

City of Johannesburg Council 2024-03-19/20

COJ : MAYORAL COMMITTEE 2024-03-13

GROUP FINANCE

72 PROPOSED AMENDMENT OF TARIFF OF CHARGES FOR THE ISSUING OF CERTIFICATES AND FURNISHING OF INFORMATION: VALUATION SERVICES 2024/2025

1 STRATEGIC THRUST

Financial sustainability and sustainable service delivery.

2. OBJECTIVE

- 2.1 To request Mayoral Committee to support the report and route the report for Council approval.
- 2.2 To seek approval to amend the Tariff of Charges for the issuing of Certificates and furnishing of information on the General Valuation Roll of 2024/2025 and other related services and authorise the public participation process thereof.
- 2.3 To seek approval and authorisation in compliance with Sections 17(3)(a)(ii) and 22(a)(i) and (ii) of the Local Government: Municipal Finance Management Act of 2003 and Sections 21, 21A (1) and 75A(3)(a), (b) and (c) of the Local Government: Municipal Systems Act, 32 of 2000, as amended to:
 - (1) display a copy of the resolution and notice in manner prescribed.
 - (2) convey to the Local community by means of radio broadcast covering the area of the City, the information contemplated in Section 75A(3)(c) of the Local Government: Systems Act, 32 of 2000, as amended; and
 - (3) publish the notice in the manner prescribed in the invite the local community to submit written comments of representations in respect of the amended Tariff of Charges
- 2.4 To seek approval and authorisation that if no objections are received, that the proposed Tariff of Charges be published in the Provincial Gazette and be effective from 1 July 2024.
- 2.5 To seek approval and authorisation for a copy of the notice to be published in the manner prescribed in the invitation to the local community to submit written comments of representations in respect of the amended Tariff of Charges to be sent forthwith to the MEC for the Local Government as well as the National and Provincial Treasury in compliance with Section 75 A (4) of the Local Government: Municipal Systems Act, 32 of 2000 as amended and sections 17(3) (a) (i) and 22(b) (ii) of the Local Government: Municipal Finance Act, 56 of 2003.
- 2.6 To seek approval and authorisation for the copy of the approved Tariff of Charges to be sent to the National and Provincial Treasury in compliance with Section 24 (30) of the Local Government: Municipal Finance Management Act, 56 of 2003.

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3. SUMMARY

Council tariffs are reviewed annually and then increased by the budget guidelines Table 6.1. Minor tariffs are proposed to be increased by 4.80% for the 2024/2025 financial year in line with the budget guidelines. The proposed tariff for the purchasing of the General Valuation Roll and all other tariffs in relation to Valuations are in the table below. The proposed tariff for the selling of the General Valuation roll (GVR) has not been increased and will remain at R 20,000.00 for the 2024/25 financial year.

4. POLICY IMPLICATIONS

The proposed determination is in line with City of Johannesburg's guiding principles on the determination of tariffs in that tariffs should be equitable and affordable. The budget principles are outlined in Section 74(2) of the Municipal Systems Act.

5. LEGAL AND CONSTITUTIONAL IMPLICATIONS

The report is in line with Sections 11(3)(i), 21 and 75A of the Municipal Systems Act 32 of 2000 and Sections 17(3)(a)(ii) and 22(a) 24(2)(c)(ii) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003)

It must be noted that in terms of Section 28 (6) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) the new tariffs as proposed, once determined in respect of the 2024/2025 Financial Year, may not be further increased during the said financial year, except when required in terms of a financial recovery plan as contemplated in the Act. For that reason, it is essential to ensure that the proposed increases comply with the budgeted needs of the Council in respect of 2024/2025 financial year.

6. FINANCIAL IMPLICATIONS

The proposed Tariff of Charges for the Issuing of Certificates and Furnishing of Information: Valuation Services represent an increase of approximately 4.80% on the similar tariffs that was determined for the 2024/2025 financial year.

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TABLE 6.1

	TYPE OF INFORMATION	APPROVED TARIFFS 2023/2024	PROPOSED TARIFFS 2024/2025
a)	Certificate stating the municipal valuation of a property	R 51.24 per stand or part thereof	R 53.70 per stand or part thereof
b)	Extract per township	R2.30 per entry	R2.41 per entry
c)	Sale of property register on compact disk	R 20,000.00	R 20,000.00
d)	Sale of a portion of the property register on compact disk.	A standard fee of R 216.43 plus 54c per entry	A standard fee of R 226.82 plus 57c per entry
e)	Written reasons Municipal Valuers Decisions	A standard fee of R 498.47	A standard fee of R 522.40

7. COMMUNICATION IMPLICATIONS

The relevant information regarding the new tariffs will be communicated to all role players in the manner prescribed by law.

8. ECONOMIC IMPLICATIONS

- Economic development initiatives – None
- Job Creation – None
- Skills Development - None

9. OTHER DEPARTMENTS/BODIES CONSULTED

Legal and Compliance
Financial Compliance

IT IS RECOMMENDED

- 1 That Council approve the amendment of the Tariff of Charges for the Issuing of Certificates and the Furnishing of Information: Valuation Services as set out in Annexure A to the report, with effect from 1 July 2024, in compliance with Sections 11(3)(i) and 75A (1) and (2) of the Local Government: Municipal Systems Act 32 of 2000 as amended, read with section 24(2)(c)(ii) of the Local Government: Municipal Finance Management Act 56 of 2003.

