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CONTENTS

	<i>Gazette No.</i>	<i>Page No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS		
43 Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016: Erf 453, Komati	3062	12
43 Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2016: Erf 453, Komati	3062	12
PROCLAMATION • PROKLAMASIE		
24 Spatial Planning and Land Use Management Act (16/2013): City of Mbombela: Adoption of the Spatial Development Framework Review (2019)	3062	13
25 Town-Planning and Townships Ordinance, 1986: Erf 1920, eMalahleni (was Witbank) Extension 10	3062	14
26 Chief Albert Luthuli By-law on Spatial Planning and Land Use Management, 2016: Fernie-A	3062	15
27 Local Government: Municipal Systems Act (32/2000): Publication of Mkhondo Local Municipality By-Laws in terms of the Act	3062	22
PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS		
92 Spatial Planning and Land Use Management By-law for Lekwa Municipality, 2016: Remaining Extent of Portion 2, Portion 4, and a portion of the Remaining Extent of Portion 7 of the Farm Grootverlagen 409-IS	3062	63
95 Local Government: Municipal Property Rates Act, 2004: Victor Khanye Local Municipality	3062	65
96 Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016: Portion 58 of the farm Vaalbank 289 JS	3062	66
96 Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuursverordening, 2016: Gedeelte 58 van die plaas Vaalbank 289 JS	3062	66
97 Victor Khanye Spatial Planning and Land Use Management By-law, 2015: Rezoning of Portion 3 of the Farm Haartebeesfontein 537-JR	3062	67
97 Victor Khanye Ruimtelike Beplanning en Grondgebruikbestuur By-wet, 2015: Gedeelte 3 van die plaas Haartebeesfontein 537-JR	3062	68
98 Local Government: Municipal Property Rates Act, 2004: Resolution levying property rates for the financial year 1 July 2019 to 30 June 2020	3062	69
99 Local Government: Municipal Property Rates Act (6/2004): Resolution levying property rates for the financial year 1 July 2019 to 30 June 2020	3062	71
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS		
26 Local Government Municipal Property Rates Act (6/2004): Mkhondo Local Municipality: Resolution on levying property rates for the financial year 1 July 2019 to 30 June 2020	3062	73
27 Local Government: Municipal Property Rates Act, 2004: Public notice calling for the inspection of the First Supplementary Valuation Roll and lodging of objections (Valuation Roll period 2018–2023)	3062	80
28 Municipal Property Rates Act (6/2004): City of Mbombela: Charges for the Property Rates for the financial year 2019/2020	3062	81
29 Local Government: Municipal Property Rates Act (6/2004): Approval of the amendment of the property rates per Council Resolution C62/05/2019	3062	86
30 Local Government: Municipal Property Rates Act (6/2004): Bushbuckridge Local Municipality: Resolution Levying Property Rates for the Financial Year 1 July 2019 to June 2020	3062	100
31 Local Government: Municipal Property Rates Act, 2004: Resolution levying property rates for the financial year 1 July 2019 to 30 June 2020	3062	102
32 Local Government: Municipal Systems Act (32/2000): Chief Albert Luthuli Municipality: Tariff By-Law 2019/20	3062	106
33 Local Government: Municipal Property Rates Act (6/2004): Resolution levying property rates for the financial year 1 July 2019 to 30 June 2020	3062	134

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 43 OF 2019**STEVE TSHWETE AMENDMENT SCHEME 779****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2004, IN TERMS OF SECTION 62(1), AND 94(1)(A) & (2)(A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016**

I, Johannes Petrus Coetzee (ID 750723 5047 088) of Urban Dynamics Mpumalanga (PTY) LTD being the authorised agent of the registered owner of Erf 453, Komati hereby give notice in terms of Section 94(1)(a) & (2)(a) Chapter 6 of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that we have applied to the Steve Tshwete Local Municipality for the amendment of the town planning scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the rezoning of the abovementioned property situated at corner of Heron and Crow Street, Komati by rezoning the property from "Residential 1" to "Institutional" for the purpose of a Place of Public Worship. Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from 28 June 2019 with the last date of comments being 28 July 2019 (30 days after first date of application) in the manner as described in Section 99 of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016. Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 249 7000, for a period of 30 days from 28 June 2019. Inquiries can be addressed to Mr Meshack Mahamba, Head of Town Planning and Human Settlements at telephone number 013 – 249 7000. Any person who cannot read or write may consult with any staff member of the office of the Senior Manager: Town Planning and Human Settlement during office hours and assistance will be given to transcribe that person's objections or comments.

Address of the Applicant: 7 Dolerite Crescent, Aerorand, 1070, Postal address P.O. Box 11677, Aerorand, Middelburg, 1070, Telephone no. 013 244 1598, Fax no: 013 244 1560, email: mail@urbanmbg.co.za.

28-5

KENNISGEWING 43 VAN 2019**STEVE TSHWETE WYSIGINGSKEMA 779****KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA 2004, INGEVOLGE ARTIKEL 62(1) EN 94(1)(A) & 2(A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR BYWET, 2016**

Ek, Johannes Petrus Coetzee (ID 750723 5047 088) van Urban Dynamics Mpumalanga (PTY) LTD, synde die gemagtigde agent van die geregistreerde eienaar van Erf 453, Komati, gee hiermee ingevolge artikel 94(1)(a) & (2)(a) Hoofstuk 6 van die Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2016 kennis dat ons by die Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Steve Tshwete Dorpsbeplanningskema, 2004, deur die heronering van bogenoemde eiendom geleë op die hoek van Heron en Crowstraat, Komati vanaf "Residensieel 1" na "Institusioneel" vir die doel van 'n Plek van Publieke Aanbidding. Geskrewe kommentaar of besware ten opsigte van die aansoek en die gronde van die besware of vertoë met volledige kontakbesonderhede moet skriftelik ingedien word by die Munisipale Bestuurder, Posbus 14, Middelburg, 1050 binne 30 dae vanaf 28 Junie 2019, waar die laaste dag van kommentaar 28 Julie 2019 is (30 dae na eerste datum van publikasie) soos uiteengesit in Artikel 99 van die Steve Tshwete Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2016. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, Munisipale Gebou, Hoek van Wandererslaan, Middelburg, 1050, Tel: 013 249 7000, vir 'n tydperk van 30 dae vanaf 28 June 2019. Navrae kan gerig word aan Mnr Meshack Mahamba, Hoof van Stadsbeplanning en Menslike Nedersettings by telefoonnommer 013 – 249 7000. Enige persoon wat nie kan lees of skryf nie mag enige personeellid van die kantoor van die Senior Bestuurder: Stadsbeplanning en Menslike Nedersettings gedurende kantoor ure raadpleeg en bystand sal aan sodanige persoon verleen word om die beswaar of kommentaar saam te stel.

Adres van Applicant: 7 Doleriet Singel, Aerorand, 1070, Posbus 11677, Aerorand, Middelburg, 1070, Tel: 013-244 1598, Faks: 013 244 1560, email: mail@urbanmbg.co.za

28-5

PROCLAMATION • PROKLAMASIE

PROCLAMATION 24 OF 2019

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OFFICE OF THE MUNICIPAL MANAGER

**ADOPTION OF THE SPATIAL DEVELOPMENT FRAMEWORK REVIEW (2019)
FOR THE CITY OF MBOMBELA**

Notice is hereby given in terms of section 20(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (hereinafter referred to as SPLUMA), that the City of Mbombela, at its Special Council meeting held on 31 May 2019, has adopted the City of Mbombela Spatial Development Framework (SDF) review 2019, by way of Resolution A (2)

This review of the City of Mbombela SDF (2019) is a consolidation of the previous Mbombela SDF (2011) and the Umjindi SDF (2014)

The SDF details the spatial policies, strategies and implementation mechanisms that may or may not have been carried over from previous SDFs, as well as those that have been amended or added. It also includes those components as contemplated in section 21 of SPLUMA.

As a result of the review, the City developed a Draft SDF on which public comments were sought over a period of 60 days. The comments submitted by the public were considered by the City, and the SDF was amended taking into consideration the comments received.

For any further enquiries on the above, please contact;

Contact person: Mr. Bonginkosi Ntuli
Contact Number: 013 759 2312

Contact person: Mr. Zwotea Mamali
Contact Number: 013 759 9379

PROCLAMATION 25 OF 2019**EMALAHLENI LOCAL MUNICIPALITY**
NOTICE OF APPROVAL OF AMENDMENT SCHEME 1840

The Local Municipality of Emalahleni declares hereby in terms of the provisions of Section 57(1)(a) of the Town-Planning and Townships Ordinance, 1986, that it has approved an amendment scheme, being an amendment of the Emalahleni Land Use Management Scheme, 2010, by the rezoning of Erf 1920, eMalahleni (was Witbank) Extension 10 from "Residential 1" to "Residential 3".

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager, Emalahleni Local Municipality and are open for inspection at all reasonable times. This amendment is known as Emalahleni Amendment Scheme 1840 and shall come into operation on date of publication of this notice.

HS MAYISELA
MUNICIPAL MANAGER

Civic Centre

Mandela Street

eMALAHLENI

1035

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eMalahleni

1035

Publication date : Provincial Gazette of Mpumalanga: 28 June 2019

PROCLAMATION 26 OF 2019**CHIEF ALBERT LUTHULI LOCAL MUNICIPALITY****PROCLAMATION OF AN APPROVED TOWNSHIP: FERNIE-A TOWNSHIP**

In terms of the provisions of the Chief Albert Luthuli By-law on Spatial Planning and Land Use Management, 2016, Chief Albert Luthuli Local Municipality hereby declares Fernie-A Township, established in terms of the provisions of Section 15 of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991), situated on Portion 2 of the Farm Fernie 337-IT, as an approved township, subject to the conditions set out in the Schedule A hereto.

SCHEDULE A

CONDITIONS IMPOSED / ADDRESSED / CANCELLED IN TERMS OF THE PROVISIONS OF SECTION 15 OF THE UPGRADING OF LAND TENURE RIGHTS ACT, 1991 (ACT NO. 112 OF 1991) ON THE SETTLEMENT OF FERNIE-A SITUATED ON PORTION 2 OF THE FARM FERNIE 337-IT, PROVINCE OF MPUMALANGA, BY PROVINCIAL GOVERNMENT OF THE MPUMALANGA PROVINCE (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT / OWNER / DEVELOPER) AND BEING THE REGISTERED OWNER OF THE LAND

1. GENERAL**(1) NAME**

The name of the township is Fernie-A

(2) LAYOUT / DESIGN

The township consists of erven and streets as indicated on General Plan SG No. 3434/1999.

(3) ACCESS

(a) Ingress from Provincial Road D2488 to the township and egress to Provincial Road D2488 from the township shall be restricted to the junction / intersection of -

- (i) The street between Erven 1 and 62; and
- (ii) The street between Erven 1260 and 1286,

With the said road

(b) The township applicant / municipality shall at their own expense, submit a geometric design layout plan (scale 1:500) of the ingress and egress points referred to in (a) above, and specifications for the construction of the accesses, to the Mpumalanga Provincial Government (Roads Department), for approval. The township applicant / municipality shall after the approval of the layout and specifications, construct the said ingress and egress points at their own expense to the satisfaction of the Mpumalanga Provincial Government (Roads Department)

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant / municipality shall arrange for the drainage of the township to fit in with that of Provincial Road D2488 and for all stormwater running through off or being diverted from the road to be reserved and disposed of.

(5) LAND USE CONDITIONS

(a) CONDITIONS IMPOSED BY THE MINISTER IN TERMS OF THE PROVISIONS OF THE UPGRADING OF LAND TENURE RIGHTS ACT, 1991 (ACT NO. 112 OF 1991)

The erven mentioned hereunder shall be subject to the conditions as indicated.

(i) ALL ERVEN

(aa) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in the appendix attached hereto: Provided that on the date on which a town planning scheme or other land use control mechanism relating to the erf comes into force the rights, restrictions and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.

(bb) The use zone of the erf can on application to the municipality concerned and in accordance with such procedures and requirements as it may impose, be altered on such terms as it may determine and subject to such conditions as it may impose: Provided that any applicant who feels aggrieved by any decision of the municipality as contemplated in this condition may appeal to the Provincial Government in accordance with the procedures determined by such government within twenty-eight (28) working days of the decision: Provided further that, if the municipality refuses to give a decision on any application or delays unreasonably in giving a decision, the applicant may appeal to the Provincial Government in accordance with the procedures determined by such government as if he were appealing against a decision of the municipality.

(ii) ALL ERVEN WITH THE EXCEPTION OF ERVEN 106, 406, 467, 643, 699, 784, 888, 1135 AND 1287

The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the municipality must show measures to be taken, in accordance with recommendations contained in the **geotechnical report** for the township, to limit possible damage to the buildings and structures as a result of detrimental foundation conditions, unless it is proved to the municipality that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

(iii) ERVEN 2- 7, 65 – 66, 69 – 73, 75 – 87, 89, 91, 94 – 101, 105, 107 -123, 125 – 205, 208 – 240, 242 – 257, 259 – 260, 262 – 269, 273 – 381, 384 – 394, 396 – 438, 440 – 582, 587 – 600, 602 -626, 628 – 642, 644 – 668, 672 – 673, 676 – 687, 689 – 697, 701 – 712, 716 – 718, 722 – 730, 734 – 765, 767 – 783, 785 – 790, 793 – 808, 811 – 841, 843 – 875, 877 – 886, 889, 893 – 902, 905 – 954, 956 – 1015, 1026 – 1044, 1046 – 1050, 1055 – 1067, 1071 – 1108, 1111 – 1126, 1129 – 1134, 1137 – 1139, 1141 – 1196, 1198 – 1225, 1227 – 1231, 1233 – 1234, 1236 – 1247, 1249 – 1258, 1262 – 1280, 1282 – 1284, 1288 – 1293, 1296 – 1297, 1299 – 1351, 1357, 1361 – 1396, 1399 – 1403, 1405 – 1424, 1426 – 1427, 1430 – 1442, 1444 – 1448, 1450 – 1476, 1478 – 1481, 1484 – 1488, 1490, 1492 – 1495, 1497 – 1510, 1512 – 1521, 1523, 1526, 1528 – 1534, 1536 – 1582, 1584 – 1597, 1599 – 1609, 1611 – 1627, 1629 – 1633, 1637 – 1647, 1649 – 1657, 1659 – 1660, 1663 – 1669, 1671 – 1673, 1676 – 1689, 1691 – 1705, 1707 – 1727 AND 1730 -1748.

The use zone of the erf shall be "Residential"

- (iv) ERVEN 63, 90, 601, 766, 955, 1140, 1197, 1226, 1232, 1281, 1294, 1295, 1428, 1429, 1443, 1610, 1648 AND 1661

The use zone of the erf shall be "Business"

- (v) ERVEN 879, 1583, 1449, 1491, 1628, 1658 AND 1634

The use zone of the erf shall be "Community facility".

- (vi) ERVEN 1635 AND 1636

The use zone of the erf shall be "Municipal".

- (vii) ERVEN 1489, 1690, 1706, 1729, 1425, 1477, 1482, 1483, 1496, 1511, 1522, 1527, 1535, 1596, 1662, 1670, 1674 AND 1675

The use zone of the erf shall be "Public open space".

