

**STATE LAND WORKING GROUP MEETING HELD ON 2 JUNE 2006  
AT 10H00, 6TH FLOOR BOARDROOM, SLP, PIETERMARITZBURG**

## **1. OPENING AND WELCOME**

The chairman, Mr Rudi Hillerman, opened the meeting and welcomed all present. All members were requested to introduce themselves.

### **1.1 PRESENT**

Mr R Hillerman (DLGTA)  
Mr I Gordon (SAIV)  
Mr D Ince (Dept of Land Affairs)  
Mrs J Channing (DLGTA)  
Mrs N Nankan (DLGTA)  
Mr T Khambule (DLGTA)  
Mr Gary Young, (Provincial Public Works)

### **1.2 APOLOGIES**

Mr Bachien, National Public Works  
Mr Hoole, Department of Land Affairs

## **2. PROVINCIAL PROGRAMME OF ACTION**

J Channing presented the overview of the Provincial Programme of Action for the implementation of the Municipal Property Rates Act (MPRA). The purpose of this meeting was to convene a working group to address the valuation and rating of state land within the province of KwaZulu Natal. This approach would serve to inform and provide guidelines for municipalities towards setting the cent amount in the rand for state land to be paid in rates to the various municipalities.

### **Budget requirements**

Of particular importance is the municipalities which will be implementing July 2007. Urgent provision must be made to enable the Public Works budget's to accommodate this expenditure item. The Department was requested to forward a list of these municipalities to Mr Young as a matter of urgency to enable them to incorporate this budget item into their budgetary processes.

The eThwekweni Metro was used as a case study to indicate the scale of possible rates accounts, the eThekweni rates account for state owned land was R 134 million for the 12 000 properties which the State owned within this jurisdiction during this financial year.

### **Members of State land working group**

It was noted that state owned land fell into various categories:

**Nationally owned state land:** South African Police stations/facilities, Department of Justice, Department of Water Affairs. The responsible administrative agency is the national Department of Public Works.

**Provincially owned state land:** Hospitals, schools, nature conservation (KZN Emvelo) Departmental buildings, tribal courts, agricultural colleges/centers, quarantine centers. The administrative agency is the provincial department of Public Works.

**Ingonyama Trust Board:** All property owned by the Ingonyaya Trust Board. It was proposed that the Ingonyama Trust Board be invited to attend these meetings as a key stakeholder.

The Department of Land Affairs is responsible for all state owned property where the ownership rights are vested or land which is held in trust.

It was agreed that the National Department of Public Works must be invited to attend these meetings. Mr Hillerman was tasked to report back to Mr Bachien to ensue their participation in future meetings of this group.

In addition it was proposed that the working group approach to following to become members of the working group:

Claude Robinson and Mdu Buthelezi, Department of Housing  
Justice Mcunu, Lawrence Makanya, Shiela Pillay, Department of Agriculture

Ezimvelo would fall under Public Works as a public entity.

### **Identification of state owned land**

The meeting heard that there are numerous configurations, over 200 variations, indicating that land is owned by the State as registered in the Deeds Office. The Chairman proposed that the Dept of Land Affairs compile a list of the different configurations to assist Municipal Valuers in identifying land as owned by the state. Mr Ince undertook to compile this list before the 23<sup>rd</sup> June 2006.

### **3. CONFIRMATION OF THE PROPOSED AGENDA**

It was noted that this working group should be referred to as the State Land Working group.

## **4. ITEMS FOR DISCUSSION**

### **4.1 FORMAL ESTABLISHMENT OF THE STATE LAND WORKING GROUP**

It was agreed that there was merit in meeting stakeholders to discuss matters regarding the valuation and rating of state land.

### **4.2 TERMS OF REFERENCE/ROLES AND RESPONSIBILITIES**

The working group resolved to address the following Terms of Reference:

- **To develop support strategies to guide municipalities towards a standard approach for the valuation and rating of state land.**

It was noted that municipalities should be advised not to send the rates accounts to the Department of Land Affairs but to direct these to the Department of Public Works.

It was a concern of the meeting that the Department of Public Works' internal procedures merely confirmed that a particular property was owned by the state ahead of payment. There is no function which verifies the rateable value of the subject properties.

The Provincial Department of Public Works stated that they are currently updating their property asset register. The proposal that this set of information be made available to the Department for inclusion in the base data sets per municipality was discussed.

This data set should ideally be structured according to the various categories of properties to enable municipalities to determine the appropriate reductions, rebates and exemptions. Mr Young undertook to compile a list of the various categories of state land according to actual use. This action was to be compiled by 23<sup>rd</sup> June 2006.

It was further suggested that the service provider appointed by the Department to acquire this data liaise with Mr Sam Dagane, Dept of Land Affairs, in order to acquire this data set for the Provincial Property Rates Management Information System.

#### **National monuments**

This issue was raised. It was heard that the National Monuments data base was not spatially based. Members suggested contacting Terry Swindon, Msunduzi Municipality, Pat Venter ( Monuments Council) and AMAFA in this regard.

### **4.4 TO CONSIDER REPRESENTATION AT THE PROVINCIAL STEERING COMMITTEE**

The members were formally invited to attend the Project Steering Committee meetings held monthly at the Sinodale Centre, Pietermaritzburg. Mr Hillerman agreed to report back to the Steering committee for this working group. The next Steering Committee meeting is to be held 23<sup>rd</sup> June 2006.

## 5. DATE OF THE NEXT MEETING

Next meeting will be held on 14 July 2006, 10h00, 6th Floor Boardroom, Southern Life Plaza.

## 6. CLOSURE

Having no further business the chairman thanked all the attendees and declared the meeting closed.

## SUMMARY

### Schedule of actions to be taken:

<b>Action</b>	<b>Responsible person</b>	<b>Time frame</b>
Supply list of municipalities who have indicated that they will implement the MPRA in 2007 to Public Works	J Channing	15 <sup>th</sup> June 2006
Supply SAIV data base to the Dept of Public Works	Ian Gordon	15 <sup>th</sup> June 2006
Invite following to join the working group: Ingonyama Trust Board Dept of Agriculture Dept of Housing	Department	14 <sup>th</sup> July 2006
Investigate Monuments Council and AMAFA as possible stakeholders	Ian Gordon	15 <sup>th</sup> June 2006
Compile a list of categories of state land	Gary Young	23 <sup>rd</sup> June 2006
Compile a list of 'ownership names' of state land	Denver Ince	23 <sup>rd</sup> June 2006
Propose connection between Dept data base ( Zack Mohammed) and DLA ( Sam Dagane)	Department	23 <sup>rd</sup> June 2006