FREQUENTLY ASKED QUESTIONS

City Improvement Districts (CIDs)

What is a CID?
A City Improvement District (CID) refers to a clearly defined geographical area, in which property owners contribute additional rates to fund supplementary municipal services for that specific area as per a community supported Business Plan approved by Council. Council determines an area as a special rating area, which then functions as a CID to improve and upgrade the area for an initial 5-year term.

What is the regulatory framework governing CIDs?
CIDs are governed by Section 22 of the Municipal Property Rates Act (MPRA), the Companies Act (Non Profit Company - NPC), the SA Constitution and the City of Cape Town's City Improvement District By-law of 2023.

Why establish a CID?
According to the SA Constitution (Sections 152 & 153), the objective of a local authority is to provide all its residents with certain basic services such as water, electricity, sanitation and refuse removal, etc. – up to an equitable standard. For communities who wish to enjoy municipal services of a higher level, a CID provides them with the option of paying for these additional services, which should be affordable and sustainable.

What types of supplementary municipal services are provided in a CID?
Typically, these would be services dealing with Urban Management issues like additional public safety measures, cleansing services, maintenance of infrastructure, environmental initiatives, and social interventions, etc.

Does the formation of a CID mean that the City can reduce the level and quality of its services?
No. The City is obligated to sustain existing service levels and to provide basic services as per the Constitution. Each CID will engage with the various service departments regarding the level of services provided by the City in their area. This enables the CID to deliver services in addition to what the City delivers.

What are the benefits for property owners in a CID area?
By pooling their resources in a CID, individual property owners can enjoy the collective benefits of a sustainable well-managed area, a shared sense of communal pride, safety and social responsibility, and access to joint initiatives such as waste recycling, energy-efficiency programs, etc. In the end, these all contribute to economic growth and an inflow of capital investments.

Are there different types of CIDs?
Yes, the CID By-law identifies three types of CIDs:
- Business Improvement District (Only owners of business properties pay)
- Mixed-Use Improvement District (Both residential and business property owners pay)
- Residential Improvement District (Only owners of residential properties pay)

How many CIDs are there in Cape Town?
There are currently 54 CIDs in the City of Cape Town. Many other communities have expressed interest in establishing a CID and are at various stages in the establishment process.

How does one establish a CID?

A CID is always initiated by a community, and not by the City.

It usually starts with 'champions' within a community who feel the necessity to improve the environment within a defined area. Other like-minded property owners are then approached to form a representative "Steering Committee" to first meet with the CID Branch before officially starting the process. This ensures a better understanding of what a CID is and what is expected from the Steering Committee once the establishment process is started. The next step will be to define the boundary of the proposed CID and consult with the community on what the needs are for the area, and with the local Sub-Council in respect of current City services and level & frequency thereof, before compiling a business plan of how the needs will be addressed.

The draft business plan must then be presented to the community at a public meeting. After the meeting, the community will have 30 days to submit comments to the Steering Committee for consideration. A second public meeting must then be arranged to present the final business plan to the community. A further 30 days must be allowed following the second public meeting for additional comments on the final business plan. Should this lead to a material amendment to the final business plan a third public meeting will be required. Following the consultation process on the business plan the Steering Committee will need to obtain a majority percentage of property owners (over 50% for commercial areas, and at least 60% for areas classified as residential) to agree to the business plan and give written consent or object to the establishment. Each registered property has one available "vote".

Once the required support has been obtained, the Steering Committee has to submit an application to the City by the 31st of October. After the City has confirmed that the application is valid, the community is notified of the lodging of the application and where the application can be inspected. The application, which includes all the comments and objections, is then submitted to Council for consideration.

What happens after the CID is approved?

After Council has approved the application, a Non-Profit Company (NPC) with members is set up by the Steering Committee who becomes the founding directors of the NPC. Within 6 months of setting up the NPC the first Members` Meeting is held to elect a board of directors. The NPC has to register for VAT, open a bank account and register as a supplier with the City and on the National Treasury Central Supplier Database (CSD). A Finance Agreement must then be concluded between the City and the NPC, which sets out the terms on which payments to the CID is made. This must all be in place before the City makes any payment to the CID. In the first year of operation, the NPC must submit an application to SARS for tax exemption.

What happens when the 5-year term expires?

In the year prior to the term expiry, the CID is required to make application to Council for a further term by submitting a new community supported Business Plan.

Who manages the CID?

A CID is a NPC managed by a board elected by its members, and operated by a management team appointed by the board. The City is not involved in their day-to-day operations, but merely exercises oversight and legal compliance. A Councillor is appointed by the Executive Mayor to attend the CID Board meetings as an Observer facilitating the City's oversight of the NPC.

Do property owners have a say in a CID?

Yes, all property owners can participate in the affairs of the CID, but only members can vote at Members Meetings (e.g. AGM). Every property owner within the CID should apply in writing to the CID Board for membership of the NPC.

Who can become a Member of the CID?

Property owners liable for the additional rate are not automatic members and can sign up for membership to allow them to vote on the affairs of the CID. Property owners who receive a rates rebate are exempt from the additional rate and cannot apply for membership.

Who monitors the finances?

A CID is governed by the Companies Act (71 of 2008), manages its own finances and appoints its own service providers, accountant and auditor. CIDs are required to submit audited financial statements to the City annually for review and presents it at their Annual General Meeting (AGM) for adoption by the members. In addition, monthly financial reports are submitted to the City to monitor and to ensure that expenditure is incurred according to the approved budget. All CIDs have to submit their Annual Report and Annual Financial Statements to the relevant Subcouncil and CID Branch, within three months of their AGM, for noting.

How is a CID funded?

A CID is funded from the additional rates paid by property owners within the boundary of the CID. It does not receive any grants or subsidies from the City, but does have the powers to raise additional income.

How are the CID additional rates calculated?

The CID confirms the properties within the boundaries of the CID, which is linked to the municipal valuations according to the most recent general valuation roll.

The CID annually prepares an overall budget for the year. This is based on the specific needs of the area as set out in the approved Business Plan. Individual contributions are then calculated by dividing the budget total according to the municipal valuations of each property, proportional to the total valuation of the CID.

