



**Guidelines for**

**SELF ASSESSMENT**

**MUNICIPAL**

**COUNCIL**

**GENERAL RATES**

## Guidelines for self assessment for municipal rates

According to the Finance Act 2012, a ratepayer who has not received a claim for payment of general rate in respect of the financial year 2013 shall make a self assessment of his property as per the formula set out below:-

$$X = a \times b \times c$$

where **X** is the amount of general rate payable

**a** is the floor area in square metres of the immovable property with a building thereon or is the area of the land in square metres where there is no building thereon;

**b** is the multiplication factor in rupee

**c** is the percentage at which the general rate is charged.

### **Determination of the appropriate multiplication factor to be applied in the above formula:-**

#### **(I) For properties where there is no building thereon**

The multiplication factor can be determined from the table annexed where reference should be made to the particular zoning within the respective municipal area in which the immovable property is located and then the area of the land in square metres.

#### **(II) For properties with a building used for residential purposes**

The multiplication factor can be determined from the table annexed where reference should be made simultaneously to

- (i) the particular zoning within the respective municipal area in which the immovable property is located
- (ii) the area of the building in square metres and
- (iii) the type of building – this has been classified as follows:-

**Type A** – Corrugated Iron Sheet (CIS) walls under Corrugated Iron Sheet (CIS) roof or Timber walls under Timber roof.

**Type B** – Concrete walls under Corrugated Iron Sheet (CIS) roof

**Type C** – Concrete walls under slab (concrete) roof.

**(III) For properties with a building used for commercial/industrial purposes**

The multiplication factor can be determined from the table annexed by the particular zoning within the respective municipal area in which the immovable property is located and/or use of the premises.

## Vacoas -Phoenix -Zoning

Mesnil	Yellow
Castel ( except streets listed below)	Yellow
<i>Engrais Martial Lane I, II and Teeluck lane</i>	Green
St Paul Avenue, St Paul	Yellow
St Paul Lane	Green
Petit Camp	Yellow
Highlands	Yellow
Phoenix ( except streets listed below)	Yellow
Morc Boucan & Palmerstone Road	Blue
Belle Terre	Green
Camp Fouquereaux	Yellow
La Marie	Green
Cinq Arpent	Green
Henrietta	Green
Glen Park	Green
Vacoas Centre( Except streets listed below)	Blue
<i>Suffolk Lane &amp; Imp. Wilson</i>	Red
Vacoas ( Remaining)	Yellow
Floreal( except streets listed below)	Blue
<i>Angus Road, Lucien de Chazal &amp; Trait D'Union</i>	Red
St Paul Avenue Vacoas	Blue
Allee Brilliant	Yellow
Clairfonds	Yellow
Carreau Laliane	Green
Quinze Canton	Green
Hollyrood	Green
Camp Bombaye	Green
Tres Bon	Green

## Vacoas Phoenix- Bareland

Extent	Zone			
( m2)	Green	Yellow	Blue	Red
	Rupees per square metre (Rs/m2)			
0-560	1.70	2.85	4.25	5.00
561-1139	1.55	2.55	3.85	4.50
1140-2110	1.20	2.00	3.00	3.50
>2110	1.10	1.75	2.65	3.00

## Vacoas Phoenix- Residential

### Zone- Red

Area	Type A	Type B	Type C
( m2 )	Rupees per square metre ( Rs /m2)		
0-25	50.50	76.00	93.00
26-50	50.00	75.00	91.00
51-75	48.50	71.50	86.00
76-100	48.50	71.00	84.00
101-125	48.00	70.00	82.00
126-150	47.00	67.00	79.00
151-175	46.00	65.00	77.00
176-200	44.50	63.50	74.50
201-225	43.00	61.50	72.00
226-250	42.50	60.50	71.00
> 250	41.00	59.00	69.00

### Zone- Blue

Area	Type A	Type B	Type C
(m2)	Rupees per square metre ( Rs/m2)		
0-25	46.00	70.00	86.50
26-50	45.50	68.50	84.00
51-75	44.50	66.00	79.00
76-100	44.50	65.00	77.50
101-125	44.00	64.00	75.50
126-150	43.00	62.00	73.00
151-175	42.00	60.00	71.00
176-200	41.00	58.50	69.00
201-225	40.00	56.50	67.00
226-250	38.00	56.00	66.00
> 250	37.00	54.00	63.00

<b>Vacoas-Phoenix- Commercial</b>			
<b>Use</b>	<b>Zone-Blue</b>	<b>Zone-Yellow</b>	<b>Zone-Green</b>
<b>Town Centre Shops</b>	330		
<b>Offices</b>	235	170	113
<b>Banks</b>	330	283	
<b>Café, Video Clubs, Tobacco Shops</b>	235	188	113
<b>Other shops</b>	283	188	113
<b>Showrooms</b>	330	283	170
<b>Hair saloon</b>	188	140	113
<b>Hardware shop</b>	330	235	140
<b>Restaurant</b>	283	235	188
<b>Snacks</b>	235	140	113
<b>Bar</b>	188	140	95
<b>Workshops</b>	140	113	95
<b>Stores</b>	140	95	75

Covered Parking Space

Rs 900 each

Uncovered Parking Space

Rs660 each