



**FINANCE CLUSTER  
REVENUE MANAGEMENT UNIT**

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**1. PURPOSE**

The Council in its annual budget meeting, approved the Draft Rates Policy, in principle in order for the Policy to be submitted to the public for comments in terms of Section 5(2) of the Local Government: Municipal Property Rates Act No.6 of 2004.

Final approval of any changes to the Rates Policy will constitute a budget resolution accompanying the annual budget for 2025/2026 when it is tabled. Therefore, public comments and representations from the community received by end April 2025 will be taken into consideration.

**3. PROPOSED AMENDMENTS TO THE POLICY**

Proposed new and/or amended changes to the Policy, are reflected in **bold** as set out below:

**A. Definitions and Acronyms**

<b><u>Current 2024/2025</u></b>	<b><u>Proposed Revision for 2025/2026</u></b>
<p>"<b>Brownfield</b>" means a Brownfield development as contemplated in terms of the Economic Development Incentive Policy of the Municipality;</p> <p><b>New definition</b></p>	<p><b>Deleted</b></p> <p><b>"NSFAS" means National Student Financial Aid Scheme;</b></p> <p><b>"NSFAS Act" means National Student Financial Aid Scheme Act, No. 56 of 1999, as amended;</b></p>

**B. Institutional Requirements**

<u>Current 2024/2025</u>	<u>Proposed Revision for 2025/2026</u>
The effective date of this Policy will be on 1 July 2024	The effective date of this Policy will be <b>on 1 July 2025</b>

**C. Clause 7.7 Commercial Accommodation**

<u>Current 2024/2025</u>	<u>Proposed Revision for 2025/2026</u>
<p>7.7.2 Student Accommodation</p> <p><b>Qualifying Criteria:</b></p> <p>(e) Lease agreements with higher education Institutions and or with the student or learner, where applicable must be included.</p> <p>.</p> <p><b>New clause</b></p>	<p>(e) Lease agreements with higher education Institutions, <b>bursary schemes</b> and/or with the student or learner, where applicable must be included.</p> <p><b>(k) The Council may grant an additional rebate to property owners of the student accommodation, where the property owner can prove that 75% of accommodated students are funded by the bursary scheme in terms of the National Student Financial Aid Scheme Act.</b></p>

**D. Clause 7.12 Vacant land**

<u>Current 2024/2025</u>	<u>Proposed Revision for 2025/2026</u>
7.12.2 Vacant land which is considered developable in terms of applicable law may not be granted such reduction in market value.	<b>Deleted</b>



**F. Clause 20: Policy Evaluation and Review**

<b><u>Current 2024/2025</u></b>	<b>Proposed Revision for 2025/2026</b>
<b>20.</b> This is the 16 <sup>th</sup> review of the original rates policy adopted by the Council in 2008 in compliance with the Act.	<b>20.</b> This is the 17 <sup>th</sup> review of the original rates policy adopted by the Council in 2008 in compliance with the Act.

All comments must be submitted in writing to the Manager: Policy and Compliance (Revenue). For email correspondence comments can be sent to [Fikile.Mangele@durban.gov.za](mailto:Fikile.Mangele@durban.gov.za) or hand delivered to 2<sup>nd</sup> Floor Florence Mkhize Building, 251 Anton Lembede Street, Durban, 4000. Any queries, you can phone 031-311 1850 during office hours.