The CID Policy allows for a differentiation in tariffs for the different types of properties – be it residential, commercial or industrial.

This tariff is then expressed as a rate in the rand and is applicable over a financial year, which starts on 1 July.

The CID budget and proposed tariff have to be approved by Council, and advertised for comments and objections as part of the City's budget process prior to implementation on 1 July.

How does the CID set its budget?

The CID sets its own budget according to input from its members as per the approved five-year Business Plan. Each year, the CID board has to submit a detailed budget to the City by 31 January. The proposed budget may not deviate materially from the approved business plan and must have been approved by the members at the last AGM. If there is a material deviation, an application in terms of Section 26 of the CID By-Law is required. The City evaluates the proposed budget for affordability and sustainability.

How are the CID additional rates collected?

The City collects the additional rates in the same manner as other property rates imposed by Council. The additional rate appears as a separate item (improvement district) on the monthly municipal account of each property owner liable to pay the CID additional rates within the CID.

How does the City resolve additional rates arrears?

Defaulters are subject to the City's credit control and debt collection policies. As such, they can have their water and electricity services suspended or their clearance certificates withheld.

Is the payment of the additional rates mandatory for all properties within the CID?

Yes. Once Council has approved a CID, the participation of all property owners liable to pay the CID additional rates, within the boundaries of the CID, is mandatory. However, there are exceptions for those property owners who qualify for exemption.

Who can be exempt from paying the CID additional rates?

The following categories of owners / properties will be 100% exempt as per the CID Policy:

- Indigent, Senior Citizens and Disabled Persons who meet the criteria for rates relief
- Council owned properties used predominantly for official municipal business
- Properties owned by an organisation – not for profit and used as an early childhood development facility
- Properties owned by an organisation – not for profit and used for youth development
- Properties owned by an organisation – not for profit and used as accommodation for the vulnerable
- Properties owned by an organisation – not for profit and used for an old age home
- Properties owned by an organisation – not for profit and used exclusively for amateur sport
- Properties owned by a Social Housing Regulatory Authority accredited Social Housing Institution and used for social housing
- Properties owned by war veterans' associations and used for the welfare of war veterans
- Properties owned by public benefit organisations and used for specified public benefit activities
- Properties owned by a religious community and used for specified religious purposes
- Cemeteries and Crematoria
- Properties owned by an organisation – not for profit and used for animal shelters
- Properties owned by an organisation – not for profit and used as a local community museum
- Nature conservation land

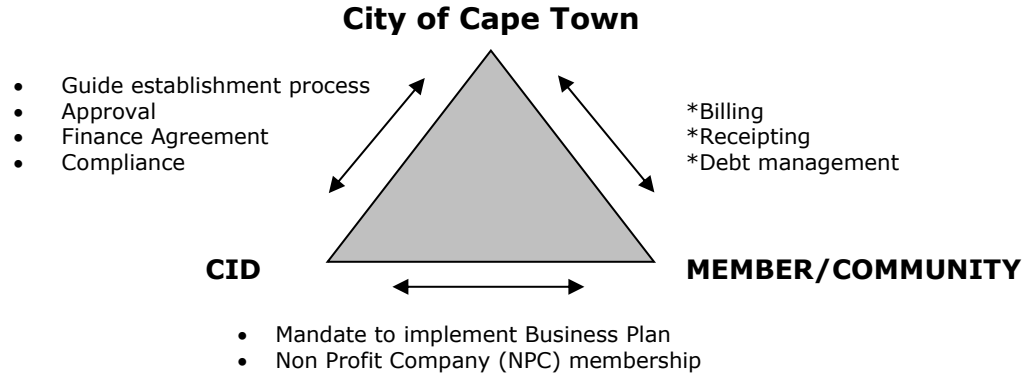
What if the valuation base changes within a financial year?

The valuation base is a snapshot at a point in time (end February) and is used to calculate the additional rate (rate in the rand) for the following financial year. However, municipal valuations can change within a financial year due to supplementary valuations, Valuation Court rulings, sub-divisions, rezoning or other technical adjustments. Should the valuation base decrease or increase substantially, the City must inform the CID in order to assess the potential impact on the CID's additional rate and/or budget.

Can my CID additional rates be spent anywhere in the City?

No, it is ring-fenced to be ploughed back exclusively into the CID.

What is the relationship between the City, CID and member/community?



GEREELDE VRAE

Stadsverbeteringsdistrikte

Wat is ’n stadsverbeteringsdistrik?
’n Stadsverbeteringsdistrik (of ’n CID, soos dit in Engels bekend is) is ’n duidelik aangewese geografiese gebied waarin eiendomseienaars bykomende belasting betaal om aanvullende munisipale dienste vir daardie bepaalde gebied te finansier. Dít geskied volgens ’n sakeplan wat deur die gemeenskap self onderskryf en deur die Raad goedgekeur is. Die Raad wys ’n gebied as ’n spesiale-aanslaggebied aan, waarna dit as ’n stadsverbeteringsdistrik funksioneer om die gebied vir ’n aanvanklike termyn van vyf jaar te verbeter en op te knap.

Watter wette en verordeninge is van toepassing op stadsverbeteringsdistrikte?
Stadsverbeteringsdistrikte val onder artikel 22 van die Wet op Munisipale Eiendomsbelasting, die Maatskappywet (maatskappy sonder winsoogmerk – MSW), die Suid-Afrikaanse Grondwet, en die Stad Kaapstad se Verordening op Stadsverbeteringsdistrikte van 2023.

Waarom ’n stadsverbeteringsdistrik skep?
Volgens die Grondwet (artikel 152 en 153) is dit ’n oogmerk van plaaslike regering om ál sy inwoners van sekere basiese dienste, soos water, elektrisiteit, riolering en vullisverwydering, op ’n billike standaard te voorsien. ’n Stadsverbeteringsdistrik bied gemeenskappe wat graag ’n hoër vlak van munisipale dienste wil ontvang, die geleentheid om te betaal vir sulke bykomende dienste, wat bekostigbaar en volhoubaar moet wees.

