

GroupFin News
Internal Communication

TO: ALL GROUP FINANCE STAFF,

CITY OF JOHANNESBURG COLLECTING PROPERTY INFORMATION ON A REGISTERED RIGHT IN LAND

The City of Johannesburg is calling on all long-term lease holders to urgently provide us with information.

The City of Johannesburg is required in terms of the Property Rates Act as amended (MPRA) to implement rating on all leases in its boundaries. The MPRA defines a right in land as a ratable and billable entity or "property" as quoted below:
"property" means -
Immovable property registered in the name of a person, including, in the case of a sectional title scheme, a sectional title unit registered in the name of a person;
A right registered against immovable property in the name of a person; excluding a mortgage bond registered against the property;
(c) A land tenure right registered in the name of a person or granted to a person in terms of legislation; or

Paragraph (b) recognizes rights registered against immoveable property as separate properties. These rights are registered against immovable property and reflected on the Deed of Title as an endorsement with notarial contract documents filed with the Deeds Registry such as Long-Term Leases, Servitudes, Developer's Right of Extension and/or Mining

Rights registered with the Mining Commissioner in the Department of Mineral Resources and Energy, etc.
Section 95(e) of the Municipal Systems Act 32 of 2000 stipulates that the Municipality should;

"ensure that persons liable for payment receive regular and accurate accounts that indicate the basis for calculating the amounts due".

The Property Branch is embarking on a drive to collect accurate and complete property information, in line with Section 42 of the MPRA, which will aim at reinforcing and building relationships with all our clientele. The information requested will assist the Property Branch to clearly understand how many residential or business properties have long term leases within its cadastral.

The City commits as required in section 44 of the MPRA that all the information that will be received through this process will be treated as confidential and will not be made available to any other parties.

If this is you, the City needs you to provide us with:
A copy of any long term leases registered against the Freehold properties;
A copy of any Right in Land registered against the Freehold properties owned or vested in the City.

Information may be submitted via:
Telephone on 011-407 6405
Email to valuationenquiries@Joburg.org.za
Visit the Joburg Website on www.Joburg.org.za
Drop off - 1st floor, East Wing, 66 Jorissen Street, Braamfontein during office hours.

Issued by:
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