(b) CONDITIONS IMPOSED BY THE CONTROLLING AUTHORITY IN TERMS OF THE ADVERTISING ON ROADS AND RIBBON DEVELOPMENT ACT, 1940 (ACT NO. 21 OF 1940)

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the conditions as indicated.

- (i) ERVEN 1 AND 1286

(aa) The registered owner of the erf shall erect a physical barrier consisting of a **1,3 m high wire fence**, or a **barrier** of such other material as may be approved by the municipality, in accordance with the most recent standards of the Mpumalanga Provincial Government (Roads Department) before or during development of the erf along the boundary thereof abutting on Provincial Road D2488 as well as that part of the south western beacon of the erf and a point **15 m** from such beacon to the satisfaction of the municipality and shall maintain such fence to the satisfaction of the municipality.

(bb) Except for the physical barrier referred to in subclause (aa) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of erf within a distance less than **16 m** from the boundary of the erf abutting on Provincial Road D2488 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with consent in writing of the Mpumalanga Provincial Government (Roads Department).

(cc) ingress to the egress from the erf shall be restricted to that part of the south western boundary between the south western beacon of the erf and a point 5 m from such beacon: Provided that the Mpumalanga Provincial Government (Roads Department) may grant written permission for access subject to such conditions as the Government may determine.

(ii) **ERF 62**

- (aa) The registered owner of the erf shall erect a physical barrier consisting of a **1,3 m high wire fence**, or a **barrier** of such material as may be approved by the municipality, in accordance with the most recent standards of the Mpumalanga Provincial Government (Roads Department) before or during development of the erf along the boundary thereof abutting on Provincial Road D2488 as well as the north eastern boundary thereof to the satisfaction of the municipality.
- (bb) Except for the physical barrier referred to in subclause (aa) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of erf within a distance less than **16 m** from the boundary of the erf abutting on Provincial Road D2488 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with consent in writing of the Mpumalanga Provincial Government (Roads Department).
- (cc) Ingress to and egress from the erf shall be restricted to the south eastern boundary thereof: Provided that the Mpumalanga Provincial Government (Roads Department) may grant written permission for access subject to such conditions as Government may determine.

(iii) **ERVEN 63 TO 69, 106 AND 1287 TO 1302**

- (aa) The registered owner of the erf shall erect a physical barrier consisting of a **1,3 m high wire fence**, or a **barrier** of such material as may be approved by the municipality, in accordance with the most recent standards of the Mpumalanga Provincial Government (Roads Department) before or during development of the erf along the boundary thereof abutting on Provincial Road D2488 to the satisfaction of the municipality and shall maintain such fence to the satisfaction of the municipality.
- (bb) Except for the physical barrier referred to in subclause (aa) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of erf within a distance less than **16 m** from the boundary of the erf abutting on Provincial Road D2488 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with consent in writing of the Mpumalanga Provincial Government (Roads Department).
- (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road D2488: Provided that the Mpumalanga Provincial Government (Roads Department) may grant written permission for access subject to such conditions as the Government may determine.

(iv) **ERF 1260**

- (aa) The registered owner of the erf shall erect a physical barrier consisting of a **2 m high brick or concrete wall**, or a **barrier** of such other material as may be approved by the municipality, in accordance with the most recent standard of the Mpumalanga Provincial Government (Roads Department) before or during development of the erf along the boundary thereof abutting on Provincial Road D2488 as well as that part of the north eastern boundary thereof between the north eastern beacon of the erf and a point **15 m** from such beacon to the satisfaction of the municipality and shall maintain such fence to the satisfaction of the municipality: Provided that the municipality shall have the right, after consultation with the Mpumalanga Provincial Government (Roads Department) to permit conditionally the erection of a **2 m high security fence** in accordance with the most recent standards of the Mpumalanga Provincial Government (Roads Department): Provided further that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road: Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.
- (bb) Except for the physical barrier referred to in subclause (aa) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of erf within a distance less than **16 m** from the boundary of the erf abutting on Provincial Road D2488 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with consent in writing of the Mpumalanga Provincial Government (Roads Department).
- (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road D2488 boundary between the north eastern beacon of the erf and a point 15m from such beacon: Provided that the Mpumalanga Provincial Government (Roads Department) may grant written permission for access subject to such conditions as the Government may determine.

6. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

(1) LAND FOR PUBLIC / MUNICIPAL PURPOSES

Erven 1489, 1690, 1706, 1729, 1425, 1477, 1482, 1483, 1496, 1511, 1522, 1527, 1535, 1596, 1662, 1670, 1674 AND 1675 shall be transferred to the municipality by and at the expense of the township applicant as public open space.

(2) INSTALLATION AND PROVISION OF SERVICES

The township applicant shall install and provide appropriate, affordable and upgradable **internal and external services** in or for the township.

7. CONDITIONS OF TITLE

(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and real rights, but excluding –

(a) The following right which shall not be passed on to the erven in the township:

1. The former Portion 1 of the farm DIEPDAL No 344, IT, a portion of which indicated by the figure H1 c d W X Y Z A1 B1 C1 D1 E1 F1 H1 on the attached diagram SG No. 3422/1999 is a portion of the property hereby transferred, is subject to the following:

(i) De gezegde Transportnemer zal gerechtigd zyn tot het gebruik van zoveel steen, kalk en zand op het eigendom hiermede getransporteerd aanwezig, als nodig mad zyn tot het oprichten van enige gebouwen of aansluitinge op het gezegd eigendom. De gezegde transportnemer zal ook gerechtigd zyn tegen kostprys van de New Scotland Land Company, Limited, of van diengenen aan wemhynzy rechten mag overmaken, zoveel staankool te kopen als op de plaats gevonden ann wie hy zy rachten mag overmaken, zoveel staankool te kopen als op de plaats gevonden mag worden, al shy nodig mag hebben uitsluitend voor huishoudelijke doeleinden op de plaats en voor geen ander doeleinde hoegenaamd; en de gezegde transportnemer wordt hiermede special uitgesloten enig zodanig staankool voor zich zelf te werken of te winnen, behalve met de uitdrunkkerlike toestemming ven de gazegde New Scotland Land Company, Limited, en onderhevig dan aan zulke kondisies als de gazegde New Scotland Land Company Limited mag opleggen.

(b) The following restrictions which have lapsed through repeal by virtue of the “Wet op die Beskiking van Staatsgrond, 1961 (Wet No. 48 van 1961)”:

2. The former portion 3 (a portion of portion 2) of the farm FERNIE No. 243, I T, a portion of which indicated by the figure H1 J1 K1 A a b c H1 on the attached diagram S G No. 3433/1999 is a portion of the property hereby transferred, is subject to the following.

(i) HET ieigendom hiermede getransporteerd is verder onderworpen mutates mutandis aan de bepalingen van sekties 21 en 22 van de Nedersettings Wet Nr 45 van 1902 (Transvaal) betrekking hebbende onder meer op bestaande wegen, doorgangen, publieke uitspanningen, spoorwegen, waterlopen, ens.

3. The former Remaining Extent of Portion 2 of the farm Fernie No. 243, I T, a portion of which indicated by the figure a B C D E F G H J K L M N P Q R S T U V d c b a on the attached SG No. 3433/1999 is a portion of the property hereby transferred, is subject to the following conditions.

(i) HET eigendom onder deze Akte gehouden verder ondervorpen mutates mutandis aan de bepalingen van Sekties 21 en 22 van de Nederzettingswet No 45 van 1902 (Transvaal) betrekking hebbende onder meer op bestaande wegen, doorgangen, publieke uitspanningen, spoorwegen, waterlopen, enz., welke Sekties worden uiteengezet zover toepasselik in een Schedule, 'n afskrif waarvan aan voornoemde Akte van Transport Nr 8831/1957 geheg is, gemerk 'B'.

(2) CONDITIONS IMPOSED BY THE MINISTER IN TERMS OF THE PROVISIONS OF THE UPGRADING OF LAND TENURE RIGHTS ACT, 1991 (ACT NO. 112 OF 1992)


All erven, with the exception of Erven 106, 406, 467, 647, 643, 699, 784, 888, 1135 and 1287 shall be subject to the following conditions:

- (a) The erf is subject to –
 - (i) a servitude **3 metres** wide along the street boundary;
 - (ii) a servitude **2 metres** wide along the rear (mid block) boundary; and
 - (iii) servitude along the side boundaries with an aggregate width of **3 metres** and a minimum width of 1 metre, all in favour of the municipality for services and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 1 metre wide across the access portion of the erf, if and when required by the municipality: Provided that the municipality may relax or grant exemption from the required servitudes.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.
- (c) The municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the municipality.

PROCLAMATION 27 OF 2019**MKHONDO LOCAL MUNICIPALITY****PUBLICATION OF MKHONDO LOCAL MUNICIPAL BY - LAWS IN TERMS OF THE
LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT (ACT NO.32 OF 2000)**

NOTICE IS HEREBY GIVEN that the Mkhondo Municipal Council has enacted, by way of resolution the following by-laws. I, Maqhawe Kunene, in my capacity as the Municipal Manager, hereby publish the municipal by -laws for Mkhondo Local Municipality in terms of Section 13 (a) and (b) of the Local Government: Municipal Systems Act (Act No.32 of 2000)

1. Electricity By-law
2. Fire Brigade By-law
3. Tariff By-law



Mr M Kunene

Municipal Manager

Town Hall

Corner Mark and De Wet Street

Mkhondo

MKHONDO LOCAL MUNICIPALITY ELECTRICITY SUPPLY BY-LAW

MKHONDO LOCAL MUNICIPALITY ELECTRICITY SUPPLY BY-LAW**CONTENTS**

1. Definitions	1
2. Other terms	4
3. Headings and titles	4
4. Provision of Electricity Services	4
5. Supply by agreement	4
6. Service of notice	4
7. Compliance with notices	5
8. Application for supply	5
9. Processing of requests for supply	5
10. Wayleaves	5
11. Statutory Servitude	5
12. Right of admittance to inspect, test and/or do maintenance work	6
13. Refusal or failure to give information	7
14. Refusal of admittance	7
15. Improper use	7
16. Electricity tariffs and fees	7
17. Deposits	7
18. Payment of charges	7
19. Interest on overdue accounts	8

20. Principles for the resale of electricity	8
21. Right to disconnect supply	8
22. Non-liability of the Municipality	9
23. Leakage of electricity	9
24. Failure of supply	9
25. Seals of the Municipality	9
26. Tampering with service connection or supply mains	9
27. Protection of Municipality's supply mains	10
28. Prevention of tampering with service connection or supply mains	11
29. Unauthorised connections	11
30. Unauthorised reconnections	11
31. Temporary disconnection and reconnection	11
32. Temporary supplies	12
33. Temporary work	12
34. Load reduction	12
35. High, medium and low voltage switchgear and equipment	12
36. Substation accommodation	13
37. Wiring diagram and specification	14
38. Standby supply	14
39. Consumer's emergency standby supply equipment	14
40. Circular letters	15
41. Consumer to erect and maintain electrical installation	15
42. Fault in electrical installation	15
43. Discontinuance of use of supply	15
44. Change of occupier	15

45. Service apparatus	16
46. Service connection	16
47. Metering accommodation	17
48. Load requirements	18
49. Load limitations	18
50. Interference with other persons' electrical equipment	18
51. Supplies to motors	19
52. Power factor	20
53. Protection	20
54. Metering	20
55. Accuracy of metering	20
56. Reading of credit meters	22
57. Prepayment metering	23
58. Electrical Contractors – Additional requirements to those of the Regulations	23
59. Responsibility of Electrical Contractors	24
60. Cost of work	24
61. Penalties	24
62. Repeal of By-laws	25
Schedule 1 : By-laws repealed	26
Schedule 2: "Applicable standard specification" means	27

MKHONDO LOCAL MUNICIPALITY ELECTRICITY SUPPLY BY-LAW**INDEX**

Accuracy of metering	20
Application for supply	5
Change of occupier	15
Circular letters	15
Compliance with notices	5
Consumer to erect and maintain electrical installation	15
Consumer's emergency standby supply equipment	14
Cost of work	24
Definitions	1
Deposits	7
Discontinuance of use of supply	15
Electrical Contractors – Additional requirements to those of the	
Electricity tariffs and fees	7
Failure of supply	9
Fault in electrical installation	15
Headings and titles	4
High, medium and low voltage switchgear and equipment	12
Improper use	7
Interest on overdue accounts	8
Interference with other persons' electrical equipment	18
Leakage of electricity	9
Load limitations	18

Load reduction	12
Load requirements	18
Metering accommodation	17
Metering	20
Non-liability of the Municipality	9
Other terms	4
Payment of charges	7
Penalties	24
Power factor	20
Prepayment metering	23
Prevention of tampering with service connection or supply mains	11
Principles for the resale of electricity	8
Processing of requests for supply	5
Protection of Municipality's supply mains	10
Protection	20
Provision of Electricity Services	4
Reading of credit meters	22
Refusal of admittance	7
Refusal or failure to give information	7
Regulations	23
Repeal of By-laws	25
Responsibility of Electrical Contractors	24
Right of admittance to inspect, test and/or do maintenance work	6
Right to disconnect supply	8
Schedule 1 : By-laws repealed	26

Schedule 2: "Applicable standard specification" means	27
Seals of the Municipality	9
Service apparatus	16
Service connection	16
Service of notice	4
Standby supply	14
Statutory Servitude	5
Substation accommodation	13
Supplies to motors	19
Supply by agreement	4
Tampering with service connection or supply mains	9
Temporary disconnection and reconnection	11
Temporary supplies	12
Temporary work	12
Unauthorised connections	11
Unauthorised reconnections	11
Wayleaves	5
Wiring diagram and specification	14

Mkhondo Local Municipality
ELECTRICITY SUPPLY BY-LAW

CHAPTER 1
GENERAL

1. Definitions - In this by-law, unless inconsistent with the context-

"accredited person" means a person registered in terms of the Regulations as an electrical tester for single phase, an installation electrician or a master installation electrician, as the case may be;

"applicable standard specification" means the standard specifications as listed in Schedule 2 attached to this by-law;

"certificate of compliance" means a certificate issued in terms of the Regulations in respect of an electrical installation or part of an electrical installation by an accredited person;

"consumer" in relation to premises means:

- (i) any occupier thereof or any other person with whom the Municipality has contracted to supply or is actually supplying electricity thereat; or
- (ii) if such premises are not occupied, any person who has a valid existing agreement with the Municipality for the supply of electricity to such premises; or
- (iii) if there is no such person or occupier, the owner of the premises;

"credit meter" means a meter where an account is issued subsequent to the consumption of electricity;

"electrical contractor" means an electrical contractor as defined in the Regulations;

"electrical installation" means an electrical installation as defined in the Regulations;

"high voltage" means the set of nominal voltage levels that are used in power systems for bulk transmission of electricity in the range of $44\text{kV} < U_n \leq 220\text{ kV}$. [SANS 1019];

"low voltage" means the set of nominal voltage levels that are used for the distribution of electricity and whose upper limit is generally accepted to be an a.c. voltage of 1000V (or a d.c. voltage of 1500 V). [SANS 1019]

"the law" means any applicable law, proclamation, ordinance, act of parliament or enactment having force of law;

"medium voltage" means the set of nominal voltage levels that lie above low voltage and below high voltage in the range of $1 \text{ kV} < U_n \leq 44 \text{ kV}$. [SANS 1019]

"meter" means a device which records the demand and/or the electrical energy consumed and includes conventional and prepayment meters;

"motor load, total connected" means the sum total of the kW input ratings of all the individual motors connected to an installation;

"motor rating" means the maximum continuous kW output of a motor as stated on the maker's rating plate;

"motor starting current" in relation to alternating current motors means the root mean square value of the symmetrical current taken by a motor when energised at its rated voltage with its starter in the starting position and the rotor locked;

"Municipality" means Municipality, a municipality established in terms of the law or any legal entity duly authorized the Mkhondo Local Municipality to provide an electricity service within the jurisdiction of the Mkhondo Local Municipality (MP..... as determined by the Demarcation Board).