Watter soort aanvullende munisipale dienste word in ’n stadsverbeteringsdistrik voorsien?
Dit is gewoonlik dienste wat met stadsbestuurskwessies verband hou, soos bykomende maatreëls vir openbare veiligheid, die instandhouding van infrastruktuur, omgewingsinisiatiewe en maatskaplike intervensies.

Beteken die stigting van ’n stadsverbeteringsdistrik dat die Stad die vlak en gehalte van sy dienste kan verlaag?
Nee. Die Stad is verplig om bestaande diensvlakke te handhaaf en basiese dienste kragtens die Grondwet te voorsien. Elke stadsverbeteringsdistrik bespreek die vlak van dienste wat die Stad in hulle gebied lewer met die verskillende diensdepartemente. Dít stel die stadsverbeteringsdistrik in staat om die Stad se bestaande diensaanbod aan te vul.

Watter voordele hou ’n stadsverbeteringsdistrik vir eiendomseienaars in?
Deur hulle hulpbronne in ’n stadsverbeteringsdistrik saam te voeg, geniet individuele eiendomseienaars die gesamentlike voordeel van ’n volhoubare, goed bestuurde gebied, ’n gemeenskaplike gevoel van trots, veiligheid en maatskaplike verantwoordelikheid, en toegang tot gesamentlike inisiatiewe soos afvalherwinning, energiedoeltreffendheidsprojekte, ensovoorts. Dít alles dra uiteindelik by tot ekonomiese groei en kapitaalbelegging in die gebied.

Is daar verskillende soorte stadsverbeteringsdistrikte?
Ja, die Verordening op Stadsverbeteringsdistrikte onderskei tussen die volgende drie soorte:
- ’n Sakeverbeteringsdistrik (waar slegs die eienaars van sake-eiendomme betaal)
- ’n Verbeteringsdistrik vir gemengde gebruik (waar die eienaars van sowel residensiële as sake-eiendomme betaal)
- ’n Residensiële verbeteringsdistrik (waar slegs die eienaars van residensiële eiendomme betaal)

Hoeveel stadsverbeteringsdistrikte is daar in Kaapstad?
Daar is tans 51 stadsverbeteringsdistrikte in die regsgebied van die Stad Kaapstad. Verskeie ander gemeenskappe het ook belangstelling daarin uitgespreek om ’n stadsverbeteringsdistrik te skep en is in verskillende fases van die proses.

Hoe skep ’n mens ’n stadsverbeteringsdistrik?

’n Stadsverbeteringsdistrik word altyd deur ’n gemeenskap aangevoor, en nie deur die Stad nie.

Dit begin gewoonlik met ‘kampvegters’ in ’n gemeenskap wat ’n behoefte identifiseer om die omgewing binne ’n bepaalde gebied te verbeter. Hulle nader dan eendersdenkende eiendomseienaars om ’n verteenwoordigende ‘beheerkomitee’ te vorm wat eers met die Stad se tak stadsverbeteringsdistrikte vergader voordat hulle amptelik met die proses begin. Sodoende het almal ’n behoorlike begrip van wat ’n stadsverbeteringsdistrik is en wat van die beheerkomitee verwag sal word sodra die proses ’n aanvang neem. Die volgende stap is om die grense van die voorgestelde stadsverbeteringsdistrik te bepaal. Oorlegpleging met die gemeenskap en die plaaslike subraad vind ook plaas, oor onderskeidelik die behoeftes in die gebied, en huidige Stadsdienste en die vlak en gereeldheid daarvan. Daarna word ’n sakeplan opgestel van hoe daar in die behoeftes voorsien sal word.

Die konsepsakeplan moet by ’n openbare vergadering aan die gemeenskap voorgelê word. Die gemeenskap sal 30 dae ná die vergadering hê om kommentaar by die beheerkomitee in te dien. ’n Tweede openbare vergadering moet dan gereël word om die finale sakeplan aan die gemeenskap voor te lê, gevolg deur ’n verdere 30 dae vir bykomende kommentaar op die finale plan. Indien dít ’n wesenlike wysiging aan die finale sakeplan tot gevolg het, word ’n derde openbare vergadering vereis. Ná die oorlegplegingsproses oor die sakeplan moet die beheerkomitee ’n meerderheid van eiendomseienaars (meer as 50% in kommersiële gebiede, en ten minste 60% in residensiële gebiede) oorreed om die sakeplan te aanvaar en die stigting van die stadsverbeteringsdistrik skriftelik te steun of teen te staan. Elke geregistreerde eiendom het een ‘stem’.

Sodra die vereiste steun bekom is, moet die beheerkomitee teen 31 Oktober ’n aansoek by die Stad indien. Nadat die Stad die geldigheid van die aansoek bevestig het, word die gemeenskap in kennis gestel dat die aansoek ontvang is en waar dit ter insae sal lê. Daarna word die aansoek, wat alle kommentaar en besware insluit, vir oorweging by die Raad ingedien.

Wat gebeur nadat die stadsverbeteringsdistrik goedgekeur is?

Nadat die Raad die aansoek goedgekeur het, rig die beheerkomitee ’n maatskappy sonder winsoogmerk (MSW) met lede op. Die beheerkomitee word die stigtersdirekteure van die MSW. Binne ses maande ná die oprigting van die MSW word die eerste ledevergadering gehou om ’n direksie te verkies. Die MSW moet vir BTW registreer, ’n bankrekening open en as ’n verskaffer by die Stad en op die Nasionale Tesourie se sentrale verskaffersdatabasis registreer. ’n Finansieringsooreenkoms moet daarna tussen die Stad en die MSW aangegaan word wat die voorwaardes vir betalings aan die stadsverbeteringsdistrik bepaal. Dít alles moet gedoen word voordat die Stad enige betaling aan die stadsverbeteringsdistrik maak. Die MSW moet ook in sy eerste bedryfsjaar ’n aansoek om belastingvrystelling by die Suid-Afrikaanse Inkomstediens indien.

