KOUGA
local municipality
Prosperity through vision

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Cape St Francis
Oyster Bay
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Tel: 042 294 0309
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Hankey
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Patensie
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19 February 2009

MNINI WOMHLABA OBEKEKILEYO

UMTHETHO WERHAFU YOMHLABA KAMASIPALA

UKUZALISEKISWA KOLUHLU LWAMAXABISO OMHLABA

Le yimbalelwano ebalulekileyo, singabulela ukuba uthathe imizuzu embalwa ukuba uziqondele/ube nolwazi ngerhafu. Le mizekeliso mitsha yerhafu yemihlaba kwingingqi kamasipala wase kouga uza kuzalisekiswa ukuqala ngomhla wo **1 July 2009**. Olu luhlu luphathiswe phantsi komgaqo werhafu **(no 6 ka 2004)** nakunye nomthetho opapashiweyo phantsi komgaqo okwi **Government Gazette nombolo 29304.**

Ukwangeza,umasipala ngexesha elingephi uza kupapasha aphinde azibandakanye noluntu ekwamkeleni imithetho yerhafu. Umthetho obhekisele uza kwaziswa kwinani lwezimvo kunye notshintsho olwenziwe ba lufikeleleke kuzo zonke iindawo,lucace ze kuthathelwe ingqalelo kubantu ebebengathathi ntweni ukuze babonelelwe.

Obu budlelwane besamkelo kukuzama ngakwcala likamasipala ukwazisa ngezinye iimbonakalo zoluhlu,okokuba ummi abe nezakhe izimvo nolwazi olungcono.

Xa ufunde wagqiba waze wanemibuzo okanye ufuna ingcaciso ephangaleleyo uvumelelekile ukuba wenze ngolu hlobo**:**

Ubhale **P O Box 21,Jeffreys Bay 6330 / 33 Da Gama Road ,Jeffreys Bay**
Fax **042-2934204**
E-mail **valuations@ec108.org.za**
Website **www.kougamunicipality.gov.za**

Xa wenze njalo ufake amagama akho,inombolo yerefrensi yomhlaba,idilesi,ze uchaze imbalelwano okokuba ingantoni.
Ungatsalela umnxeba kwa **042-2002298** apho uzofumana khona uncedo.
Okanye utsalele kwa **042-2002200** apho ungashiya zonke ezi ncukhaca zibhalwe ngentla ukuze umntu ophethe kweli candelo abuyele kuwe senempendulo.

YINTONI IINJONGO ZAMASOTYA OKURHAFA

Kukwenza amandla kumasipala okokuba kurhafelwe izinto
Ukwenza izibonelelo zokusekwa kokwenziwa kwezinto elubala nendlela yokuthotywa noku buyiselwa ngendlela abarhafiswa ngayo.
Ukwenza indlele efikelelekayo nephathekayo ngendlela yokuvavanywa kwezinto
Ukwenza isibonelelo sokukhaba ,nokukhalaza xa ungonelisekanga ngendlela abanike ngayo amaxabiso.
Ukuqinisekisa ukuba abantu barhafiswa ngokufanelekileyo ngendlela efanelekileyo.

ZINTONI IMBONAKALO ZERHAFU ZEZINTO KUMASIPALA

Izindlu ziyakuqhubeka ngokunikwa amaxabiso ngokwemeko yezoshishino ngeloxesha,ngexabiso umthengi evumelana ngalo nomthengisi. Amagumbi abantu ngabantu aku bhaza-bhaza wesakhiwo aya kurhafa ngamanye ngamanye. Umnikazi wegumbi kwisakhiwo uyakufumana incwadi erhafisayo. Kuya kubakho ubonelelo lwesaphulelo kwabangathathi ntweni,abagulayo,abafumana imali ye nkam-nkam(pensioners) engaphantsi komlinganiselo.

KUTHETHWA NTONI NGOMHLA WOKUVAVANYA?

Ngumhla obekelwe bucala ngumasipala ezinto zonke ezinexabiso. Ixabiso kufuneka livelile kwindlu leyo ngokwemeko yezoshishino ngelo xesha/umhla obekiweyo ngumhla wo **1-July 2008**

KWENZEKANI XA IMEKO YEZOSHISHINO ITSHINTSHA?

Isolotya linika umasipala igunya lokubeka umhla wokuphinda anike amaxabiso ezindlu qho emva kweminyaka emine.

UKURHAFISWA KWEZINDLU NGUMASIPALA KUTHETHA NTONI KUM?