"occupier" in relation to any premises means-

- (a) any person in actual occupation of such premises;
- (b) any person legally entitled to occupy such premises;
- (c) in the case of such premises being subdivided and let to lodgers or various tenants, the person receiving the rent payable by such lodgers or tenants, whether on his own account or as agent for any person entitled thereto or interested therein, or
- (d) any person in control of such premises or responsible for the management thereof, and includes the agent of any such person when he/she is absent from the Republic of South Africa or his/her whereabouts are unknown;

"owner" in relation to premises means the person in whom is vested the legal title thereto; provided that-

- (a) in the case of immovable property-

- (i) leased for a period of not less than 50 years, whether the lease is registered or not, the lessee thereof, or
 - (ii) beneficially occupied under a servitude or right analogous thereto, the occupier thereof;
- (b) if the owner as hereinbefore defined-
 - (i) is deceased or insolvent, has assigned his estate for the benefit of his creditors, has been placed under curatorship by order of court or is a company being wound up or under judicial management, the person in whom the administration of such property is vested as executor, administrator, trustee, assignee, curator, liquidator or judicial manager, as the case may be, or
 - (ii) is absent from the Republic of South Africa, or if his address is unknown to the Municipality, any person who as agent or otherwise receives or is entitled to receive the rent in respect of such property, and
 - (iii) if the Municipality is unable to determine who such person is, the person who is entitled to the beneficial use of such property,

shall be deemed to be the owner thereof to the exclusion of the person in whom is vested the legal title thereto;

"point of consumption" means a point of consumption as defined in the Regulations;

"point of metering" means the point at which the consumer's consumption of electricity is metered and which may be at the point of supply or at any other point on the distribution system of the Municipality or the electrical installation of the consumer, as specified by the Municipality or any duly authorised official of the Municipality; provided that it shall meter all of, and only, the consumer's consumption of electricity;

"point of supply" means the point determined by the Municipality or any duly authorised official of the Municipality at which electricity is supplied to any premises by the Municipality;

"premises" means any land or any building or structure above or below ground level and includes any vehicle, aircraft or vessel;

"prepayment meter" means a meter that can be programmed to allow the flow of pre-purchased amounts of energy in an electrical circuit;

"Regulations" means Regulations made in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993), as amended;

“safety standard” means the Code of Practice for the Wiring of Premises SANS 10142-1 incorporated in the Regulations;

"service connection" means all cables and equipment required to connect the supply mains to the electrical installation of the consumer at the point of supply;

“service protective device” : means any fuse or circuit breaker installed for the purpose of protecting the Municipality's equipment from overloads or faults occurring on the installation or on the internal service connection;

"standby supply" means an alternative electricity supply not normally used by the consumer;

“supply mains” means any part of the Municipality's electricity network;

"tariff" means the Municipality's tariff of charges for the supply of electricity, and

"token" means the essential element of a prepayment metering system used to transfer information from a point of sale for electricity credit to a prepayment meter and *vice versa*;

"voltage" means the root-mean-square value of electrical potential between two conductors.

2. **Other terms** - All other terms used in this by-law shall, unless the context otherwise requires, have the meaning assigned thereto in the Electricity Act, 1987 (Act 41 of 1987), as amended, or the Occupational Health and Safety Act, 1993 (Act 85 of 1993), as amended.
3. **Headings and titles** - The headings and titles in this by-law shall not affect the construction thereof.

CHAPTER 2 GENERAL CONDITIONS OF SUPPLY

4. **Provision of Electricity Services** – Only the Municipality shall supply or contract for the supply of electricity within the jurisdiction of the Municipality.
5. **Supply by agreement** - No person shall use or be entitled to use an electricity supply from the Municipality unless or until such person shall have entered into an agreement in writing with the Municipality for such supply, and such agreement together with the provisions of this by-law shall in all respects govern such supply. If a person uses

an electricity supply without entering into an agreement he/she shall be liable for the cost of electricity used as stated in section 44 of this bylaw.

6. Service of notice -

- (1) Any notice or other document that is served on any person in terms of this by-law is regarded as having been served-
 - (a) when it has been delivered to that person personally;
 - (b) when it has been left at that person's place of residence or business in the Republic with a person apparently over the age of sixteen years;
 - (c) when it has been posted by registered or certified mail to that person's last known residential or business address in the Republic and an acknowledgement of the posting thereof from the postal service is obtained;
 - (d) if that person's address in the Republic is unknown, when it has been served on that person's agent or representative in the Republic in the manner provided by paragraphs (a), (b) or (c); or
 - (e) if that person's address and agent or representative in the Republic is unknown, when it has been posted in a conspicuous place on the property or premises, if any, to which it relates.
- (2) When any notice or other document must be authorised or served on the owner, occupier or holder of any property or right in any property, it is sufficient if that person is described in the notice or other document as the owner, occupier or holder of the property or right in question, and it is not necessary to name that person.
- (3) Any legal process is effectively and sufficiently served on the Municipality when it is delivered to the municipal manager or a person in attendance at the municipal manager's office.

7. Compliance with notices - Any person on whom a notice duly issued or given under this by-law is served shall, within the time specified in such notice, comply with its terms.

8. Application for supply -

- (1) Application for the supply of electricity shall be made in writing by the prospective consumer on the prescribed form obtainable at the office of the Municipality, and the estimated load, in kVA, of the installation, shall be stated therein. Such application shall be made as early as possible before the supply of electricity is required in order to facilitate the work of the Municipality.

- (2) An application for an electricity supply for a period of less than one year shall be regarded as an application for a temporary supply of electricity and shall be considered at the discretion of the Municipality or any duly authorised official of the Municipality, which may specify any special conditions to be satisfied in such case.

9. Processing of requests for supply - Applications for the supply of electricity will be processed and the supply made available within the periods stipulated in NRS 047.

10. Wayleaves -

- (1) The Municipality may refuse to lay or erect a service connection above or below ground on any thoroughfare or land not vested in the Municipality or on any private property, unless and until the prospective consumer shall have obtained and deposited with the Municipality written permission granted by the owner of the said private property or by the person in whom is vested the legal title to the land or thoroughfare as aforesaid exists, as the case may be, authorising the laying or erection of a service connection thereon.
- (2) If such permission is withdrawn at any time or if the aforesaid private property or thoroughfare changes ownership and the new owner refuses to grant or continue such permission, the cost of any alteration required to be made to a service connection in order that the supply of electricity may be continued, and of any removal thereof which may become necessary in the circumstances, shall be borne by the consumer to whose premises the supply of electricity is required to be continued.

11. Statutory Servitude -

- (1) Subject to the provisions of subsection (3) the Municipality may within its municipal area:
 - (a) provide, establish and maintain electricity services;
 - (b) acquire, construct, lay, extend, enlarge, divert, maintain, repair, discontinue the use of, close up and destroy electricity supply mains;
 - (c) construct, erect or lay any electricity supply main on, across, through, over or under any street or immovable property and the ownership of any such main shall vest in the Municipality;
 - (d) do any other thing necessary or desirable for or incidental, supplementary or ancillary to any matter contemplated by paragraphs (a) to (c).

- (2) If the Municipality constructs, erects or lays any electricity supply main on, across, through, over or under any street or immovable property not owned by the Municipality or under the control of or management of the Municipality it shall pay to the owner of such street or property compensation in an amount agreed upon by such owner and the Municipality or, in the absence of agreement, as determined either by arbitration or a court of law.
- (3) The Municipality shall, before commencing any work other than repairs or maintenance on or in connection with any electricity supply main on immovable property not owned by the Municipality or under the control or management of the Municipality, give the owner or occupier of such property reasonable notice of the proposed work and the date on which it proposes to commence such work.

12. Right of admittance to inspect, test and/or do maintenance work

- (1) The Municipality shall, through its employees, contractors and their assistants and advisers, have access to or over any property for the purposes of-
 - (a) doing anything authorised or required to be done by the Municipality under this by-law or any other law;
 - (b) inspecting and examining any service mains and anything connected therewith;
 - (c) enquiring into and investigating any possible source of electricity supply or the suitability of immovable property for any work, scheme or undertaking of the Municipality and making any necessary survey in connection therewith;
 - (d) ascertaining whether there is or has been a contravention of the provisions of this by-law *or any other law*, and
 - (e) enforcing compliance with the provisions of this by-law *or any other law*,
- (2) The Municipality shall pay to any person suffering damage as a result of the exercise of the right of access contemplated by sub-section (1), except where the Municipality is authorised to execute on the property concerned any work at the cost of such person or some other person or to execute on such property any work and recover the cost thereof from such person or some other person, compensation in such amount as may be agreed upon by the Municipality and such person or, in the absence of agreement, as may be determined by arbitration or court of law.
- (3) An employee of the Municipality authorised thereto by such

Municipality may, by notice in writing served on the owner or occupier of any property, require such owner or occupier to provide, on the day and at the hour specified in such notice, access to such property to a person and for a purpose referred to in sub-section (1).

- (4) The Municipality may gain access to or over any property without notice and may take whatever action as may, in its opinion, be necessary or desirable in consequence of the existence of a state of war or the occurrence of any calamity, emergency or disaster.
13. **Refusal or failure to give information** - No person shall refuse or fail to give such information as may be reasonably required of him/her by any duly authorised official of the Municipality or render any false information to any such official regarding any electrical installation work completed or contemplated.
14. **Refusal of admittance** - No person shall wilfully hinder, obstruct, interfere with or refuse admittance to any duly authorised official of the Municipality in the performance of his duty under this by-law or of any duty connected therewith or relating thereto.
15. **Improper use** - If the consumer uses the electricity for any purpose or deals with the electricity in any manner which the Municipality has reasonable grounds for believing interferes in an improper or unsafe manner or is calculated to interfere in an improper or unsafe manner with the efficient supply of electricity to any other consumer, the Municipality may, with or without notice, disconnect the electricity supply but such supply shall be restored as soon as the cause for the disconnection has been permanently remedied or removed. The fee as prescribed by the Municipality for the disconnection and reconnection shall be paid by the consumer before the electricity supply is restored, unless it can be shown that the consumer did not use or deal with the electricity in an improper or unsafe manner.
16. **Electricity tariffs and fees** - Copies of charges and fees may be obtained free of charge at the offices of the Municipality.
17. **Deposits** - The Municipality reserves the right to require the consumer to deposit a sum of money as security in payment of any charges which are due or may become due to the Municipality. The amount of the deposit in respect of each electricity installation shall be determined by the Municipality, and each such deposit may be increased if the Municipality deems the deposit held to be inadequate. Such deposit shall not be regarded as being in payment or part payment of any accounts due for the supply of electricity for the purpose of obtaining any discount provided for in the electricity tariff referred to in this by-law. On cessation of the supply of electricity, the

amount of such deposit, free of any interest, less any payments due to the Municipality shall be refunded to the consumer.

18. Payment of charges -

- (1) The consumer shall be liable for all charges listed in the prescribed tariff for the electricity service as approved by the Municipality. A copy of the prescribed tariff is obtainable free of charge from the Municipality.
- (2) All accounts shall be deemed to be payable when issued by the Municipality and each account shall, on its face, reflect the due date and a warning indicating that the supply of electricity may be disconnected should the charges in respect of such supply remain unpaid after the due date.
- (3) An error or omission in any account or failure to render an account shall not relieve the consumer of his obligation to pay the correct amount due for electricity supplied to the premises and the onus shall be on the consumer to satisfy himself/herself that the account rendered is in accordance with the prescribed tariff of charges in respect of electricity supplied to the premises.
- (4) Where a duly authorised official of the Municipality has visited the premises for the purpose of disconnecting the supply of electricity in terms of subsection (2) and he/she is obstructed or prevented from effecting such disconnection, the prescribed fee shall become payable for each visit necessary for the purpose of such disconnection.
- (5) After disconnection for non-payment of an account, the prescribed fees and any amounts due for electricity consumed shall be paid before the electricity supply is re-connected.

19. Interest on overdue accounts - The Municipality may charge interest on accounts which are not paid by the due date appearing on the account, at an interest rate as approved by the Municipality from time to time.

20. Principles for the resale of electricity –

- (1) Unless otherwise authorised by the Municipality, no person shall sell or supply electricity, supplied to his/her premises under an agreement with the Municipality, to any other person or persons for use on any other premises, or permit or suffer such resale or supply to take place. If electricity is resold for use upon the same premises, the electricity resold shall be measured by a submeter of a type which has been approved by Standards South Africa and

supplied, installed and programmed in accordance with the standards of the Municipality.

- (2) The tariff, rates and charges at which and the conditions of sale under which electricity is thus resold shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the Municipality. Every reseller shall furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the Municipality to its electricity consumers.

21. Right to disconnect supply –

- (1) The Municipality shall have the right to disconnect the supply of electricity to any premises if the person liable to pay for such supply fails to pay any charge due to the Municipality in connection with any supply of electricity which he/she may at any time have received from the Municipality in respect of such premises, or, where any of the provisions of this by-law and/or the Regulations are being contravened, provided the Municipality has given the person 14 (fourteen) days notice to remedy his/her default and the person has failed to remedy such default after notice has been given, or, in the case of a grave risk to person or property, or as envisaged in terms of Section 26 of this by-law, without notice. After disconnection for non-payment of accounts or the improper or unsafe use of electricity, the fee as prescribed by the Municipality shall be paid.
- (2) In the case where an installation has been illegally reconnected on a consumer's premises after having been previously legally disconnected by the Municipality, or in the case where the Municipality's electrical equipment has been tampered with to prevent the full registration of consumption by the meter, the electricity supply may be physically removed from those premises.

22. Non-liability of the Municipality- The Municipality shall not be liable for any loss or damage, direct or consequential, suffered or sustained by a consumer as a result of or arising from the cessation, interruption or any other abnormality of the supply of electricity, unless caused by negligence on the part of the Municipality.

23. Leakage of electricity - Under no circumstances shall any rebate be allowed on the account for electricity supplied and metered in respect

of electricity wasted owing to leakage or any other fault in the electrical installation.