Wat gebeur wanneer die aanvanklike vyf jaar verstryk?

Die stadsverbeteringsdistrik moet in die jaar voordat die vyf jaar verstryk by die Raad aansoek doen om ’n verdere termyn deur ’n nuwe gemeenskapsonderskrewe sakeplan voor te lê.

Wie bestuur die stadsverbeteringsdistrik?

’n Stadsverbeteringsdistrik is ’n MSW onder die beheer van ’n direksie, wat deur MSW-lede verkies word. Die bedryf van die stadsverbeteringsdistrik is die verantwoordelikheid van ’n bestuurspan, wat deur die direksie aangestel word. Die Stad is nie by die stadsverbeteringsdistrik se daaglikse werksaamhede betrokke nie, maar hou slegs toesig en verseker wetsnakoming. Die uitvoerende burgemeester stel ’n raadslid aan om as ’n waarnemer die direksievergaderings van die stadsverbeteringsdistrik by te woon en sodoende Stadstoesig oor die MSW te fasiliteer.

Het eiendomseienaars inspraak in ’n stadsverbeteringsdistrik?

Ja, alle eiendomseienaars kan aan die sake van die stadsverbeteringsdistrik deelneem, maar slegs lede kan by ledevergaderings (soos algemene jaarvergaderings) stem. Elke eiendomseienaar in die stadsverbeteringsdistrik moet skriftelik by die direksie aansoek doen om ’n lid van die MSW te word.

Wie kan ’n lid van die stadsverbeteringsdistrik (CID) word?

Eiendomseienaars wat aanspreeklik is vir betaling van die bykomende belasting is nie outomaties lede nie en kan aansoek doen om lidmaatskap om oor die CID se sake te kan stem. Eiendomseienaars wat korting op eiendomsbelasting ontvang, word vrygestel van betaling van die bykomende belasting en kan nie om lidmaatskap aansoek doen nie.

Wie sien om na die finansies?

'n Stadsverbeteringsdistrik val onder die Maatskappywet (71 van 2008), bestuur sy eie finansies en stel sy eie diensverskaffers, rekenmeester en ouditeur aan. Stadsverbeteringsdistrikte moet jaarliks geouditeerde finansiële state by die Stad indien en dit ook vir lede se goedkeuring by die algemene jaarvergadering voorlê. Daarbenewens word maandelikse finansiële verslae by die Stad ingedien om na te gaan en te sorg dat besteding met die goedgekeurde begroting strook. Alle stadsverbeteringsdistrikte moet hulle jaarverslag en finansiële jaarstate binne drie maande ná hulle algemene jaarvergadering ter inligting by die betrokke subraad en die tak stadsverbeteringsdistrikte indien.

Hoe word 'n stadsverbeteringsdistrik gefinansier?

'n Stadsverbeteringsdistrik word gefinansier uit die bykomende belasting wat eiendomseienaars binne die grense van die distrik betaal. Die stadsverbeteringsdistrik ontvang nie enige toelaes of subsidies van die Stad nie, maar mag bykomende geld insamel.

Hoe word die bykomende belasting van die stadsverbeteringsdistrik bereken?

Die stadsverbeteringsdistrik bevestig die eiendomme binne sy grense, wat dan gekoppel word aan die munisipale waardasies volgens die jongste algemene waardasielys.

Die stadsverbeteringsdistrik stel jaarliks 'n oorhoofse jaarbegroting op wat gegrond is op die behoeftes van die betrokke gebied soos wat die goedgekeurde sakeplan dit uiteensit. Individuele bydraes word daarna bereken deur die totale begroting volgens die munisipale waardasies van elke eiendom te verdeel, as 'n persentasie van die totale waardasie van die distrik.

Die beleid oor stadsverbeteringsdistrikte maak voorsiening vir differensiasie in tariewe vir residensiële, kommersiële en nywerheidseiendomme.

Die tarief word uiteindelik as 'n koers in die rand aangedui en geld vir 'n boekjaar, wat op 1 Julie begin.

Die Raad moet die begroting en voorgestelde tarief vir die stadsverbeteringsdistrik goedkeur én as deel van die Stad se begrotingsproses vir kommentaar en besware adverteer voordat dit op 1 Julie in werking tree.

Hoe bepaal die stadsverbeteringsdistrik sy begroting?

Die stadsverbeteringsdistrik bepaal sy eie begroting op grond van kommentaar deur sy lede na aanleiding van die goedgekeurde vyfjaarsakeplan. Die direksie moet jaarliks teen 31 Januarie 'n volledige begroting by die Stad indien. Die voorgestelde begroting mag nie wesenlik van die goedgekeurde sakeplan afwyk nie, en die lede moes die begroting by die vorige algemene jaarvergadering goedgekeur het. In geval van 'n wesenlike afwyking, word 'n aansoek ingevolge artikel 26 van die Verordening op Stadsverbeteringsdistrikte vereis. Die Stad gaan die voorgestelde begroting vir bekostigbaarheid en volhoubaarheid na.

Hoe word die bykomende belasting van die stadsverbeteringsdistrik ingevorder?

Bykomende belasting word nes ander eiendomsbelasting van die Raad ingevorder. Die bykomende belasting verskyn as 'n afsonderlike item (verbeteringsdistrik) op die maandelikse munisipale rekening van elke eiendomseienaar in 'n stadsverbeteringsdistrik wat vir die bykomende belasting aanspreeklik is.

Hoe hanteer die Stad agterstallige bykomende belasting?

Wanbetalers is onderworpe aan die Stad se kredietbeheer- en skuldinvorderingsbeleid. Derhalwe kan hulle water- en elektrisiteitsdienste onderbreek of hulle klaringsertifikate weerhou word.

Is die betaling van die bykomende belasting verpligtend vir alle eiendomme in die stadsverbeteringsdistrik?

Ja. Sodra die Raad 'n stadsverbeteringsdistrik goedgekeur het, moet alle eiendomseienaars binne die grense van die distrik wat vir die bykomende belasting van die distrik aanspreeklik is, dit betaal. Daar ís egter uitsonderings vir eiendomseienaars wat vir vrystelling in aanmerking kom.

