

# PUBLIC NOTICE

## NOTICE OF RATES ASSESSMENT FOR THE PERIOD 1<sup>ST</sup> APRIL 2026 TO 31<sup>ST</sup> MARCH 2027

Notice is hereby given in terms of Section 27 (1) of the Rating Act of 1995, that the Council has levied the following differential rates on each Lilangeni for land and improvements as per the approved Pigg's Peak Urban Area General Valuation Roll.

Commercial Properties	
a) Developed Land	3.40%
b) Improvement	1.14%
c) Vacant	4.23%

Commercial Residence:	
a) Developed Land	2.46%
b) Improvement	0.68%
c) Vacant	3.19%

Residential Properties	
a) Developed Land	0.79%
b) Improvement	0.55%
c) Vacant	0.99%

Government Properties	
a) Developed Land	5.23%
b) Improvement	5.23%
c) Vacant	5.75%

**Due Date:** The rates are due and payable on the 30<sup>th</sup> April 2026. Rates bills will be dispatched to property owners through their last known postal addresses on or before 1<sup>st</sup> April 2026. Property owners who have not received their rates bill invoices by 30<sup>th</sup> April 2026 should contact the office of the Town Treasurer as they are still liable to pay rates. Section 30 of the Rating Act, 1995 provides for a penalty fee to be charged 15% per annum for each month or part of a month in respect of any rate remaining unpaid after the expiry of the two (2) months from the date the rate falls due.

### **Payment of rates by instalments**

The Act permits payment of rates by installments. Ratepayers who wish to make use of this facility are advised to contact the office of the Town Treasurer as soon as they receive their rates bill invoices. Payment arrangements must be made on or before 30<sup>th</sup> June 2026 and ratepayers that made payment arrangements for the year 2025/2026 are also advised to renew their payment arrangements on or before the 30<sup>th</sup> June 2026.

### **Notification of Addresses**

Property owners' attention is drawn to Section 37 (4) and (5) of the Act which reads thus:

**The owner of any movable property shown in the valuation roll shall notify the local authority of his postal address within two weeks of acquiring such property and thereafter, within two weeks of any change of his postal address. An owner who fails to comply with subsection (4) shall be guilty of an offence.** Property owners can also update their details through the Council's Facebook page. All property owners who, by the 31<sup>st</sup> May 2026, would have failed to furnish Council with their postal addresses where their bills should be sent will have their names and the rates balances published in the local newspapers.

### **Modes of Payment**

Ratepayers may make payments via EFT, Mobile Money (MoMo), or cash at the Council Offices. The Council's bank account details are provided on the rates bill invoices. When making payments through EFT, Mobile Money, ratepayers must use the correct reference, either the plot number or the account number as indicated on the rates invoice. Proof of payment should be emailed to [finance@piggspeak.org.sz](mailto:finance@piggspeak.org.sz) or submitted to the Office of the Town Treasurer.

**CLEMENT DLAMINI  
COLLECTOR OF RATES**