- 24. Failure of supply** - The Municipality does not undertake to attend to a failure of supply of electricity due to a fault in the electrical installation of the consumer, except when such failure is due to the operation of the service protective device of the Municipality. When any failure of supply of electricity is found to be due to a fault in the electrical installation of the consumer or to the faulty operation of apparatus used in connection therewith, the Municipality shall have the right to charge the consumer the fee as prescribed by the Municipality for each restoration of the supply of electricity in addition to the cost of making good or repairing any damage which may have been done to the service main and meter by such fault or faulty operation as aforesaid.
- 25. Seals of the Municipality** - The meter, service protective devices and all apparatus belonging to the Municipality shall be sealed or locked by a duly authorised official of the Municipality, and no person not being an official of the Municipality duly authorised thereto shall in any manner or for any reason whatsoever remove, break, deface, or tamper or interfere with such seals or locks.
- 26. Tampering with service connection or supply mains -**
- (1) No person shall in any manner or for any reason whatsoever tamper or interfere with any meter or metering equipment or service connection or service protective device or supply mains or any other equipment of the Municipality.
 - (2) Where prima facie evidence exists of a consumer and/or any person having contravened sub-section(1), the Municipality shall have the right to disconnect the supply of electricity immediately and without prior notice to the consumer. The person shall be liable for all fees and charges levied by the Municipality for such disconnection.
 - (3) Where a consumer and/or any person has contravened sub-section(1) and such contravention has resulted in the meter recording less than the true consumption, the Municipality shall have the right to recover from the consumer the full cost of his estimated consumption.
- 27. Protection of Municipality's supply mains -**

- (1) No person shall, except with the consent of the Municipality and subject to such conditions as may be imposed –
 - (a) construct, erect or lay, or permit the construction, erection or laying of any building, structure or other object, or plant trees or vegetation over or in such a position or in such a manner as to interfere with or endanger the supply mains
 - (b) excavate, open up or remove the ground above, next to, under or near any part of the supply mains
 - (c) damage, endanger, remove or destroy, or do any act likely to damage, endanger or destroy any part of the supply mains
 - (d) make any unauthorized connection to any part of the supply mains or divert or cause to be diverted any electricity there from.
 - (e) The owner or occupier shall limit the height of trees or length of projecting branches in the proximity of overhead lines or provide a means of protection which in the opinion of the Municipality will adequately prevent the tree from interfering with the conductors should the tree or branch fall or be cut down. Should the owner fail to observe this provision the Municipality shall have the right, after prior written notification, or at any time in an emergency, to cut or trim the trees or other vegetation in such a manner as to comply with this provision and shall be entitled to enter the property for this purpose.
- (2) The Municipality may subject to obtaining an order of court demolish, alter or other wise deal with any building, structure or other object constructed, erected or laid in contravention with this by-law.
- (3) The municipality may in the case of an emergency or disaster remove anything damaging, obstructing or endangering or likely to damage, obstruct, endanger or destroy any part of the electrical distribution system.

28. Prevention of tampering with service connection or supply mains

- If the Municipality decides that it is necessary or desirable to take special precautions in order to prevent tampering with any portion of the supply mains, service connection or service protective device or meter or metering equipment, the consumer shall either supply and install the necessary protection or pay the costs involved where such protection is supplied by the Municipality.

29. Unauthorised connections - No person other than a person specifically authorised thereto by the Municipality in writing shall directly or indirectly connect, attempt to connect or cause or permit to be connected any electrical installation or part thereof to the supply mains or service connection.

30. Unauthorised reconnections -

- (1) No person other than a person specifically authorised thereto by the Municipality in writing shall reconnect, attempt to reconnect or cause or permit to be reconnected to the supply mains or service connection any electrical installation or installations which has or have been disconnected by the Municipality.
- (2) Where the supply of electricity that has previously been disconnected is found to have been reconnected, the consumer using the supply of electricity shall be liable for all charges for electricity consumed between the date of disconnection and the date the electricity supply was found to be reconnected and any other charges raised in this regard. Furthermore, the Municipality reserves the right to remove part or all of the supply equipment until such time as payment has been received in full. In addition, the consumer will be responsible for all the costs associated with the reinstatement of such supply equipment.

31. Temporary disconnection and reconnection -

- (1) The Municipality shall, at the request of the consumer, temporarily disconnect and reconnect the supply of electricity to the consumer's electrical installation upon payment of the fee as prescribed by the Municipality for each such disconnection and subsequent reconnection.
- (2) In the event of the necessity arising for the Municipality to effect a temporary disconnection and reconnection of the supply of electricity to a consumer's electrical installation and the consumer is in no way responsible for bringing about this necessity, the Municipality shall waive payment of the fee hereinbefore referred to.
- (3) The Municipality may only under exceptional circumstances temporarily disconnect the supply of electricity to any premises without notice, for the purpose of effecting repairs or carrying out tests or for any other legitimate purpose. In all other instances adequate notice shall be given.

- 32. Temporary supplies** - It shall be a condition of the giving of any temporary supply of electricity, as defined in this by-law, that, if such supply is found to interfere with the efficient and economical supply of electricity to other consumers, the Municipality shall have the right, with notice, or under exceptional circumstances without notice, to terminate such temporary supply at any time and, the Municipality shall not be liable for any loss or damage occasioned by the consumer by such termination.
- 33. Temporary work** - Electrical installations requiring a temporary supply of electricity shall not be connected directly or indirectly to the supply mains except with the special permission in writing of the Municipality. Full information as to the reasons for and nature of such temporary work shall accompany the application for the aforesaid permission, and the Municipality may refuse such permission or may grant the same upon such terms and conditions as it may appear desirable and necessary.
- 34. Load reduction -**
- (1) At times of peak load, or in an emergency, or when, in the opinion of the Municipality, it is necessary for any reason to reduce the load on the electricity supply system of the Municipality, the Municipality may without notice interrupt and, for such period as the Municipality may deem necessary, discontinue the electricity supply to any consumer's electrically operated thermal storage water heater or any specific appliance or the whole installation. The Municipality shall not be liable for any loss or damage directly or consequentially due to or arising from such interruption and discontinuance of the electricity supply.
 - (2) The Municipality may install upon the premises of the consumer such apparatus and equipment as may be necessary to give effect to the provisions of subsection (1), and any duly authorised official of the Municipality may at any reasonable time enter any premises for the purpose of installing, inspecting, testing adjusting and/or changing such apparatus and equipment.
 - (3) Notwithstanding the provisions of sub-section (2), the consumer or the owner, as the case may be, shall, when installing an electrically operated water storage heater, provide such necessary accommodation and wiring as the Municipality may decide to facilitate the later installation of the apparatus and equipment referred to in sub-section (2).
- 35. Medium and low voltage switchgear and equipment -**

- (1) In cases where a supply of electricity is given at either medium or low voltage, the supply and installation of the switchgear, cables and equipment forming part of the service connection shall, unless otherwise approved by the Municipality or any duly authorised official of the Municipality, be paid for by the consumer.
- (2) In the case of a medium voltage supply of electricity, all such equipment shall be approved by any duly authorised official of the Municipality and installed by or under the supervision of any duly authorised official of the Municipality.
- (3) No person shall operate medium voltage switchgear without the written authority of the Municipality.
- (4) All earthing and testing of medium voltage equipment linked to the Municipality's network shall be conducted by or under the supervision of an employee of the Municipality.
- (5) In the case of a low voltage supply of electricity, the consumer shall provide and install a low voltage main switch and/or any other equipment required by the Municipality or any duly authorised official of the Municipality.

MUNICIPALITY ELECTRICITY SUPPLY BY-LAW:

35. High, medium and low voltage switchgear and equipment -

- (1) In cases where a supply of electricity is given at either high, medium or low voltage, the supply and installation of the switchgear, cables and equipment forming part of the service connection shall, unless otherwise approved by the Municipality or any duly authorised official of the Municipality, be paid for by the consumer.
- (2) All such equipment installed on the consumer's premises shall be compatible with the Municipality's electrical performance standards
- (3) No person shall open, close, isolate, link or earth high or medium voltage switchgear or equipment without giving reasonable prior notice to the Municipality's System Control Centre.
- (4) In the case of a high or medium voltage supply of electricity, where the consumer has high or medium voltage switchgear installed, the Municipality shall be advised of the competent person appointed by the consumer in terms of the Regulations, and of any changes made to such appointments.

- (5) In the case of a low voltage supply of electricity, the consumer shall provide and install a low voltage main switch and/or any other equipment required by the Municipality or any duly authorised official of the Municipality.

- 36. Substation accommodation** - The Municipality may, on such conditions as may be deemed fit by the Municipality or any duly authorised official of the Municipality, require the owner to provide and maintain accommodation which shall constitute a substation and which shall consist of a separate room or rooms to be used exclusively for the purpose of housing medium voltage cables and switchgear, transformers, low voltage cables and switchgear and other equipment necessary for the supply of electricity requested by the applicant. The accommodation shall be situated at a point to which free, adequate and unrestricted access is available at all times for purposes connected with the operation and maintenance of the equipment.

The Municipality reserves the right to supply its own networks from its own equipment installed in such accommodation, and if additional accommodation is required by the Municipality, such additional accommodation shall be provided by the applicant at the cost of the Municipality.

- 37. Wiring diagram and specification** -

- (1) When more than one electrical installation or electricity supply from a common main or more than one distribution board or meter is required for any building or block of buildings, the wiring diagram of the circuits starting from the main switch and a specification shall on request be supplied to the Municipality in duplicate for approval before the work commences.
- (2) Where an electrical installation is to be supplied from a substation on the same premises on which the current is transformed from high voltage, or from one of the substations of the Municipality through mains separate from the general distribution system, a complete specification and drawings for the plant to be installed by the consumer shall, if so required, be forwarded to the Municipality for approval before any material in connection therewith is ordered.

- 38. Standby supply** - No person shall be entitled to a standby supply of electricity from the Municipality for any premises having a separate source of electricity supply except with the written consent of the Municipality and subject to such terms and conditions as may be laid down by the Municipality.

- 39. Consumer's emergency standby supply equipment** -

- (1) No emergency standby equipment provided by a consumer in terms of any Regulations or for his own operational requirements shall be connected to any installation without the prior written approval of the Municipality. Application for such approval shall be made in writing and shall include a full specification of the equipment and a wiring diagram. The standby equipment shall be so designed and installed that it is impossible for the Municipality's supply mains to be energized by means of a back-feed from such equipment. The consumer shall be responsible for providing and installing all such protective equipment.
 - (2) Where by special agreement with the Municipality, the consumer's standby generating equipment is permitted to be electrically coupled to, and run in parallel with the Municipality's supply mains, the consumer shall be responsible for providing, installing and maintaining all the necessary synchronizing and protective equipment required for such safe parallel operation, to the satisfaction of the Municipality.
- 40. Circular letters** - The Municipality may from time to time issue Circulars detailing the requirements of the Municipality regarding matters not specifically covered in the Regulations or this by-law but which are necessary for the safe, efficient operation and management of the supply of electricity.

CHAPTER 3 RESPONSIBILITIES OF CONSUMERS

- 41. Consumer to erect and maintain electrical installation** - Any electrical installation connected or to be connected to the supply mains, and any additions or alterations thereto which may be made from time to time, shall be provided and erected and maintained and kept in good order by the consumer at his own expense and in accordance with this by-law and the Regulations.
- 42. Fault in electrical installation** -
- (1) If any fault develops in the electrical installation, which constitutes a hazard to persons, livestock or property, the consumer shall immediately disconnect the electricity supply. The consumer shall without delay give notice thereof to the Municipality and shall immediately take steps to remedy the fault.

- (2) The Municipality may require the consumer to reimburse it for any expense to which it may be put in connection with a fault in the electrical installation.

43. Discontinuance of use of supply - In the event of a consumer desiring to discontinue using the electricity supply, he/she shall give at least two full working days' notice in writing of such intended discontinuance to the Municipality, failing which he/she shall remain liable for all payments due in terms of the tariff for the supply of electricity until the expiration of two full working days after such notice has been given.

44. Change of occupier -

- (1) A consumer vacating any premises shall give the Municipality not less than two full working days' notice in writing of his intention to discontinue using the electricity supply, failing which he/she shall remain liable for such supply.
- (2) If the person taking over occupation of the premises desires to continue using the electricity supply, he/she shall make application in accordance with the provisions of section 5 of this by-law, and if he/she fails to make application for an electricity supply within ten working days of taking occupation of the premises, the supply of electricity shall be disconnected, and he/she shall be liable to the Municipality for the electricity supply from the date of occupation till such time as the supply is so disconnected.
- (3) Where premises are fitted with pre-payment meters any person occupying the premises at that time shall be deemed to be the consumer. Until such time as an application is made by this person for a supply of electricity, in terms of section 5 of this by-law, he/she shall be liable for all charges and fees owed to the Municipality for that metering point as well as any outstanding charges and fees whether accrued by that person or not.

45. Service apparatus -

- (1) The consumer shall be liable for all costs to the Municipality arising from damage to or loss of any metering equipment, service protective device, service connection or other apparatus on the premises, unless such damage or loss is shown to have been occasioned by an Act of God or an act or omission of an employee of the Municipality or caused by an abnormality in the supply of electricity to the premises.
- (2) If, during a period of disconnection of an installation from the supply mains, the service main, metering equipment or any other service apparatus, being the property of the Municipality

and having been previously used, have been removed without its permission or have been damaged so as to render reconnection dangerous, the owner or occupier of the premises, as the case may be, during such period shall bear the cost of overhauling and/or replacing such equipment.

- (3) Where there is a common metering position, the liability detailed in subsection (1) shall devolve on the owner of the premises.
- (4) The amount due in terms of subsection (1) shall be evidenced by a certificate from the Municipality which shall be final and binding.

CHAPTER 4 SPECIFIC CONDITIONS OF SUPPLY

46. Service connection -

- (1) The consumer shall bear the cost of the service connection, as approved by the Municipality.
- (2) Notwithstanding the fact that the consumer bears the cost of the service connection, ownership of the service connection, laid or erected by the Municipality, shall vest in the Municipality, the Municipality shall be responsible for the maintenance of such service connection up to the point of supply. The consumer shall not be entitled to any compensation from the Municipality in respect of such service connection.
- (3) The work to be carried out by the Municipality at the cost of the consumer for a service connection to the consumer's premises shall be determined by the Municipality or any duly authorised official of the Municipality.
- (4) A service connection shall be laid underground, whether the supply mains are laid underground or erected overhead, unless an overhead service connection is specifically required by the Municipality.
- (5) The consumer shall provide, fix and/or maintain on his premises such ducts, wireways, trenches, fastenings and clearance to overhead supply mains as may be required by the Municipality for the installation of the service connection.

- (6) The conductor used for the service connection shall have a cross-sectional area according to the size of the electrical supply but shall not be less than 16 mm² (copper or copper equivalent), and all conductors shall have the same cross-sectional area, unless otherwise approved by any duly authorised official of the Municipality.
- (7) Unless otherwise approved, the Municipality shall only provide one service connection to each registered erf. In respect of two or more premises belonging to one owner and situated on adjacent erven, a single bulk supply of electricity may be made available provided the erven are consolidated or notarially tied.
- (8) Any covers of a wireway carrying the supply circuit from the point of supply to the metering equipment shall be made to accept the seals of the Municipality.
- (9) Within the meterbox, the service conductor or cable, as the case may be, shall terminate in an unobscured position and the conductors shall be visible throughout their length when cover plates, if present, are removed.
- (10) In the case of blocks of buildings occupied by a number of individual consumers, separate wireways and conductors or cables shall be laid from the common metering room or rooms to each individual consumer in the blocks of buildings. Alternatively, if trunking is used, the conductors of the individual circuits shall be clearly identified (tied together every 1,5m) throughout their length.