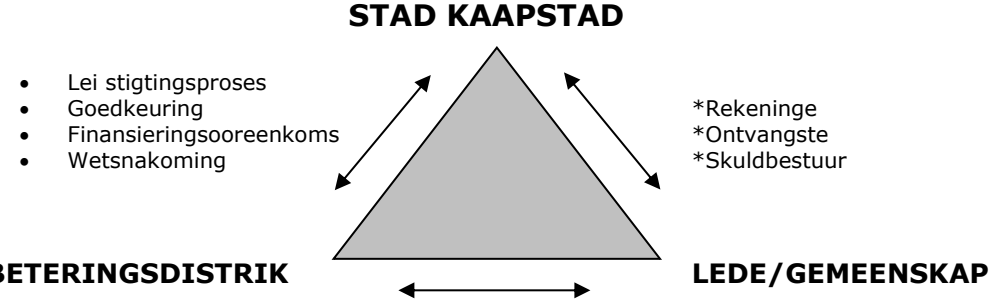
Wie kan vrygestel word van die betaling van die bykomende belasting van 'n stadsverbeteringsdistrik?
Die volgende eienaar-/eiendomskategorieë is ooreenkomstig die beleid oor stadsverbeteringsdistrikte ten volle vrygestel:

- Deernisgevalle, senior burgers en persone met gestremdhede wat aan die vereistes vir belastingverligting voldoen
- Raadseiendomme wat hoofsaaklik vir amptelike munisipale sake gebruik word
- Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik as 'n vroeëkindontwikkelingsfasiliteit
- Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik vir jeugontwikkeling
- Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik as huisvesting vir kwesbare persone
- Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik vir 'n tehuis vir bejaardes
- Eiendomme in 'n organisasie se besit – sonder winsoogmerk en uitsluitlik gebruik vir amateursport
- Eiendomme in besit van 'n instelling vir maatskaplike behuising wat by die reguleringsowerheid vir maatskaplike behuising geakkrediteer is en vir maatskaplike behuising gebruik word
- Eiendomme in besit van verenigings vir oorlogsveterane, en wat vir die welsyn van oorlogsveterane gebruik word
- Eiendomme wat deur 'n openbarevoordeelorganisasie besit en vir spesifieke openbarevoordeelaktiwiteite gebruik word
- Eiendomme wat deur 'n godsdienstige gemeenskap besit en vir aangewese godsdienstige doeleindes gebruik word
- Begraafplase en krematoriums
- Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik as 'n diereskuiling
- Eiendomme in 'n organisasie se besit – sonder winsoogmerk en gebruik as 'n plaaslike gemeenskapsmuseum
- Natuurbewaringsgrond

Hoe gemaak as die waardasiebasis in die loop van 'n boekjaar verander?
Die waardasiebasis is 'n momentopname teen die einde van Februarie en word gebruik om die bykomende belasting (koers in die rand) vir die volgende boekjaar te bereken. As gevolg van aanvullende waardasies, beslissings van die waardasiehof, onderverdelings, hersonering of ander tegniese aanpassings kan munisipale waardasies egter in die loop van 'n boekjaar verander. Indien die waardasiebasis aansienlik afneem of toeneem, moet die Stad die stadsverbeteringsdistrik daarvan in kennis stel om die moontlike impak van die verandering op die distrik se bykomende belasting en/of begroting te bepaal.

Kan my bykomende belasting vir ander Stadsdoeleindes gebruik word?
Nee, dit word uitsluitlik vir die stadsverbeteringsdistrik se gebruik opsygesit.

Hoe werk die verhouding tussen die Stad, die stadsverbeteringsdistrik en lede/die gemeenskap?



IMIBUZO EBUZWA RHOQO

IZithili zoPhuculo lweSixeko (iiCID)

Yintoni iCID?
ISithili soPhuculo lweSixeko (iCID) sithetha indawo edityanisiweyo yejografi, echongwe liBhunga ukuba ihlawulise irhafu eyongezelelweyo
kwiipropati ezirhafiswayo phakathi kwemida yalo ukuxhasa ngemali uphuculo nokuhlaziywa kweendawo zoluntu kwisithili. IBhunga limisela indawo njengendawo erhafisayo ekhethekileyo, ethi ke ngoko isebenze njengeCID yokuphucula nokunyusa umgangatho wendawo kwithuba lokuqala leminyaka emi5.

Yintoni isikhokelo solawulo esilawula iiCID?
IiCID zilawulwa licandelo lama22 loMthetho weRhafu yePropati kaMasipala (iMPRA), uMthetho weNkampani (iNkampani engenzi Nzuzo - iNPC), uMgaqosiseko woMzantsi Afrika kunye noMthetho kaMasipala wesiThili soPhuculo lweSixeko saseKapa ka2023.

Kutheni kusekwa iCID?
Ngokomgaqosiseko woMzantsi Afrika (Amacandelo e152 kunye nele153), injongo yolawulo lwengingqi kukubonelela bonke abahlali bayo ngeenkonzo ezithile ezisiseko ezifana namanzi, umbane, ugutyulo lwelindle kunye nokuthuthwa kwenkunkuma, njl.njl. – ukuya kumgangatho olinganayo. Kuluntu olunqwenela iinkonzo zikamasipala ezikwinqanaba eliphezulu, iCID ibonelela ngokhetho lokuhlawulela ezi nkonzo zongezelelweyo, ekufuneka zifikeleleke kwaye zigcineke.

Zeziphi iintlobo zeenkonzo zikamasipala ezongezelelweyo ezibonelelwayo kwiCID?
Ngokuqhelekileyo, ezi ziya kuba zinkonzo ezinjongene nemiba yoLawulo lweDolophu njengamanyathelo okhuseleko olongezelelweyo loluntu, iinkonzo zokucoca, ukugcinwa kweziseko zophuhliso, amanyathelo okusingqongileyo kunye nokungenelela kwezentlalo, njl.njl.