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- 2 That the Council consider and approve, in compliance of Sections 17(3)(a)(ii) and 22(a)(i) and (ii) of the Local Government: Municipal Finance Management Act of 2003 and Sections 21, 21A (1) and 75A(3)(a), (b) and (c) of the Local Government: Municipal Systems Act, 32 of 2000, as amended the following:**
 - (1) display a copy of the resolution and notice in manner prescribed,**
 - (2) seek to convey to the Local community by means of radio broadcast covering the area of the City, the information contemplated in Section 75A(3)(c) of the Local Government: Systems Act, 32 of 2000, as amended; and**
 - (3) publish the notice in the manner prescribed in the invite the local community to submit written comments of representations in respect of the amended Tariff of Charges.**
- 3 That if there are no objections are received, that the City of Johannesburg proceed to publish the proposed Tariff of Charges in the Provincial Gazette and be effective from 1 July 2023.**
- 4 That a copy of the notice referred to in Paragraph 2(3) above be sent to the MEC for the Local Government as well as the National and Provincial Treasury in compliance with Section 75 A (4) of the Local Government: Municipal Systems Act, 32 of 2000 as amended and sections 17(3) (a) (i) and 22(b) (ii) of the Local Government: Municipal Finance Act, 56 of 2003.**
- 5 That Council approve a copy of the Tariff of Charges be sent forthwith to the National and Provincial Treasury in compliance with Section 24 (3) of the Local Government: Municipal Finance Management Act, 56 of 2003.**
- 6 That the report be submitted to the relevant Section 79 Committee for comment.**

(GROUP FINANCE)

(Mr. Israel Mogototoane)

(Director: Finance, Data and Compliance)

(Tel. (011) 021 1129)

(tc)

THE NEXT ITEM FOLLOWS THE ANNEXURES TO THIS ITEM

City of Johannesburg Council 2024-03-19/20

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GROUP FINANCE**Annexure A****CITY OF JOHANNESBURG****PROPOSED TARIFF CHARGES FOR THE ISSUING OF CERTIFICATES AND SUPPLY OF INFORMATION: SERVICES**

In terms of Sections 17(3)a(ii) and 22(a)(i) and (ii) of the Local Government: municipal Finance Management Act, 2003 (Act 56 of 2003) and the Sections 21(1) and 3(), 21a and 75a(3) and (4) of the Local Government: Systems Act 2000 (Act 32 of 2000) as amended it is hereby notified that the City of Johannesburg has, in terms of 11(3)(i) and 75A(1) and (2) of the Local Government: Municipal Systems Act 2000 (Act 32 of 2000) as amended, read with section 24(2)(c)(ii) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003), as amended, its Tariff of Charges for the Issuing of Certificates and the Furnishing of Information: Valuation Services as set out in Annexure A to the report, with effect from 1 July 2024.

The following tariffs:

	TYPE OF INFORMATION	APPROVED TARIFFS 2023/2024	PROPOSED TARIFFS 2024/2025
a)	Certificate stating the municipal valuation of a property	R 51.24 per stand or part thereof	R 53.70 per stand or part thereof
b)	Extract per township	R2.30 per entry	R2.41 per entry
c)	Sale of property register on compact disk	R 20,000.00	R 20,000.00
d)	Sale of a portion of the property register on compact disk.	A standard fee of R 216.43 plus 54c per entry	A standard fee of R 226.82 plus 57c per entry
e)	Written reasons Municipal Valuers Decisions	A standard fee of R 498.47	A standard fee of R 522.40

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SIMPLIFYING REPORTS FOR COUNCIL AND ITS COMMITTEES

Title of the Report:

AMENDMENT OF TARIFF OF CHARGES FOR THE ISSUING OF CERTIFICATES AND FURNISHING OF INFORMATION: VALUATION SERVICES FOR 2024/2025

What are the major benefits to the Communities of Johannesburg?

To ensure service delivery through recovery of costs from users of services.

Which Communities will primarily benefit (if relevant state the region, ward, suburb, or socio-economic group etc.)?

All

If relevant, when will implementation take start?

1 July 2024 – Start of the financial year.

If relevant, when will work be completed?

By the end of the financial year 30 June 2025.

What is the total cost of implementation?

This involves recovery of the cost of delivering services.

How will communities be informed of the contents of this report?

The approved tariffs will also be communicated to the community and various stakeholders in the manner prescribed by law. The Council shall consider any representations received in terms of Section 23 of the Act. They also can access it on the City's website.

How can communities be involved in the implementation of this report?

Through ward committees.

Who can be contacted to provide additional information and/or clarity?

Enquiries
011 407 6597/ 011 407 6622

What other information can be given to assist Councillors to communicate the contents of this report to communities?

The various tariff reports.