Ixabiso elibekwe endlwini yakho phantsi kwesolotya elitsha liyakwenza kubelula ukwazi ukuba indlu yakho ixabisa malinina.

YOHLUKE NJANI KOKWAKWENZEKILE NGAPHAMBILI

Izinto ezohlukileyo ziyavela ngokwamaphondo, ngokwangoku impuma koloni lelona kujongwe kulo ukuphuhlisa imihlaba. Kuyakuqhubeka ngokunika amaxabiso ngokwemo yezoshishino ngokwa hlukileyo ngaphambili apho umhlaba wawuxatyiswa wodwa ingajonganga imo yezoqoqosho (ushishino).

UKUXATYISWA

KUTHENI IXABISO LOMZI/LOMHLABA LUNYUKA KANGAKA?

Uhlenga-hlengiso lwamaxabiso ezindlu olwadlulayo ngonyaka ka **2002-01-01**. Ngelixa usuku lokunika amaxabiso lwalungonyaka ka **01-07-2008**. Eli xesha lingangonyaka abathandathu(6) lunenyanga ezintandathu. Ukusukela ngalomhla amaxabiso anyuke kakhulu ngokungomelayo.
Umzi/umhlaba awuthengiswanga kuleminyaka ingamashumi amabini (20) ixatyiswa njani?
Ngoku thelekisa kwizindlu ezithengisiweyo kwingingqi yakho.

YEYIPHI INDLELA ESETYENZISWAYO UKUJONGA IXABISO LOMZI/UMHLABA

Imeko yoshishino isekelwe phakathi komthengi nomthengisi ofunayo .

KWENZA MAHLUKO MNI UKUFAKA IITILES IKHITSHI ELAKHELWEYO,INGABA NEZI ZINTO ZITHATHELWA INGQALELO XA KUNIKWA AMAXABISO?

Zininzi izinto ezijongwayo xa kunikwa amaxabiso omhlaba ,singazidwelisa,indawo okuyo,ubukhulu bomzi/bomhlaba,nendlela esime ngayo isakhiwo . imeko egcinwe ukuyo ,ulwazi olukwamasipala malunga nomzi lowo, njengokutshintsha kwendlu iplani ingasilwisa kwamasipala.

Indlela entsha yokujika amaxabiso kwingingqi ekwisithili sikamasipala we Kouga eyakuqalisa ukusebenza ngomhla wo 01-07-2009. olu vavanyo luyakuqhutywa ngokwe mimiselo emitsha yovanyo act no 6 of 2004 njengokuhlengahlengiswa ,kwanemimiselo eyakupapashwa ngokwesiqendu kwi gazette karhulumente no 29304 kwiphepha lesithathu.
Umasipala kwakwamsinya nje uza kupapasha nokuthethathethana nabantu malunga nokwamkelwa kwenqubo yerhafu,nemithetho kamasipala eqale kwisebe lezomthetho ngokomlinganiselo werhafu.

SIYAKUXHAMLA NJANI
Maninzi amatyala abaqashi magumbi(flats) abangazibhatalanga itax kwanerhafu ,nto leyo ebangele ukuba ubhaza-bhaza nendawo yokuhlala abasemva kwintlawulo yerhafu kamasipala.
Ngaphambili umasipala ebeye athwalise abanikazi bakabhaza-bhaza wesakhiwo uxanduva lokuhlawula imali asemva ngayo, okanye athengise ubhaza-bhaza wesakhiwo eso ukukhawulelana nentlawulo leyo. Kule ndlela intsha umnikazi ndawo yokuhlala luxanduva lwakhe ukuhlawula irhafu zikamasipala ,kwaye igumbi elo lakhe liyakuthi lithengiswe. Amatyala erhafu asemva,angaphambili komhla wa 30-06-2008 ayakuhlala eyimeme yomnikazi sakhiwo.

AYAKUVAVANYWA NJANI AMAXABISO AMAGUMBI ENQHESHO?

AMATYALA AMAGUNJANA AYAKWAHLULWA NJANI?
Igunjana kwitayitilana liyakuxatyiswa ngokwe ebeliyakuthengiswa ngayo kwezoshishino.
Abaniki maxabiso abazenzeli amaxabiso kuba bahlalutya imeko yezoshishino,amaxabiso amagumbi ayakwahlukana ngenxa yobukhulu nendlela elime ngayo ,indawo nezinye izizathu ezahlukahlukeneyo.

IRHAFU

KUTHENI KUKHO IMIMISELO YERHAFU

Isolotya 3 likamasipala werhafu zezindlu isiqendu senza umasipala abe nemimiselo yerhafu.