Ingaba ukusekwa kweCID kuthetha ukuba iSixeko sinokunciphisa inqanaba kunye nomgangatho weenkonzo zaso?
Hayi. ISixeko sinyanzelekile ukuba sigcine amanqanaba eenkonzo akhoyo kwaye sibonelele ngeenkonzo ezisisiseko ngokomgaqosiseko. ICID nganye iya kuthethana namasebe ahlukeneyo eenkonzo malunga nenqanaba leenkonzo ezibonelelwa siSixeko kwindawo yayo. Oku kwenza ukuba iCID ikwazi ukunikezela ngeenkonzo ukongeza koko kunikezelwa siSixeko.

Zeziphi iinzuzo ezifunyanwa ngabanini beepropati kwindawo yeCID?
Ngokudibanisa izixhobo zabo kwiCID, abanini beepropati ngabanye banokuxhamla iinzuzo ezidityanelweyo zendawo elawulwa kakuhle ezinzileyo, imvakelelo yokuba neqhayiya kuluntu ukhuseleko kunye noxanduva lwentlalo, kunye nokufikelela kumanyathelo adibeneyo afana nokuphinda kusetyenziswe inkunkuma, iinkqubo zokonga umbane, njl.njl. Ekugqibeleni, zonke ezi zinegalelo ekukhuleni koqoqosho kunye nasekungeneni kotyalomali olukhulu.

Ingaba kukho iindidi ezahlukeneyo zeeCID?
Ewe, uMthetho kaMasipala weCID uchonga iindidi ezintathu zeeCID:
- ISithili sokuPhuculwa kweShishini (Ngabanini beepropati zoshishino kuphela abahlawulayo)
- ISithili sokuPhucula ukuSetyenziswa okuXubeneyo (Bobabini abanini beepropati zokuhlala kunye nezoshishino bayahlawula)
- ISithili soPhuculo lweNdawo yokuHlala (Ngabanini beepropati zendawo zokuhlala kuphela abahlawulayo)

Zingaphi iiCID ezikhoyo eKapa?
Ngoku kukho iiCID ezingama51 kwiSixeko saseKapa. Uninzi lwabanye abahlali bavakalise umdla wokuseka iCID kwaye bakwizigaba ezahlukeneyo kwinkqubo yokusekwa.

Umntu uyiseka njani iCID?
ICID isoloko iqalwa luluntu, hayi iSixeko.

Ngokuqhelekileyo iqala 'ngeentshatsheli' phakathi koluntu oluva kuyimfuneko ukuphucula okusingqongileyo ngaphakathi kwendawo echaziweyo. Abanye abanini beepropati abanengcinga efanayo baye bacelwe ukuba baseke ummeli "iKomiti eLawulayo" ukuba iqale idibane neSebe leCID ngaphambi kokuba iqalise ngokusesikweni inkqubo. Oku kuqinisekisa ukuqondwa ngcono kweCID nokuba yintoni na elindelekileyo kwiKomiti eLawulayo yakuba inkqubo yokusekwa iqalisiwe. Inyathelo elilandelayo iyakuba kukuchaza umda weCID ecetywayo kunye nokubonisana noluntu malunga nokuba zithini na iimfuno zendawo, kunye neBhungana lengingqi malunga neenkonzo zangoku zeSixeko kunye nenqanaba kunye namatyeli okunikezelwa kwazo, phambi kokuba kuqulunqwe isicwangciso soshishini sendlela eziya kuqwalaselwa ngayo iimfuno.

Isicwangciso soshishino esisayilwayo kufuneka emva koko sinikezelwe kuluntu kwintlanganiso kawonkewonke. Emva kwentlanganiso, uluntu luya kuba neentsuku ezingama30 zokungenisa izimvo kwiKomiti eLawulayo ukuze ziqwalaselwe. Intlanganiso kawonkewonke yesibini kufuneka emva koko ilungiselelwe ukubonisa isicwangciso soshishino sokugqibela kuluntu. Ezinye iintsuku ezingama30 kufuneka zivunyelwe emva kwentlanganiso kawonkewonke yesibini ukuze kufunyanwe izimvo ezongezelelweyo ngesicwangciso sokugqibela soshishino. Ukuba oku kukhokelela kulungiso olubonakalayo kwisicwangciso soshishino sokugqibela kuya kufuneka intlanganiso kawonkewonke yesithathu. Ukulandela inkqubo yokubonisana ngesicwangciso soshishino iKomiti eLawulayo kuya kufuneka ukuba ifumane uninzi lwepesenti yabanini beepropati (ngaphezu kwama50% kwiindawo zorhwebo, kwaye ubuncinane ama60% eendawo ezichazwe njengeendawo zokuhlala) ukuze bavumelane ngesicwangciso soshishino kwaye banike imvume ebhaliweyo okanye ukuchasa ukusekwa. Indawo nganye ebhalisiweyo "inevoti" enye ekhoyo.

Yakube ifunyenwe inkxaso efunekayo, iKomiti eLawulayo kufuneka ingenise isicelo kwiSixeko ungadlulanga umhla wama31 kweyeDwarha. Emva kokuba iSixeko siqinisekisile ukuba isicelo sisemthethweni, uluntu luyaziswa ngokufakwa kwesicelo nalapho isicelo sinokuhlolwa khona. Isicelo esibandakanya zonke izimvo kunye neenkcaso, sithunyelwa kwiBhunga ukuze siqwalaselwe.