47. Metering accommodation -

- (1) The consumer shall, if required by the Municipality or any duly authorised official of the Municipality, provide accommodation in an approved position, the meter board and adequate conductors for the Municipality's metering equipment, service apparatus and protective devices. Such accommodation and protection shall be provided and maintained, to the satisfaction of the Municipality, at the cost of the consumer or the owner, as the circumstances may demand, and shall be situated, in the case of credit meters, at a point to which free and unrestricted access shall be had at all reasonable hours for the reading of meters but at all times for purposes connected with the operation and maintenance of the service equipment. Access at all reasonable hours shall be afforded for the inspection of prepayment meters.
- (2) Where submetering equipment is installed, accommodation separate from the Municipality's metering equipment shall be provided.

- (3) The consumer or, in the case of a common meter position, the owner of the premises shall provide adequate electric lighting in the space set aside for accommodating the metering equipment and service apparatus.
- (4) Where in the opinion of the Municipality the position of the meter, service connection, protective devices or main distribution board is no longer readily accessible or becomes a course of danger to life or property or in any way becomes unsuitable, the consumer shall remove it to a new position, and the cost of such removal, which shall be carried out with reasonable dispatch, shall be borne by the consumer.
- (5) The accommodation for the Municipality's metering equipment and protective devices may, if approved, include the consumer's main switch and main protective devices. No apparatus other than that used in connection with the supply of electricity and use of electricity shall be installed or stored in such accommodation unless approved.

CHAPTER 5 SYSTEMS OF SUPPLY

48. Load requirements - Alternating current supplies shall be given as prescribed by the Electricity Act, 1987 (Act 41 of 1987), and in the absence of a quality of supply agreement, as set out in applicable standard specification.

49. Load limitations -

- (1) Where the estimated load, calculated in terms of the safety standard, does not exceed 15 kVA, the electrical installation shall be arranged for a two-wire single-phase supply of electricity, unless otherwise approved by the Municipality or any duly authorised official of the Municipality.
- (2) Where a three-phase four-wire supply of electricity is provided, the load shall be approximately balanced over the three phases but the maximum out-of-balance load shall not exceed 15kVA, unless otherwise approved by the Municipality or any duly authorised official of the Municipality.
- (3) No current-consuming appliance, inherently single phase in character, with a rating which exceeds 15kVA shall be connected to the electrical installation without the prior approval of the Municipality.

50. Interference with other persons' electrical equipment –

- (1) No person shall operate electrical equipment having load characteristics which, singly or collectively, give rise to voltage variations, harmonic currents or voltages, or unbalanced phase currents which fall outside the applicable standard specification.
- (2) The assessment of interference with other persons' electrical equipment shall be carried out by means of measurements taken at the point of common coupling.
- (3) Should it be established that undue interference is in fact occurring, the consumer shall, at his/her own cost, install the necessary equipment to filter out the interference and prevent it reaching the supply mains.

51. Supplies to motors –

Unless otherwise approved by the Municipality or any duly authorised official of the Municipality the rating of motors shall be limited as follows:

- (1) Limited size for low voltage motors –

The rating of a low voltage single-phase motor shall be limited to 2kW and/or the starting current shall not exceed 70A. All motors exceeding these limits shall be wound for three phases at low voltage or such higher voltage as may be required.

- (2) Maximum starting and accelerating currents of three-phase alternating current motors.-

The starting current of three-phase low voltage motors permitted shall be related to the capacity of the consumer's service connection, as follows:

Insulated service cable, size in mm ² , copper equivalent mm ²	Maximum permissible starting current A	Maximum motor rating in kW		
		Direct on line (6x full-load)	Star/Delta (2,5 x full-load current)	Other means (1,5 x full-load current)

		current		
		kW	kW	kW
16	72	6	13,5	23
25	95	7,5	18	30
35	115	9	22	36,5
50	135	10	25	45
70	165	13	31	55
95	200	16	38	67
120	230	18	46	77
150	260	20	52	87

(3) Consumers supplied at medium voltage –

In an installation supplied at medium voltage the starting current of a low voltage motor shall be limited to 1,5 times the rated full-load current of the transformer supplying such a motor. The starting arrangement for medium voltage motors shall be subject to the approval of the Municipality.

52. Power factor -

- (1) If required by the Municipality, the power factor of any load shall be maintained within the limits 0,85 lagging and 0,9 leading.
- (2) Where, for the purpose of complying with sub-section (1), it is necessary to install power factor corrective devices, such corrective devices shall be connected to the individual appliance terminals unless the correction of the power factor is automatically controlled.
- (3) The consumer shall, at his/her own cost, install such corrective devices.

53. Protection - Electrical protective devices for motors shall be of such a design as effectively to prevent sustained overcurrent and single phasing, where applicable.

CHAPTER 6 MEASUREMENT OF ELECTRICITY

54. Metering –

- (1) The Municipality shall, at the consumer's cost in the form of a direct charge or prescribed fee, provide, install and maintain appropriately rated metering equipment at the point of metering for measuring the electricity supplied.

- (2) Except in the case of prepayment meters, the electricity used by a consumer during any metering period shall be ascertained by the reading of the appropriate meter or meters supplied and installed by the Municipality and read at the end of such period except where the metering equipment is found to be defective, or the Municipality invokes the provisions of section 58(2) of this by-law, in which case the consumption for the period shall be estimated.
- (3) Where the electricity used by a consumer is charged at different tariff rates, the consumption shall be metered separately for each rate.
- (4) The Municipality reserves the right to meter the supply to blocks of shops and flats, tenement-houses and similar buildings for the buildings as a whole, or for individual units, or for groups of units.
- (5) No alterations, repairs or additions or electrical connections of any description shall be made on the supply side of the point of metering unless specifically approved in writing by the Municipality or any duly authorised official of the Municipality.

55. Accuracy of metering -

- (1) A meter shall be conclusively presumed to be registering accurately if its error, when tested in the manner prescribed in sub-section (5) hereof, is found to be within the limits of error as provided for in the applicable standard specifications.
- (2) The Municipality shall have the right to test its metering equipment. If it is established by test or otherwise that such metering equipment is defective, the Municipality shall -
 - (i) in the case of a credit meter, adjust the account rendered;
 - (ii) in the case of prepayment meters, (a) render an account where the meter has been under-registering, or (b) issue a free token where the meter has been over-registering;in accordance with the provisions of sub-section (6).
- (3) The consumer shall be entitled to have the metering equipment tested by the Municipality on payment of the prescribed fee. If the metering equipment is found not to comply with the system accuracy requirements as provided for in the applicable standard specifications, an adjustment in accordance with the provisions of sub-sections (2) and (6) shall be made and the aforesaid fee shall be refunded.

- (4) In case of a dispute, the consumer shall have the right at his own cost to have the metering equipment under dispute tested by an approved independent testing authority, and the result of such test shall be final and binding on both parties.
- (5) Meters shall be tested in the manner as provided for in the applicable standard specifications.
- (6) When an adjustment is made to the electricity consumption registered on a meter in terms of sub-section (2) or (3), such adjustment shall either be based on the percentage error of the meter as determined by the test referred to in sub-section (5) or upon a calculation by the Municipality from consumption data in its possession. Where applicable, due allowance shall be made, where possible, for seasonal or other variations which may affect the consumption of electricity.
- (7) When an adjustment is made as contemplated in sub-section (6), the adjustment may not exceed a period of six months preceding the date on which the metering equipment was found to be inaccurate. The application of this section does not bar a consumer from claiming back overpayment for any longer period where the consumer is able to prove the claim in the normal legal process.
- (8) Where the actual load of a consumer differs from the initial estimated load provided for under section 8(1) to the extent that the Municipality deems it necessary to alter or replace its metering equipment to match the load, the costs of such alteration or replacement shall be borne by the consumer.
- (9) (a) Prior to the Municipality making any upward adjustment to an account in terms of sub-section (6), the Municipality shall -
 - (i) notify the consumer in writing of the monetary value of the adjustment to be made and the reasons therefore;
 - (ii) in such notification provide sufficient particulars to enable the consumer to submit representations thereon, and
 - (iii) call upon the consumer in such notice to provide it with reasons in writing, if any, within 21 days or such longer period as the Municipality may permit why his/her account should not be adjusted as notified.

- (b) Should the consumer fail to make any representations during the period referred to in sub-section 9(a)(iii) the Municipality shall be entitled to adjust the account as notified in sub-section 9(a)(i).
- (c) The Municipality shall consider any reasons provided by the consumer in terms of sub-section (9)(a) and shall, if satisfied that a case has been made out therefor, adjust the account appropriately.
- (d) If a duly authorized official of the Municipality decides after having considered the representation made by the consumer that such representations do not establish a case warranting an amendment to the monetary value established in terms of sub-section (6), the Municipality shall be entitled to adjust the account as notified in terms of sub-section 9(a)(i), subject to the consumer's right to appeal the decision of the official in terms of section 62 of the Municipal Systems Act, 2000.

56. Reading of credit meters -

- (1) Unless otherwise prescribed, credit meters shall normally be read at intervals of one month and the fixed or minimum charges due in terms of the tariff shall be assessed accordingly. The Municipality shall not be obliged to effect any adjustments to such charges.
- (2) If for any reason the credit meter cannot be read, the Municipality may render an estimated account. The electrical energy consumed shall be adjusted in a subsequent account in accordance with the electrical energy actually consumed.
- (3) When a consumer vacates a property and a final reading of the meter is not possible, an estimation of the consumption may be made and the final account rendered accordingly.
- (4) If a special reading of the meter is desired by a consumer, this may be obtained upon payment of the prescribed fee.
- (5) If any calculating, reading or metering error is discovered in respect of any account rendered to a consumer, the error shall be corrected in subsequent accounts. Any such correction shall only apply in respect of accounts for a period of 6 months preceding the date on which the error in the accounts was discovered, and shall be based on the actual tariffs applicable during the period. The application of this section does not prevent a consumer from claiming back overpayment for any

longer period where the consumer is able to prove the claim in the normal legal process.

57. Prepayment metering -

- (1) No refund of the amount tendered for the purchase of electricity credit shall be given at the point of sale after initiation of the process by which the prepayment meter token is produced.
- (2) Copies of previously issued tokens for the transfer of credit to the prepayment meter may be issued at the request of the consumer.
- (3) When a consumer vacates any premises where a prepayment meter is installed, no refund for the credit remaining in the meter shall be made to the consumer by the Municipality.
- (4) The Municipality shall not be liable for the reinstatement of credit in a prepayment meter lost due to tampering with, or the incorrect use or the abuse of, prepayment meters and/or tokens.
- (5) Where a consumer is indebted to the Municipality for electricity consumed or to the Municipality for any other service supplied by the Municipality (including rates) or for any charges previously raised against him/her in connection with any service rendered, the Municipality may deduct a percentage from the amount tendered to offset the amount owing to the Municipality, as set out in the section 5 agreement for the supply of electricity.
- (6) The Municipality may, at its discretion, appoint vendors for the sale of credit for prepayment meters and shall not guarantee the continued operation of any vendor.

**CHAPTER 7
ELECTRICAL CONTRACTORS**

58. In addition to the requirements of the Regulations the following requirements shall apply:

- (1) Where an application for a new or increased supply of electricity has been made to the Municipality, any duly authorised official of the Municipality may at his/her discretion accept notification of the completion of any part of an electrical installation, the circuit arrangements of which permit the electrical installation to be divided up into well-defined separate portions, and such part of the electrical installation may, at the discretion of any duly authorised official of the Municipality, be

inspected, tested and connected to the supply mains as though it were a complete installation.

- (2) The examination, test and inspection that may be carried out at the discretion of the Municipality or any duly authorised official of the Municipality in no way relieves the electrical contractor/accredited person or the user or lessor, as the case may be, from his responsibility for any defect in the installation. Such examination, test and inspection shall not be taken under any circumstances (even where the electrical installation has been connected to the supply mains) as indicating or guaranteeing in any way that the electrical installation has been carried out efficiently with the most suitable materials for the purpose or that it is in accordance with this by-law or the safety standard, and the Municipality shall not be held responsible for any defect or fault in such electrical installation.

59. The Municipality shall not be held responsible for the work done by the electrical contractor/accredited person on a consumer's premises and shall not in any way be responsible for any loss or damage which may be occasioned by fire or by any accident arising from the state of the wiring on the premises.

CHAPTER 8 COST OF WORK

60. The Municipality may repair and make good any damage done in contravention of this by-law or resulting from a contravention of this by-law. The cost of any such work carried out by the Municipality which was necessary due to the contravention of this by-law, shall be to the account of the person who acted in contravention of this by-law.

CHAPTER 9 PENALTIES

61. (1) Any person who contravenes any of the provisions of sections 5, 7, 13, 14, 20, 25, 26, 27, 29 and 30 of this by-law shall be guilty of an offence.
- (2) Any person who continues to commit an offence after notice has been served on him/her to cease committing such offence or after he/she has been convicted of such offence shall be guilty of a continuing offence.
- (3) Any person convicted of an offence under this by-law for which no penalty is expressly provided shall be liable to a fine not exceeding ten thousand rands or imprisonment for a period not exceed six months or to such imprisonment without the option

of a fine or to both such fine and such imprisonment and, in the case of a continuing offence, to an additional fine not exceeding two hundred rands or additional imprisonment for a period not exceeding ten days or to such additional imprisonment without the option of a fine or to both such additional fine and imprisonment for each day on which such offence is continued.

- (4) Every person committing a breach of the provisions of this by-law shall be liable to recompense the Municipality for any loss or damage suffered or sustained by it in consequence of such breach.

CHAPTER 10 REPEAL OF BY-LAWS

- 62.** The By-laws specified in the first column of Schedule 1 are hereby repealed to the extent set out in the second column of Schedule 1

SCHEDULE 1

BY-LAWS REPEALED

TITLE OF BY-LAW	EXTENT OF REPEAL
The standard Electricity By-Laws, promulgated under Administrator Notice 1959, 11 September 1985.	The whole

SCHEDULE 2

“applicable standard specification” means

SANS 1019 Standard voltages, currents and insulation levels for electricity supply
 SANS 1607 Electromechanical watt-hour meters,
 SANS 1524 Parts 0,1 & 2 - Electricity dispensing systems,
 SANS IEC 60211 Maximum demand indicators, Class1.0,
 SANS IEC 60521 Alternating current electromechanical watt-hour meter (Classes 0.5, 1 & 2),
 SANS 0142 Code of practice for the wiring of premises;
 NRS 047 National Rationalised Specification for the Electricity Supply - Quality of Service
 NRS 048 National Rationalised Specification for the Electricity Supply - Quality of Supply, and
 NRS 057 Electricity Metering: Minimum Requirements



MKHONDO LOCAL MUNICIPALITY TARIFF BY-LAW

TARIFF BY-LAW

To give effect to the implementation of the Mkhondo Local Municipality's individual tariff policies and to provide for matters incidental thereto.

