
- proof of monthly income or previous income tax year's final assessment from SARS or certified copy of the SASSA card (a copy of the SASSA card back and front).

Persons dependent on social grants/assistance:

The above mentioned person occupies and owns the residential property and is dependant on social assistance in terms of the Social Assistance Act 59 of 1992 as their sole source of income.

The owners mentioned in this category must own and occupy the property concerned. The owners must accrue a specified score on the City of Johannesburg's Poverty Index. However, their property value must not exceed R2 million.



Every month, loyal Joburg residents pay their property rates, enabling the City to provide much needed community services.

One such service is the Children's Immunisation Programme. Through this programme, over 96 % of children under one year old have been immunized and all identified cases of malnutrition managed and strictly monitored. Without your rates, none of this would be possible. **Thank you!**



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Property owners with limited income or on a social grant must apply for the Council's approval of a rebate on a form prescribed by the Council, accompanied by a certified copy of ID, certified copy of the SASSA card photocopied on both sides if the owner is receiving a social grant and proof of income.

Please note that the above mentioned criteria will change from time to time. Applications for Pensioner Rebate are processed every 2 years and Pensioners are urged to apply or re-apply every 2 years.

How does the City calculate rates?

According to the Municipal Property Rates Act, property rates are calculated on the value of the property. The Property Rates Act requires that this value must be the "market value". Rates are calculated by multiplying the market value of the immovable property by a cent amount in the rand which is determined by the City's annual budgeting process.

The formula used is as follows: (based on 2013/2014 threshold)

Property Value (in the GGeneral Valuation Roll) minus R200 000 equals rateable value

Rateable Value multiplied by tariff equals Annual Rates

Annual Rates divided by 12 equals Monthly Rates Payable

How and when do I pay rates?

Rates are paid monthly and are consolidated with your water and electricity bill. Payments can be made at any EASYPAY pay point such as Shoprite; Pick 'n Pay, Checkers Hyper and Spar; Standard Bank Branch or Post Office. You simply need to bring along your municipal account (with the bar code on the bottom of the page) to make the payment.

Electronic payments are encouraged as they make paying your account easier, quicker and are the safest option.