Kwenzeka ntoni emva kokuba iCID yamkelwe?
Emva kokuba iBhunga lisamkele isicelo, iNkampani engenzi Nzuzo (iNPC) enamalungu isekwa yiKomiti eLawulayo ethi ibe ngabalawuli abaseka iNPC. Kwisithuba seenyanga ezi6 zokumisela iNPC iNtlanganiso yaMalungu yokuqala iyabanjwa ukuze konyulwe ibhodi yabalawuli. INPC kufuneka ibhalise iRhafu yeNtengo ivule iakhawunti yebhanki ize ibhalise njengomnikinkonzo kwiSixeko nakuVimba ongeeNkcukacha zabaNikinkonzo kuNondyebo weSizwe (CSD). Kufuneka emva koko kugqitywe iSivumelwano sezeMali phakathi kweSixeko neNPC esibeka imiqathango ekwenziwa ngayo iintlawulo kwiCID. Konke oku kufuneka kwenziwe phambi kokuba iSixeko senze nayiphi na intlawulo kwiCID. Kunyaka wokuqala isebenza, iNPC kufuneka ingenise isicelo kwaSARS sokungahlawuliswa irhafu

Kwenzeka ntoni xa ixesha leminyaka emi5 liphelile?
Kunyaka ophambi kokuphela kwexesha, iCID kufuneka yenze isicelo kwiBhunga sexesha elongezelelweyo ngokungenisa iSicwangciso soShishino esitsha esixhaswa ngabahlali.

Ngubani olawula iCID?
ICID yiNPC elawulwa yibhodi ekhethwe ngamalungu ayo, kwaye iqhutywa liqela labalawuli abachongwe yibhodi. ISixeko asibandakanyeki kwimisebenzi yayo yemihla ngemihla, kodwa sijonga nje ukongamela nokuthobela umthetho. UCeba wonyulwa nguSodolophu weSigqeba aye kuzimasa iintlanganiso zeBhodi yeCID njengoMakhimkhanyo oququzelela ukongamela kweSixeko kwiNPC.

Ingaba abanini beepropati banalo ilizwi kwiCID?
Ewe, bonke abanini beepropati banokuthatha inxaxheba kwimicimbi yeCID, kodwa ngamalungu kuphela anokuvota kwiiNtlanganiso zamaLungu (umz. iAGM). Bonke abanini beepropati abakwiCID kufuneka benze izicelo ezibhaliweyo kwiBhodi yeCID zobulungu beNPC.

Ngubani onokuba lilungu leCID?
Abanini beepropati abonoxanduva lokuhlawula irhafu eyongezelelweyo, ubulungu babo abuzenzekeli kwakhona bangatyikitya ukuba babengamalungu ukuze bavumeleke ukuvota ngokumalunga nemicimbi yeCID. Abanini beepropati abafumana isaphulelo serhafu abayi kuhlawuliswa intlawulo eyongezelelweyo kwaye abanakufaka isicelo sobulungu.

Ngubani obeka iliso kwiimali?

ICID ilawulwa nguMthetho weeNkampani (wama71 ka2008) ilawula iimali zayo kwaye izinyulela abanikezeli bayo beenkonzo, umcwangcisizincwadi kunye nomphicothizincwadi. IiCID kufuneka zingenise iingxelo zemali eziphicothiweyo kwiSixeko rhoqo ngonyaka ukuze ziqwalaselwe kwaye zithiwe thaca kwiNtlanganiso kaWonkewonke yoNyaka (iAGM) ukuze yamkelwe ngamalungu. Ukongeza, iingxelo zemali zenyanga zingeniswa kwiSixeko ukuqinisekisa ukuba inkcitho yenziwa ngokohlahlo lwabiwomali oluvunyiweyo. Zonke iiCID kufuneka zingenise iiNgxelo zazo zoNyaka kunye neeNkcazo zeMali zoNyaka kwiBhungana elichaphazelekayo kunye nakwiCandelo leCID, kwisithuba seenyanga ezintathu zeAGM yazo, ukuze ziqwalaselwe.

Ixhaswa njani ngemali iCID?

ICID ixhaswa ngemali yeerhafu ezongezelelweyo ezihlawulwe ngabanini beepropati phakathi kwemida yeCID. Ayifumani zibonelelo okanye nkxasomali kwiSixeko, kodwa inamagunya okunyusa ingeniso eyongezelelweyo.

Zibalwa njani iirhafu ezongezelelweyo zeCID?

ICID iqinisekisa iipropati ezingaphakathi kwimida yeCID, enxulanyaniswe noqingqomaxabiso lukamasipala ngokoluhlu lwamva nje loqingqomaxabiso jikelele.

ICID qho ngonyaka ilungisa uhlahlo lwabiwomali lulonke lonyaka. Oku kusekelwe kwiimfuno ezithile zendawo njengoko zichaziwe kwiSicwangciso soShishino esivunyiweyo. Igalelo lomntu ngamnye libalwa ngokwahlulahlula uhlahlo lwabiwomali lulonke ngokoqingqomaxabiso lukamasipala lwepropati nganye, ngokomlinganiselo woqingqomaxabiso uwonke weCID.

Umgaqonkqubo weCID uvumela ulwahlulo kwiirhafu kwiindindi ezahlukeneyo zeepropati – nokuba yindawo yokuhlala, yorhwebo okanye yoshishino.

Olu luhlu lweerhafu luchazwa njengexabiso kwirandi kwaye lusebenza kunyakamali, oqala ngowoku1 kweyeKhala.

Uhlahlo lwabiwomali lweCID kunye noluhlu lweerhafu olucetywayo kufuneka lwamkelwe liBhunga luze lubhengezelwe uvakaliso lwezimvo neenkcaso njengenxalenye yenkqubo yohlahlo lwabiwomali lweSixeko phambi kokuba iphunyezwe ngowoku1 kweyeKhala.

ICID ilwenza njani uhlahlo lwabiwomali?

ICID yenza uhlahlo lwabiwomali lwayo ngokwegalelo lamalungu ayo ngokweSicwangciso soShishino seminyaka emihlanu esamkelweyo. Nyaka ngamnye, ibhodi yeCID kufuneka ingenise uhlahlo lwabiwomali oluneenkcukacha kwiSixeko ngowama31 kweyoMqungu. Uhlahlo lwabiwomali olucetywayo alunakutenxa kakhulu kwisicwangciso soshishino esivunyiweyo kwaye kufuneka ukuba samkelwe ngamalungu kwiAGM yokugqibela, ukuba kukho ukutenxa okukhulu, isicelo ngokweCandelo lama26 loMthetho kaMasipala weCID siyafuneka. ISixeko sivavanya ukufikeleleka nozinzo kuhlahlo lwabiwomali olucetywayo.