PREAMBLE

1. Section 229(1) of the Constitution of the Republic of South Africa authorizes a municipality to impose
 - (a) Rates on property and surcharges on fees for services provided by or on behalf of the Municipal, and
 - (b) If authorized by national legislation, other taxes, levies and duties.
2. In terms of section 75A of the Systems Act, 32 of 2000, a municipality may:
 - (a) Levy and recover fees, charges or tariffs in respect of any function or services of the municipality, and
 - (b) Recover collection charges and interest on any outstanding debt.
3. In terms of section 74(1) of the Systems Act, 32 of 2000, a municipal council must adopt and implement a tariff policy on the levying of fees for a municipal service provided by the municipality or by way of services delivery agreements and which complies with the provisions of the systems act, the Local Government Municipal Finance Management Act, 53 of 2003 and any other applicable legislation.
4. In terms of section 75(1) of the Systems Act, 32 of 2000, a municipal council must adopt by-laws to give effect to the implementation and enforcement of its tariff policies.
5. In terms of section 75(2) of the Systems Act, 32 of 2000, by-laws adopted in terms of subsection 75(1) may differentiate between different categories of users, debtors, service providers, services, service standards and geographical areas as long as such differentiation does not amount to unfair discrimination.

BE IT THEREFORE ENACTED by the Council of the Mkhondo Local Municipality, as follows:-

Definitions

In this By-Law any word or expression to which a meaning has been assigned in the Act, shall bear the same meaning in these By-laws, and unless the context indicates otherwise —

“By law” means a legislation that is made by a decision taken by the council of the municipality binding in the municipality on the persons to whom it applies and is published in terms of section 13 of the municipal systems act;

“Council” means the council of the local municipality of Mkhondo. A structure or person exercising delegated authority and power or carrying out an instruction in terms of these by laws or a service provider fulfilling the responsibility under these by-laws;

“Credit Control and Debt Collection By-law and policy” means the Credit Control and Debt Collection Policy as required in terms of section 96(b) and 97 and 98 of the Local Government: Municipal Systems Act, (Act 32 No. of 2000).

“Tariff” means fees, charges or any other tariffs levied by the council in respect of any function or service provided by the Council, excluding rates levied by the council in terms of the Local Government Municipal: Property Rates Act; Act 6 of 2004;

“Tariff policy” means a tariff policy adopted by Council in terms of this By-law.

1. Guiding principles in the determination of tariffs.

In the determination of tariffs the Council shall be guided by the following principles —

- I. Tariffs shall be equitable and affordable in that the amount due for municipal services should generally be in proportion to their use of that service;
- II. Tariffs shall support national macro-economic policies and shall incorporate visions, strategies and economic policies of the Republic of South Africa
- III. Tariffs shall be cost effective and cost reflective and should reflect the cost reasonably associated with rendering municipal services, including capital, operating, maintenance, administration, replacement costs and financing charges;
- IV. Tariffs shall promote the sustainability of the provision of municipal services.

2. Application of By-Law

This by-law shall only apply to tariffs applicable to the Council and municipal entities in respect of which the municipality is the parent municipality for —

Fees, surcharges on fees, charges and tariffs in respect of municipal services, such as —

- I. provision of water;
- II. refuse removal;
- III. sewerage;
- IV. removal and purification of sewerage;
- V. electricity consumption;
- Municipal services provided through prepaid meters.
- VI. all other related costs for services rendered in terms of the service
- VII. interest which has accrued or will accrue in respect of money due and payable to the Council;
- VIII. collection charges in those cases where the Council is responsible for

- (aa) the rendering of municipal accounts in respect of any one or more of the municipal Services;
- (bb) the recovery of amounts due and payable in respect thereof, irrespective whether the municipal services, or any of them, are provided by the Council itself or by a service utility with which it has concluded a service provider agreement to provide a service on the municipality's behalf.

3. Adoption and implementation of Tariff Policy

The council shall adopt and implement a tariff policy on the levying of fees for a municipal service provided by the council or by way of service delivery agreements which complies with the provisions of the Local Government: Municipal Systems Act, 32 of 2000, the Local Government Municipal Finance Management Act, 56 of 2003 and any other applicable legislation.

4. Enforcement of Tariff Policy

The Council's tariff policy shall be enforced through the Credit Control and Debt Collection By-law and policy and any further enforcement mechanism stipulated in the Council's tariff policy.

5. Short title and commencement

This By-law is the Tariff By-law, and takes effect on the promulgation date

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 92 OF 2019**LEKWA LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 59 OF THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW FOR LEKWA MUNICIPALITY, 2016 TO BE KNOWN AS STANDERTON EXTENSION 10**

I, Viljoen du Plessis, of Metroplan Pretoria Incorporated (Reg. No. 1992/06580/21) ("Metroplan") being the authorised agent of the owner of a portion of the Remaining Extent of Portion 2, Portion 4, and a portion of the Remaining Extent of Portion 7 of the Farm Grootverlagen 409-IS hereby give notice in terms of Section 21 of the Lekwa Local Municipality's By-Law, 2016 that we have applied to the Lekwa Local Municipality for the establishment of the Standerton Extension 10 Township on the above-mentioned properties in terms of Section 59 and simultaneous application for subdivision in terms of Section 71 and consolidation in terms of Section 71 of the Lekwa Local Municipality's Spatial Planning and Land Use Management By-Law, 2016 referred to in the Annexure below.

The proposed land development area is situated on the north-western corner of the intersection of Walter Sisulu Drive and the R23 (extension of Krogh Street). It is proposed to establish a township consisting of ten erven for purposes of developing a mixed use development. This will form the second phase of a larger intended mixed use development

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged verbally with, or made in writing to the Municipal Manager: City Planning and Development, Municipal Offices, Cnr Dr Beyers Naude and Mbonani Mayisela Streets, 1st Floor, Records, Standerton or P.O. Box 66, Standerton, 2430 or admin@lekwalm.gov.za as from 21 June 2019 until 21 July 2019.

Full particulars of the application and plans (if any) may be inspected during normal office hours at the above mentioned office of the Strategic Executive Director: City Planning and Development and at the offices of Metroplan Pretoria for a period of 30 days from 21 June 2019. Enquiries: Itumeleng Mashishi; itu.mashishi@gmail.com.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue Georgeville, Pretoria; Tel: (012) 804 2522; Fax: (012) 804 2877; and E-mail: viljoen@metroplan.net / harriet@metroplan.net

Closing date for objection(s) and/or comment(s): 21 July 2019

Dates on which notices will be published: 21 June 2019 and 28 June 2019

ANNEXURE

Name of Township: Standerton Extension 10.

Name of authorised agent: Metroplan Town Planners and Urban Designers (Reg. No. 1992/06580/07) ("Metroplan").

The proposed township is situated on a portion of the Remainder of Portion 2, Portion 4 and a portion of the Remainder of Portion 7 of the Farm Grootverlagen 409-IS.

Number of erven, proposed zoning and proposed development control measures:

- The proposed Standerton Extension 10 Township will consist of 10 erven;
- Erven 1 up to and including 9 will be zoned "Special" with a height of 2 storeys, Floor Area Ratio (FAR) of 0.4 and coverage of 75% and
- Erf 10 will be zoned "Residential 3" with a height of 7 storeys, FAR of 1.5 and a coverage of 50%.

Reference: 7/3/2/2/10

UMASIPALA WASE LEKWA**ISAZISO NGESICELO SOKUSUNGULWA KWEDOLOBHA NGOKWESIGABA 59 NGAPHANSI KOMTHETHO KAMASIPALA WASE LEKWA OWAZIWA NGOKUTHI SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, LELI DOLOBHA LIZOKWAZIWA NGOKUTHI STANDERTON EXTENSION 10.**

Mina, Viljoen du Plessis osebenzela Metroplan Pretoria Incorporated (Reg. No. 1992/06580/21) (Metroplan) njenge-ejenti egunyaziwe ngokuba umnikazi wengxenywe yensalela yengxenywe 2, iNgxenywe 4, nengxenywe yensalela yengxenywe 7 se Pulazi I Grootverlagen 409-IS ngikhipha isaziso ngokweSigaba 21 Ngokomthetho ka Masipala wase Lekwa, 2016 mayelana nokufakwa kwesicelo sokusungulwa kweDolobha iStanderton Extension 10 kulendawo edaluliwe ngaphezulu ngaphansi kweSigaba 59, kanti futhi lesi sicelo sihambisana neSicelo Sokusikwa kanye nokuhlanganiswa komhlaba ngokwe Sigaba 71 Ngokomthetho kaMasipala wase Lekwa Oshicilelwe ngonyaka ka 2016 njengoba kuchibiyelwe ekhasini ngaphansi.

Lokhukuthukiswa komhlaba kuse Nyakatho-Ntshonalanga lapho kuphambana khona umgwaqo uWalter Sisulu Drive kanye no R23 (Inxenywe yomgwaqo uKrogh). Isicelo sokuqalwa kwedolobha elinezitandi eziyishumi ngenhloso yokuthuthukisa i (Mixed Use Development). Lentuthuko izoba yinxenywe yentuthuko enkulu exubile.

Ukuphikisana kanye nokuphawula okuhlangene nezizathu zokuphikisana nokuphawula kanye namalungelo abantu nokuthinteka kwabo malungana nalesicelo okunemininingwane yomuntu ophikisana noma ophawulayo, kuMasipala kuyothulwa noma kubhalwe kuqondiswe eNhlokwini Yomnyango/ Municipal Manager : City Planning and Development, Amahhovisi kaMasipala, Cnr Dr Beyers Naude and Mbonani Mayisela Streets, 1st Floor Registry, Standerton, 2430 noma ku P O Box 66, Standerton, 2430 noma admin@lekwal.gov.za kusukela zingu 21 Juni 2019 kuze kube ngu-21 Julayi 2019.

Yonke imininingwane yesicelo kanye nezinhlelo (uma zikhona) ingahlolwa ngesikhathi somsebenzi esejwayelekile kuleli kheli elingaphezulu leNhloko Yomnyango: City Planning and Development kanye nasemahhovisi enkampani iMetroplan Pretoria izinsuku ezingu-30 kusukela zingu 21 Juni 2019. Imibuzo: Itumeleng Mashishi; itu.mashishi@gmail.com.

Ogunyaziwe: Metroplan, Ikheli: P O Box 916, Groenkloof, 0027 noma ku 96 Rauch Avenue Georgeville, Pretoria; Ucingo (012) 804 2522; Isikhahlezi: (012) 804 2877 kanti Email: viljoen@metroplan.net noma harriet@metroplan.net.

Ukuphikisana nokuphawula ngalesiSicelo kuyovalwa mhlaka 21 Julayi 2019. LesiSicelo siyoshicilelwa ngalezizinsuku ezilandelayo ku 21 Juni 2019 and 28 Juni 2019.

ISICHIBIYELO

Igama leDolobha: Standerton Extension 10

Ogunyaziwe: Metroplan Town Planners and Urban Designers (Reg. No. 1992/06580/07) ("Metroplan").

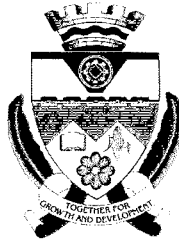
Lelidolobha elihlongozwayo lihleli engxenyeni yensalela yengxenywe 2, iNgxenywe 4, nengxenywe yensalela yengxenywe 7 se Pulazi I Grootverlagen 409-IS.

Isibalo sezitandi; ukusetshenziswa kwezitandi okuhlongozwayo kanye nemithetho yokuqondisa intuthuko:

- Idolobha elihlongozwayo lase Standerton Extension 10 liyoba nezitandi ezilishumi.
- Isitandi 1 kuya ku 9 ziyokwenzelwa: Special; Ubude: Izitezi ezimbili, Isitezi sendawo yesitezi (FAR): 0.4 kanye ne Coverage: 75%
- Isitandi 10 ziyokwenzelwa: "Indawo yokuhlala 3"; Ubude: Izitezi ezisikhombisa, Isitezi sendawo yesitezi (FAR): 1.5 kanye ne Coverage ka 50%

Reference: 7/3/2/2/10

PROVINCIAL NOTICE 95 OF 2019



VICTOR KHANYE LOCAL MUNICIPALITY

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that Council resolved by way of council resolution number **SS002\05\2019**; to levy rates on property reflected in the schedule below with effect from **01 July 2019**.

Category of Property	Cent amount in the Rand rate determined for the relevant property category
Residential Property	0.0111
Business and Commercial Property	0.02923
Industrial Property	0.02923
Agricultural Property	0.0028
Mining Property	0.03074
Public Benefit Organisation Property	0.00324
Vacant Land	0.07823
Public Service Infrastructure	0.0032
Agricultural Holdings	0.00324

Full details of the Council resolution and rebates, reduction and exclusions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality are available for inspection on the municipality's offices, website(www.victorkhanyelm.gov.za) and all public libraries.


VW MAGQAZA

Acting Municipal Manager
Victor Khanye Local Municipality
Corner Van Der Walt and Samual Road
Delmas
2210
South Africa
P O Box 6, Delmas, Mpumalanga Province, 2210, Direct Line (013) 665 6000
www.victorkhanyelm.gov.za

PROVINCIAL NOTICE 96 OF 2019**STEVE TSHWETE AMENDMENT SCHEME No. 782****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE STEVE TSHWETE TOWN PLANNING SCHEME, 2004, IN TERMS OF SECTION 62(1) AND 94(1) (A) OF THE STEVE TSHWETE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016.**

I/we **Hlukani Development Consultants** being the authorized agent of the registered owner of **Portion 58 of the farm Vaalbank 289 JS** hereby give notice in terms of section 94(1)(a) of the Steve Tshwete Spatial Planning and Land Use Management Bylaw, 2016, that I have applied to the Steve Tshwete Local Municipality for the amendment of the town planning scheme known as the Steve Tshwete Town Planning Scheme, 2004, for the rezoning of the abovementioned property situated at the corner of the N4 and R35 road by rezoning the property from "Agricultural" to "Industrial 2" subject to certain conditions.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, PO Box 14, Middelburg 1050 within 30 days from **28 June 2019**.

Full particulars and plans may be inspected during normal office hours at the office of the Municipal Manager, Steve Tshwete Local Municipality, Cnr. Walter Sisulu and Wanderers Avenue, Middelburg, 1050, Tel: 013 2497000, for a period of 30 days from 28 June 2019.

Address of the Applicant:**Hlukani Development Consultants****P.O Box 3930****Giyani****0826****Telephone no: (083) 326 0539**

28-05

PROVINSIALE KENNISGEWING 96 VAN 2019**STEVE TSHWETE WYSIGINGSKEMA No. 782****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE STEVE TSHWETE DORPSBEPLANNINGSKEMA, 2004, INGEVOLGE ARTIKEL 62 (1) EN 94 (1) (A) VAN DIE STEVE TSHWETE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURSVERGADERING, 2016.**

Ek / ons Hlukani Development Consultants, synde die gemagtigde agent van die geregistreerde eienaar van Gedeelte 58 van die plaas Vaalbank 289 JS, gee hiermee ingevolge artikel 94 (1) (a) van die Steve Tshwete Ruimtelike Beplanning en Grondgebruiksbestuursverordening, 2016, kennis dat ek by die Steve Tshwete Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as die Steve Tshwete Dorpsbeplanningskema, 2004, vir die hersonering van bogenoemde eiendom gelee op die hoek van die N4 en R35 pad deur die hersonering van die eiendom vanaf "Landbou" na "Industrieel 2" onderworpe aan sekere voorwaardes.

Enige beswaar of kommentaar wat die gronde vir sodanige beswaar / kommentaar of kommentaar met volledige kontakbesonderhede bevat, moet binne 30 dae vanaf 28 Junie 2019 skriftelik aan die Munisipale Bestuurder, Posbus 14, Middelburg 1050, gerig word.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Steve Tshwete Plaaslike Munisipaliteit, H / v. Walter Sisulu en Wandererslaan, Middelburg, 1050, Tel: 013 2497000, vir n tydperk van 30 dae vanaf 28 Junie 2019.