KUTHENI SIHLAWULISWA IRHAFU

Umasipala kufuneka enengeniso mali esisigxina ukuze akwazi ukwenza iinkonzo ebantwini .
Ingeniso rhafu yezindlu isetyenziselwa ukwenza ukuba abantu baxhamle.
Kubandakanya ukugcinwa kwezitalato zikwimeko entle ,indlela ezisecaleni zokuhamba abantu ,izibane ezitalatweni ,ugutyulo lwamanzi emva kwemvula,ukugcinwa kwendawo zokudlala abantwana ezifana nepaka,amadlaka,amalwandle,amathala eencwadi kwakunye nomasipala ngokupheleleyo.

NGUBANI OHLAWULA EZIRHAFU?

Abanikazi bezindlu zokuhlala,ezoshishina,iifemu,ifama,nendawo zokulima,abaqashi bamagumbi,kwakunye nendawo zikarhulumente.

ZIBALWA NJANI IIRHAFU

Zibalwa ngokwe xabiso lendlu leyo. Isiqendu serhafu yezindlu sifuna ixabiso lwendlu kwezoshishino ngelo xesha . irhafu zibalwa ngokuphinda-phinda ixabiso lwendlu ngesenti nganye.

Umzekelo 1: ukuba ixabiso lendlu yi R140 000
kunye nesenti kwirandi eyi R0-15c
R140 000 X0.015 =R2100-00
ngonyaka ngenyanga R175-00

Umzekelo 2: ixabiso lendlu R800 000
irhafu yonyaka R800 000X0.015=R12000-00
ngonyaka =R1000-00

IRHAFU YAM INGABA IZAKUNYUKA?

Imali yerhafu eqokelelweyo yenza u 29% wemali ncitho kamasipala ,mali leyo enyuka ngokweqondo lokunyuka kwamaxabiso ngonyaka. Ukunyuka kwerhafu kubangelwa kukunyuka kwamaxabiso ezindlu.ixabiso lendlu enyuka ngalo nemali yerhafu inyuka ngenxa yomfutho walo.
Ukuba zonke izindlu zinyuke ngexabiso elinye nexabiso lerhafu liyakunyuka njalo. Inyaniso yeyokuba amaxabiso anyuka ngokwa hlukahlukeneyo ngokwendawo kamasipala.yenze lonto ukwahluka-hlukana kwamaxabiso erhafu.
Akulunganga ukuzigqibela ukuba ixabiso lendlu liphinda-phinda ukwenyuka nexabiso lerhafu liyakuphinda-phinda. Irhafu yendlu kwirandi ibalwa xa sele umasipala esazi imali ayifunayo ukudibanisa kwincitho mali yakhe.

KUTHENI SINENDIDI NGOLUHLU LWEZINDLU

Isiqendu serhafu yezindlu ivumela umasipala ukuba arhafise irhafu eyahlukileyo ngokwemeko yendlu.

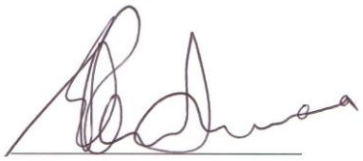
KUTHENI SIBOHLULA-HLULA ABANIKAZI ZINDLU

Isiqendu sokurhafiswa kwezindlu sivumela umasipala abohlule abanini zindlu ,azi ukuba acuthe kobani imali :umzekelo, abantu abasokolayo,abafumana isibonelelo kurhulumente bafumane isaphulelo ,ngelixa amaziko amaziko ezemidlalo namaziko endawo ezibonelela ngenxaso ebantwini nazo ziyakufumana isibonelelo xa kujongwa imimiselo ethile.

NDIHLAWULA PHI NINI IRHAFU ?

Ungahlawula isambuku mali okanye izavenge zenyanga idibene namanzi nombane. Ungahlawula kwi-ofisi zikamasipala. Zihlawuleka lula nase posini okanye wenze utsalo mali kwibanki yakho. Xa ungafumani ncaza/imbalelwano ngentlawulo hamba uye k kwamasipala .

Ngokwencaza itayitilana kukwahlulwa kwetayitile yesakhiwo esinye . indlu enye/ubhaza-bhaza akayi kunikwa amaxabiso awohluka-hlukeneyo ngokwemeko yezoshishno.



Dr E M Rankwana
Municipal Manager

Ref: PMG/02/09

Hierdie dokument is ook op aanvraag in Afrikaans van die Munisipaliteit verkrygbaar.
This document is also available in English, on request, at the Municipality.