Ziqokelelwa njani iirhafu zeCID ezongezelelweyo?

ISixeko siqokelela iirhafu ezongezelelweyo ngendlela efanayo nezinye iirhafu zepropati ezibekwe liBhunga. Irhafu eyongezelelweyo ibonakala njengento eyahlukileyo (isithili sophuculo) kwiakhawunti yenyanga kamasipala yomnini propati ngamnye onoxanduva lokuhlawula iCID iirhafu ezongezelelweyo ngaphakathi kweCID.

Ingaba iSixeko siyisombulula njani intlawulo yeerhafu ezongezelelweyo ezisemva?

Abangahlawuliyo bafakwa kulawulo lwetyala lweSixeko nakwimigaqonkqubo yokuqokelelwa kwamatyala. Ngenxa yoko, zinokunqunyanyiswa iinkonzo zabo zamanzi nombane okanye kubanjwe iziqinisekiso zabo zokosulwa kwetyala.

Ingaba ukuhlawulwa kweerhafu ezongezelelweyo kunyanzelekile kuzo zonke iipropati ezikwiCID?

Ewe. Nje ukuba iBhunga liphumeze iCID, kuyanyanzeleka ukuba bonke abanini beepropati bathathe inxaxheba ekuhlawuleni iirhafu ezongezelelweyo zeCID, ngaphakathi kwemida yeCID. Nangona kunjalo, kukho imeko ezikhethekileyo kwabo banini beepropati bakulungeleyo ukungahlawuliswa.

Ngubani onokungahlawuliswa iirhafu ezongezelelweyo zeCID?

Ezi ndindi zilandelayo zabanini/iipropati aziyi kuhlawuliswa i100% lerhafu ngokuMgaqonkubo weCID:

- Amahlwempu, aBantu abaDala kunye naBantu abaKhubazakileyo abafikelelayo kwiindlela zesiqabu zeerhafu
- Iipropati zeBhunga ezisetyenziselwa ubukhulu becala ushishino lukamasipala olusemthethweni
- Iipropati zombutho – ezingenzi nzuzo kwaye zisetyenziswa njengendawo yophuhliso lwabantwana abaselula.
- Iipropati zombutho – ezingenzi nzuzo kwaye zisetyenziselwa uphuhliso lolutsha
- Iipropati zombutho – ezingenzi nzuzo kwaye zisetyenziswa njengendawo yokuhlala kwabo basemngciphekweni
- Iipropati zombutho – ezingenzi nzuzo kwaye zisetyenziselwa ikhaya labadala
- Iipropati zombutho – ezingenzi nzuzo kwaye zisetyenziselwa imidlalo yabasakhasayo kuphela
- Iipropati zeGunya loLawulo lweZindlu zokuHlala ezivunyiweyo zeZiko leZindlu zoLuntu nezisetyenziselwa izindlu zoluntu
- Iipropati zemibutho yamagqala emfazwe nezisetyenziselwa intlalontle yamagqala emfawe
- Iipropati zemibutho yoncedo loluntu nezisetyenziselwa imisebenzi ethile yoncedo loluntu
- Iipropati zoluntu lwenkolo nezisetyenziselwa iinjongo zonqulo ezichaziweyo
- Amangcwaba kunye nendawo yokutshisa izidumbu
- Iipropati zombutho – ezingenzi nzuzo kwaye zisetyenziselwa iindawo zokuhlala izilwanyana
- Iipropati zombutho – ezingangenisi nzuzo kwaye zisetyenziswa njengemyuziyam yasekuhlaleni
- Umhlaba wolondolozo lwendalo

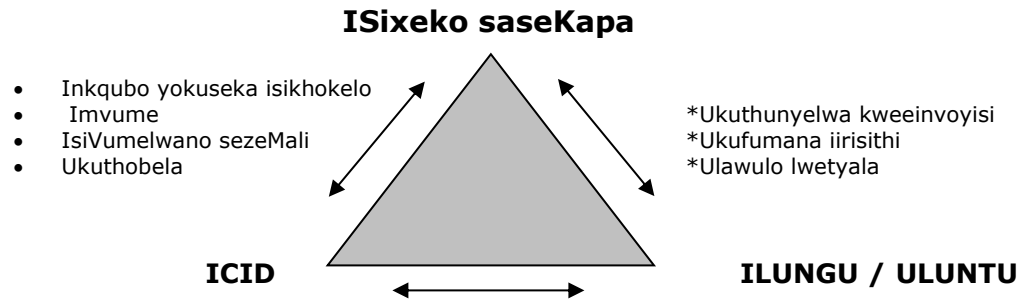
Kwenzeka ntoni ukuba isiseko soqingqomaxabiso siyatshintsha kunyakamali?

Isiseko soqingqomaxabiso sisishwankathelo sexesha (ekupheleni kweyoMdumba) kwaye sisetyenziselwa ukubala irhafu eyongezelelweyo (ixabiso kwirandi) kunyakamali olandelayo. Nangona kunjalo, uqingqomaxabiso lukamasipala lunokutshintsha kunyakamali ngenxa yoqingqomaxabiso olongezelelweyo, izigwebo zeNkundla yoQingqomaxabiso, amacandelwana, ukutshintshwa kokusetyenziswa komhlaba okanye olunye uhlengahlengiso. Ukuba isiseko soqingqomaxabiso sithe sehla okanye senyuka kakhulu, iSixeko kufuneka sazise iCID ukuze ihlole impembelelo enokubakho kwirhafu eyongezelelweyo yeCID kunye/okanye kuhlahlo lwabiwomali.

Ingaba iirhafu zam ezongezelelweyo zingasetyenziswa naphi na kwiSixeko?

Hayi, zikhuselwe ukuze ziphinde zibuyiselwe kwiCID kuphela.

Buyintoni ubudlelwane phakathi kweSixeko, iCID kunye nelungu / uluntu?



- Ugunyaziso lokuphumeza isiCwangciso soShishino
- Ubulungu beNkampani engenzi nzuzo (iNPC)