Adres van die Aansoeker:**Hlukani Ontwikkelingskonsultante****P.O. Box 3930****Giyani****0826****Telefoonnommer: (083) 326 0539**

28-05

PROVINCIAL NOTICE 97 OF 2019**VICTOR KHANYE AMENDMENT SCHEME 188/2007****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE VICTOR KHANYE TOWN PLANNING SCHEME, 2007, IN TERMS OF SECTION 66 AND 98 (1) (B) OF THE VICTOR KHANYE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2015**

We, Mahdhla Valuers, Architects & Planners, being the authorised agent of the registered owner of by rezoning of Portion 3 of the farm Haartebeesfontein 537-JR hereby give notice in terms of sections 66 and 98 (1) (b) of the Victor Khanye Spatial Planning and Land Use Management Bylaw, 2015, that we have applied to the Delmas Local Municipality for the amendment of the town planning scheme known as the Victor Khanye Town Planning Scheme, 2007, for the rezoning of the abovementioned property, situated along Lone Creek Road, from "Agricultural" to "Industrial 2" use zone.

Any objection/s or comments including the grounds for such objection/s or comments with full contact details, shall be made in writing to the Municipal Manager, P.O. Box 6, Delmas, 2210 within 30 days from 07 June 2019. Full particulars of the application may be inspected during normal office hours at the office of the Municipal Manager, Victor Khanye Local Municipality, Room 02, c/o Samuel Road and Van Der Walt Street, Delmas, for a period of 30 days from 07 June 2019. Inquiries can be addressed to Mr Jeffrey Gare, at (013) 665 6000. Any person who cannot read or write may consult Mr Jeffrey Gare for assistance at the address mentioned in this notice during office hours.

Address of the Applicant: MW Suite 482, Private Bag X 1838, Middelburg 1050, Cell: 071 312 7453, Fax no: 086 555 0986, email: mahdhlavap1@gmail.com

PROVINSIALE KENNISGEWING 97 VAN 2019**VICTOR KHANYE WYSIGINGSKEMA 188/2007****DIE AANSOEK OM DIE WYSIGING VAN DIE VICTOR KHANYE DORPSBEPLANNINGSKEMA 2007, INGEVOLGE ARTIKEL 66 EN 98(1)(B) VAN DIE VICTOR KHANYE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR BYWET, 2015**

Ons, Mahdhla Valuers, Architects & Planners, synde die gemagtigde agent van die geregistreerde eienaar van Gedeelte 3 van die plaas Haartebeesfontein 537-JR, gee hiermee ingevolge artikel 66 end 98 (1) (b) van die Victor Khanye Ruimtelike Beplanning en Grondgebruikbestuur bywet, 2015 kennis dat ons by die Victor Khanye Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Victor Khanye Dorpsbeplanningskema, 2007, deur die hersonering van bogenoemde eiendom geleë op Lone Creek Pad vanaf "Landbou" na "Nywerheid 2" gebruiksone.

Geskrewe kommentaar of besware ten opsigte van die aansoek en die gronde van die besware of verhoë met volledige kontakbesonderhede moet skriftelik ingedien word by die Munisipale Bestuurder, Posbus 6, Delmas, 2210 binne 30 dae vanaf 07 Junie 2019, Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Victor Khanye Plaaslike Munisipaliteit, Room 02, h/v Samuel Straat and Van Der Walt Straat, Delmas, vir 'n tydperk van 30 dae vanaf 07 Junie 2019. Navrae kan gerig word aan Mnr Jeffrey Gare, by telefoonnommer (013) 665 6000 Enige persoon wat nie kan lees of skryf nie, kan Mnr Jeffrey Gare raadpleeg vir hulp by die adres wat in hierdie kennisgewing vermeld word gedurende kantoorure.

Adres van Applikant MW Suite 482, Privaat Sak X1838, Middelburg 1050, Sel: 071 312 7453, Faks: 086 555 0986, email: mahdhlap1@gmail.com.

PROVINCIAL NOTICE 98 OF 2019

THABA CHWEU**Lydenburg Head Office:**

Tel: 013 235 7300

Fax: 013 235 1108

Sabie Unit:

Tel: 013 235 7444

Fax: 013 764 1077

Graskop Unit:

Tel: 013 767 7448

Fax: 013 767 1611

www.thabachweu.gov.za

**24 Hours Emergency no:**

Tel: 013 235 1788

013 235 7370

Toll free: 0800 007 222

PO Box 61

Lydenburg 1120

Cnr. Viljoen & Sentraal Streets

All Correspondence to be directed
to the Municipal Manager

**DRAFT RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF
THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT,
2004. (ACT NO.06 OF 2004)**

DATE: 31 MAY 2019**RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR****01 JULY 2019 TO 30 JUNE 2020**

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that the council resolved by way of council resolution number **A46/2019** to levy the rates on property reflected in the schedule below with effect from 1 July 2019

CATEGORY OF PROPERTY	CENT AMOUNT IN THE RAND RATE DETERMINED FOR THE RELEVANT PROPERTY CATEGORY
Residential Property	0.01227
Residential "A"	0.01227
Business and Commercial Property	0.01227
Industrial Property	0.01227
Agricultural Property (AGR)	0.01227 (Ratio 1:025) 0.003068
Mining Property	0.01227
Public Service Infrastructure Property	0.01227
Public Service Purposes	0.01227
Public Benefit Organisation Property	0.01227 (Ratio 1:025) 0.003068
Undeveloped and Township Owner Account	0.01956

Full details of the council resolution and rebates, reductions and exclusions specific to each category of owners of properties or owners of specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices, websites and all public libraries.

NAME: Ms S S MATSI

DESIGNATION: MUNICIPAL MANAGER

ADDRESS: CNR SENTRAL AND VILJOEN STREET

LYDENBURG

1120

TELEPHONE NUMBER: 013 235 7300

NOTICE NUMBER: 61/2019

PROVINCIAL NOTICE 99 OF 2019

THABA CHWEU**Lydenburg Head Office:**

Tel: 013 235 7300

Fax: 013 235 1108

Sabie Unit:

Tel: 013 235 7444

Fax: 013 764 1077

Graskop Unit:

Tel: 013 767 7448

Fax: 013 767 1611

www.thabachweu.gov.za

**24 Hours Emergency no:**

Tel: 013 235 1788

013 235 7370

Toll free: 0800 007 222

PO Box 61

Lydenburg 1120

Cnr. Viljoen & Sentraal Streets

All Correspondence to be directed
to the Municipal Manager

**DRAFT RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF
THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT,
2004. (ACT NO.06 OF 2004)**

DATE: 31 MAY 2019**RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR****01 JULY 2019 TO 30 JUNE 2020**

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that the council resolved by way of council resolution number **A46/2019** to levy the rates on property reflected in the schedule below with effect from 1 July 2019

CATEGORY OF PROPERTY	CENT AMOUNT IN THE RAND RATE DETERMINED FOR THE RELEVANT PROPERTY CATEGORY
Residential Property	0.01227
Residential "A"	0.01227
Business and Commercial Property	0.01227
Industrial Property	0.01227
Agricultural Property (AGR)	0.01227 (Ratio 1:025) 0.003068
Mining Property	0.01227
Public Service Infrastructure Property	0.01227
Public Service Purposes	0.01227
Public Benefit Organisation Property	0.01227 (Ratio 1:025) 0.003068
Undeveloped and Township Owner Account	0.01956

Full details of the council resolution and rebates, reductions and exclusions specific to each category of owners of properties or owners of specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices, websites and all public libraries.

NAME: Ms S S MATSI

DESIGNATION: MUNICIPAL MANAGER

ADDRESS: CNR SENTRAL AND VILJOEN STREET

LYDENBURG

1120

TELEPHONE NUMBER: 013 235 7300

NOTICE NUMBER: 61/2019

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 26 OF 2019



**RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF THE
GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (ACT NO 6 OF 2004)**

MKHONDO LOCAL MUNICIPALITY

**RESOLUTION ON LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY
2019 TO 30 JUNE 2020**

Notice is hereby given in terms of Section 14 (1) and (2) of the Local Government Municipal Property Rates Act, 2004: that the Council resolved by way of council resolution number **19/05/295A** of May 2019 to levy the rates on property reflected in the schedule below with effect from 1st July 2019.

Category of Property	Cent amount in the rand rate determined for the relevant Property Category
Residential properties	R 0.011155
Multiple Use Residential	R 0.011155
Agriculture properties used for agricultural purposes	R 0.002789
Agriculture properties used for other business and commercial purposes	R 0.011560
Smallholding used for agricultural / residential purposes	R 0.011155
Smallholding used for business / commercial / industrial purposes	R 0.011560
Business and Commercial properties (with residential usage)	R 0.011560
Business and Commercial properties	R 0.011560
Cemetery	ZERO
Community Facility	ZERO
Clinic	R 0.002789
Creche	R 0.002789
Educational	R 0.002789
Public Service Purpose	R 0.011560
Industrial properties	R 0.011560
Informal settlements	ZERO
Industrial properties (with residential usage)	R 0.011604
Land reform properties	R 0.002636
Mining properties	R 0.011560
Municipal properties	ZERO
Public Benefit Organisation	R 0.002799
Public Open Space	ZERO
Private Open Space	R 0.011155
Public Service Infrastructure	R 0.002789
RDP Houses	R 0.011155

Schools (Private and State)	R 0.011560
Stadium	ZERO
State owned properties	R 0.011560
State trust land	R 0.011560
Vacant	R 0.020098
Vacant land (other than residential)	R 0.020098
Vacant land zoned residential	R 0.020098
Place of worship	ZERO

Full details of the Council resolution and rebates, reduction and exclusions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the Municipality's Rates Policy are available for inspection on the municipality's offices, website (www.mkhondo.gov.za) and all public libraries.

Enquiries relating to this matter must be made to Mr M Kunene Tel.: 087 630 0180 E-mail:

mkunene@mkhondo.gov.za



NAME: KUNENE M

DESIGNATION: MUNICIPAL MANAGER



MKHONDO LOCAL MUNICIPAL PROPERTY RATES BY-LAW

Notice No. 19/05/295A

Date: 31 May 2019

Mkhondo Local Municipality, hereby in terms of section 6 of the Local Government: Municipal Property Rates Act 2004, has by way of (No of the resolution) adopted the Municipality's Property Rates By-law set out hereunder.

**MKHONDO LOCAL MUNICIPALITY
MUNICIPAL PROPERTY RATES BY-LAW**

TABLE OF CONTENTS

- 1. Preamble**
- 2. Definitions and interpretations**
- 3. Objective**
- 4. Adoption and implementation of rates policy**
- 5. Contents of rates policy**
- 6. Enforcement of rates policy**
- 7. Operative date**

1. PREAMBLE

- 1.1. Section 229(1) of the Constitution requires a municipality to impose rates on property and surcharges on fees for the services provided by or on behalf of the municipality.
- 1.2. In terms of Section 3 of the Municipal property rates Act, the municipal council must adopt a policy consistent with the Property Rates Act on the levying of rates on rateable property in the municipality.
- 1.3. Section 13 of the Municipal Systems Act read with section 162 of the Constitution require a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province.
- 1.4. Section 6 of the Local Government: Municipal Property Rates Act, 2004 requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for the payment of rates.

2. DEFINITIONS AND INTERPRETATIONS

In this by-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), shall bear the same meaning unless the context indicates otherwise.

‘Municipality’ means Mkhondo Local Municipality.

‘Property Rates Act’ means the Local Government: Municipal Property Rates Act, 2004 (Act No 6 of 2004);

‘Property Rates Policy’ means the policy on the levying of rates on rateable properties of Mkhondo Local Municipality, contemplated in chapter 2 of the Municipal Property Rates Act.

“Credit Control and Debt Collection By-Law and policy” this means the council’s Credit Control and Debt Collection By-Law and policy as required by Section 96(b), 97 and 98 of the Municipal Systems Act 32 of 2000.

Rate or Rates; this means a municipal rate on property as envisaged in Section 229 of the constitution.

3. OBJECTS

The object of this by-law is to give effect to the implementation of the Rates Policy as contemplated in section 6 of the Municipal Property Rates Act.

4. ADOPTION AND IMPLEMENTATION OF RATES POLICY

- a. The Municipality shall adopt and implement its Rates Policy consistent with the Municipal Property Rates Act on the levying of rates on rateable property within the jurisdiction of the municipality; and
- b. The Municipality shall not be entitled to levy rates other than in terms of its Rates Policy.

5. CONTENTS OF A RATE POLICY

The Rates Policy shall, *inter alia*:

- a. Apply to all rates levied by the Municipality pursuant to the adoption of its Annual Budget;
- b. Comply with the requirements for:
 - i. the adoption and contents of a rates policy specified in section 3 of the Municipal Property Rates Act;
 - ii. the process of community participation specified in section 4 of the Municipal Property Rates Act; and

- iii. the annual review of a Rates Policy specified in section 5 of the Act.
- c. Provide for principles, criteria and implementation measures that are consistent with the Municipal Property Rates Act for the levying of rates which the Council may adopt; and
- d. Provide for enforcement mechanisms that are consistent with the Municipal Property Rates Act and the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000).

6. ENFORCEMENT OF THE RATES POLICY

The Municipality's Rates Policy shall be enforced through the Credit Control and Debt Collection By-Law and Policy and any further enforcement mechanisms stipulated in the Act and the Municipality's Rates Policy.

7. SHORT TITLE AND COMMENCEMENT

This By-law is called the Municipal Property Rates By-law, and takes effect on date of gazetting.

LOCAL AUTHORITY NOTICE 27 OF 2019

**PUBLIC NOTICE****PUBLIC NOTICE CALLING FOR INSPECTION OF THE FIRST SUPPLEMENTARY VALUATION ROLL AND LODGING OF OBJECTIONS (VALUATION ROLL PERIOD 2018 – 2023)**

Notice is hereby given in terms of section 49 (1) (a) (i) read with section 78 (6) of the Local Government: Municipal Property Rates Act, 2004, hereinafter referred to as the "Act" that the supplementary valuation roll for the financial year 01 July 2018 to 30 June 2019 is open for public inspection at the Mbombela municipal offices or at website: [www.mbombela .gov.za](http://www.mbombela.gov.za) from the **01 JULY 2019 to 03 AUGUST 2019**.

An invitation is hereby made in terms of section 49 (1) (a) (ii) of the Act that any owner of property or other person who so desires should lodge an objection with the municipal manager in respect of any matter reflected in, or omitted from, the valuation roll within the above mentioned period.

Attention is specifically drawn to the fact that an objection must be in relation to a specific individual property and not against the valuation roll as such.

The form for lodging objection is obtainable at the following addresses: Barberton Civic Centre; Nelspruit Civic Centre; White River Civic Centre; Hazyview Municipal Services Centre, Ka-Nyamazane Municipal Services Centre, Matsulu Municipal Services Centre, Ka-Bokweni Municipal Services Centre or downloaded from the website: [www.mbombela .gov.za](http://www.mbombela.gov.za). The completed forms must be returned to the above mentioned municipal offices or posted.

NB: The municipality will take **no** responsibility for late objection forms posted unless if a registered mail facility has been used, therefore the use of registered mail or courier services is advised. All envelopes should be clearly marked **OBJECTION FORM**. **Facsimiled or E-mailed objections form will not be accepted. Property owners (for only affected properties by the supplementary valuations process) that have not received mailed notices by 28 June 2019 are requested to visit the municipal offices.**

For more information and/ or enquiries please contact:

Ms Pamela Mokoena @ 013 759 9220 or

Ms Silindile Zwane @ 013 759 9273

N. DIAMOND

MUNICIPAL MANAGER

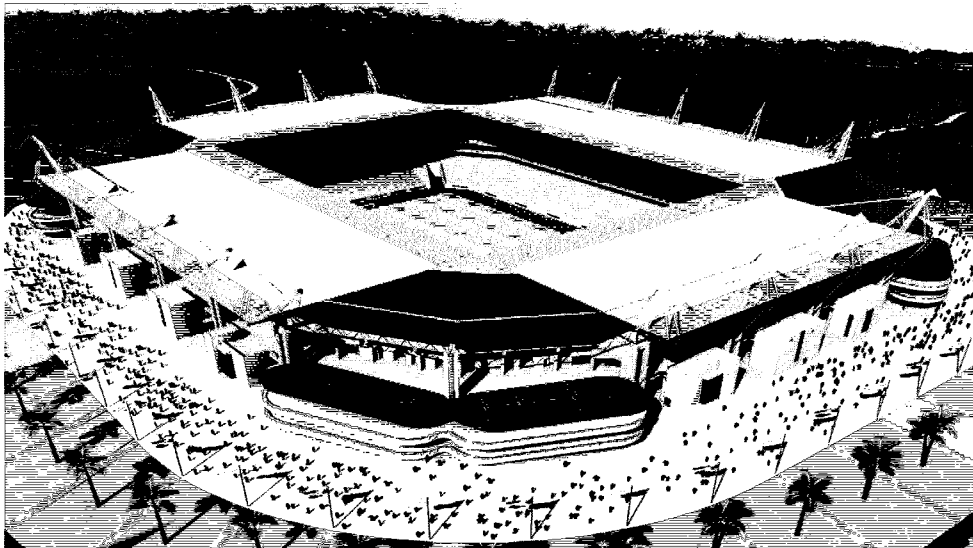
DATE: 14/ 06/ 2019

LOCAL AUTHORITY NOTICE 28 OF 2019



PROPERTY RATES CHARGES

FOR THE FINANCIAL YEAR - 2019/2020



APROVED DATE: 31 MAY 2019

CHARGES FOR PROPERTY RATES FOR THE FINANACIAL YEAR 2019/2020

The City of Mbombela hereby gives notice in terms of Section 14(1) of the Municipal Property Rates Act No. 6 of 2004, that the following rates applicable to all the rateable property in the municipal area of the City of Mbombela as listed in the valuations roll(s), have been determined and accepted with an unanimous decision of Council under item **A4** of Council meeting held on 31 May 2019

1. DEFINITIONS

"Act" means the Local Government: Municipal Property Rates Act, 2004 (No. 06 of 2004)

"By-Law" means the Municipal Property Rates By-Law promulgated in terms of section 6 of the Act

"Municipality" means the City of Mbombela

"Rates Policy" means the City of Mbombela Municipal Property Rates Policy adopted in terms of section 3 of the Act

2. THE FOLLOWING DETERMINATIONS SHALL COME INTO EFFECT FROM 01 JULY 2019

2.1 The general rate shall be **0.6920 cent in the Rand** before considering any applicable rate ratios in terms of part eight of the by-law.

2.2 The rate shall be based on the market value of all rateable categories of properties appearing on the general valuation roll and subsequent supplementary valuation rolls of the municipality.

2.3 In terms of section 6.4 of the Rates Policy the following rate ratios have been applied for determination of the cent in the Rand for the different categories of properties;

2.3.1 Residential Property to Residential Property the ratio shall be 1:1;

2.3.2 Residential Property to Agricultural Property the ratio shall be 1:0.25;

2.3.3 Residential Property to Business Property the ratio shall be 1:2.25;

2.3.4 Residential Property to Government Property the ratio shall be 1:3;

2.3.5 Residential Property to Public Service Infrastructure Property the ratio shall be 1:0.25;

2.3.6 Residential Property to Public Benefit Organization Property the ratio shall be 1:0.25;

2.3.7 Residential Property to Other Property the ratio shall be 1:1.5

2.3.8 Residential Property to Rural Communal and State Trust Land the ratio shall be 1:0.25

APPROVED DATE: 31 MAY 2019

2.3.9 Residential Property to Mining Property the ratio shall be 1:2.25

2.4 The determination of rates for the different categories of properties before considering any applicable rebates shall be as follows;

- 2.4.1 A cent in the Rand of 0.6920 shall be applicable to a residential property;
- 2.4.2 A cent in the Rand of 0.0173 shall be applicable to an agricultural property;
- 2.4.3 A cent in the Rand of 1.5570 shall be applicable to a business property;
- 2.4.4 A cent in the Rand of 2.076 shall be applicable to a government property;
- 2.4.5 A cent in the Rand of 0.0173 shall be applicable to a public service infrastructure property;
- 2.4.6 A cent in the Rand of 0.0173 shall be applicable to a public benefit organization property;
- 2.4.7 A cent in the Rand of 1.0380 shall be applicable to other property; and
- 2.4.8 A cent in the Rand of 0.6920 shall be applicable to a rural communal and state trust land.
- 2.4.9 A cent in the Rand of 1.5570 shall be applicable to a mining property.

3 THE FOLLOWING RELIEF MEASURES SHALL APPLY IN TERMS OF PART NINE OF THE BY-LAW ON CATEGORY OF SPECIFIC PROPERTIES

3.1 EXEMPTIONS

- 3.1.1 The first R100 000.00 of a market value of a residential property shall be exempted from levying of property rates;
- 3.1.2 The first 30% of a market of a public service infrastructure property shall be excluded from levying of property rates and be phased out in terms of section 93A of the Act;
- 3.1.3 A municipal property shall be 100% exempted from levying of property rates;
- 3.1.4 A place of worship, including an official residence registered in the name of the community shall be 100% excluded from levying of property rates; and
- 3.1.5 Other properties stated in terms of section 17(b), (c), (d), (e), (f) and (g) of the Act shall be excluded from levying of property rates.

4 THE FOLLOWING REBATES SHALL APPLY IN TERMS OF PART NINE OF THE BY-LAW TO CATEGORY OF SPECIFIC OWNERS OF PROPERTIES

4.1 Indigent owners or household shall be granted a 100% rebate on their property rates account.

4.2 Retired people over the age of 60 years and with annual income exceeding the threshold value in terms of indigent policy shall be granted rebates on their property rates account as follows;

<u>Annual Income Threshold</u>			<u>% Rebate</u>
R0.00	-	R135 300	100%
R135 301	-	R169 125	75%
R169 126	-	R211 406	50%
More than R211 406			25%

4.3 A rebate of 35% shall be granted on property rates account of an owner of a bed and breakfast, guest houses and lodges of less than 9 rooms available for guest.

4.4 A rebate of 35% shall be granted on property rates account of an owner of a small and micro business.

4.5 A rebate of 25% shall be granted on property rates account to an owner of a property in a privately developed townships or estates or complexes situated in unproclaim areas where the municipality does not provide any community services.

4.6 A rebate of 10% shall be granted on property rates account to an owner of property in a privately developed townships or estates or complexes situated in proclaimed areas where the municipality does not maintain any of the community services.

4.7 A rebate of 100% shall be granted on property rates account to an owner of a residential and small business property and that is situated in a proclaimed township surrounded by un-surveyed and un-registered properties (in rural communal and state trust land).

4.8 A rebate of 100% shall be granted on property rates account to a property owned by a Public Benefit organization.

4.9 A rebate of 10% shall be granted to owners of specific properties situated within an area demarcated as a City Improvement District in accordance with the City Improvement Districts By-Law.

4.10 Phase-out Rebate of 100% on property rates shall be granted to Public Service Infrastructure (PSI).

- 5 The following category of owners are requested to apply for the rebates as stated above in terms of part nine of the rates by-law;
- 5.1 Retired people who are 60 years of age and above;
 - 5.2 Owners of bed and breakfast, guest houses and lodges;
 - 5.3 Owners of small, very small and micro businesses;
 - 5.4 Owners of privately developed townships, estates or complexes
 - 5.5 Owners of properties used for public benefit activities; and
 - 5.6 Owners of agricultural properties
- 6 The property rates are zero-rated in terms of Value Added Tax Act.
- 7 Interest on property rates in arrears shall be calculated and charged at prime lending rate as determined by the South African Reserve Bank which shall be applicable at 30 June 2019 plus one percent fixed over the twelve months period of the 2019/2020 financial year.

N DIAMOND
MUNICIPAL MANAGER

Nelspruit Civic Centre
P O Box 45
NELSPRUIT
1200

LOCAL AUTHORITY NOTICE 29 OF 2019

Notice is hereby given that in terms of Section 14(2) of the Local Government: Municipal Property Rates Act 6 of 2004 and Section 75A of the Local Government: Municipal Systems Act 32 of 2000 the Steve Tshwete Local Council has, inter alia, approved the amendment of the property rates per Council Resolution C62/05/2019 as set out hereunder

Extract from the minutes of the Council meeting held on 31 May 2019:

C62/05/2019

FINANCES: ANNUAL BUDGET FOR THE 2019/2020 TO 2021/2022 FINANCIAL YEARS

RESOLVED BY COUNCIL

- “1. **THAT** the annual budget for the 2019/2020 MTREF for the different votes be approved and adopted as set out by the following tables attached as **ANNEXURE B**:
- 1.1 Table A1 : Budget summary
 - 1.2 Table A2 : Budgeted financial performance
 - 1.3 Table A3 : Budget financial performance (municipal vote)
 - 1.4 Table A4 : Budget financial performance by revenue source and expenditure type
 - 1.5 Table A5 : Budgeted capital expenditure by vote
 - 1.6 Table A6 : Budgeted financial position
 - 1.7 Table A7 : Budgeted cash flows
 - 1.8 Table A8 : Cash backed reserves / accumulate surplus reconciliation
 - 1.9 Table A9 : Asset management
 - 1.10 Table A10 : Consolidated basic service delivery measurement
2. **THAT** in terms of Section 75A of the Local Government Municipal Systems Act, 32 of 2000, interest be recovered on amounts outstanding for periods longer than thirty (30) days on all debtor accounts at a rate equal to the prime bank overdraft rate from the bank as applicable to the bank account of the Council from time to time.
3. **THAT** in terms of Section 75A of the Local Government Municipal Systems Act, 32 of 2000 and Section 24 of the Local Government Municipal Property Rates Act (MPRA), 6 of 2004, approves and adopts with effect from 1 July 2019 that property tax be levied on the market value of all rateable properties subject to the allowed rebates, exemptions and reductions as follows:

3.1	Category	Rate Applicable	
3.1.1	Residential	0,0101	cent in the Rand
3.1.2	Residential : vacant, including government owned	0,0152	cent in the Rand
3.1.3	Illegal usage	0,0303	cent in the Rand
3.1.4	Business and commercial	0,0303	cent in the Rand
3.1.5	Business and commercial land owned by government	0,0126	cent in the Rand
3.1.6	Industrial	0,0232	cent in the Rand
3.1.7	Farms including agricultural small holdings not used for business commercial / industrial purposes	0,0015	cent in the Rand
3.1.8	Farms including agricultural small holdings used for eco-tourism / trading in or hunting of game	0,0015	cent in the Rand
3.1.9	Farms including agricultural small holdings used for business commercial / industrial purposes	0,0303	cent in the Rand
3.1.10	Mining	0,0253	cent in the Rand

RESOLUTION C62/05/2019

	3.1.11	Public benefits organisations	0,0025	cent in the Rand
	3.1.12	Schools including government owned / school hostels	0,0126	cent in the Rand
	3.1.13	Multiple used premises according to major use:		
		Residential	0,0101	cent in the Rand
		Commercial	0,0302	cent in the Rand
		Industrial	0,0232	cent in the Rand
		Mining	0,0253	cent in the Rand
	3.1.14	Privately owned towns	0,0025	cent in the Rand
	3.1.15	Privately owned roads / parks / sports grounds	0,0101	cent in the Rand
	3.1.16	Pensioners rebate who qualify (residential only)		
		i) 100% rebate category	0,0000	cent in the Rand
		ii) 70% rebate category	0,0030	cent in the Rand
		iii) 50% rebate category	0,0051	cent in the Rand
		iv) 20% rebate category	0,0080	cent in the Rand

3.2 Rebates in recognition of Section 15(2) of Act 6 of 2004

3.2.1 **That** for all indigent households enlisted under the Council's indigent support and free basic services scheme property rates be fully discounted and the expenditure be recovered from the proportional equitable share payment to the Council by the South African National Treasury.

3.2.2 The following rebates be allowed on properties owned by pensioners, disability grantees and/or medically boarded based on their monthly income and which are categorized as residential subject to the conditions as stipulated in the property rates policy:

Qualifying applicants:

R0	to R 3 600,00	100% rebate on applicable tariff
R 3 600,01	to R 7 200,00	70% rebate on applicable tariff
R 7 200,01	to R10 800,00	50% rebate on applicable tariff
R10 800,01	to R14 400,00	20% rebate on applicable tariff

3.2.3 **That** a developers rebate of 0,0086 cent in the rand be allowed for all property where a single property becomes divided (through subdivision or township establishment) into ten (10) or more full title units and all services, inclusive of water, sewerage, electricity and roads are installed by the developer at his own cost for a period of two (2) years from the date of registration of the subdivision or the proclamation of the township or for a shorter period until the newly created units are sold off or improved before expiry of the two (2) years period.

3.2.4 **That** the following rebates may be allowed for business property developments subject to the conditions as stipulated in the property rates policy.

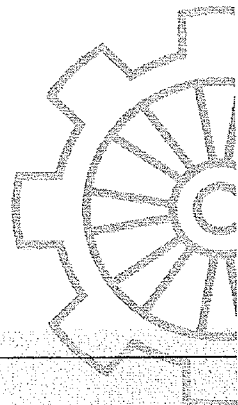
For properties with a municipal valuation between R2-million to R5-million:

in the first year a rebate of 100%
in the second year a rebate of 75%
in the third year a rebate of 50%; and
in the fourth year the full property tax will be payable

For properties with a municipal valuation that exceed is R5-million:

in the first year a rebate of 100%
in the second year a rebate of 100%
in the third year a rebate of 50%; and
in the fourth year the full property tax will be payable

3.2.5 **That** a rebate of 0,0035 cent in the Rand be allowed for special industry.



3.3 A phasing-in discount granted in terms of Section 21 of MPRA, Act 6 of 2004

3.3.1 That property rates on all newly rated property that had not previously been assessed and rated according to any valuation roll or supplementary valuation roll that applied to any area of the municipality in terms of previous legislation be phased in as follows:

- in the first financial year a rebate of 75%;
- in the second financial year a rebate of 50% of the rate;
- in the third financial year a rebate of 25% of the rate; and
- in the fourth financial year the full property tax will be payable without any rebate.

3.4 Exemptions from payment of a rate levied

3.4.1 That in terms of Section 15(1)(a) of the MPRA, Act 6 of 2004 the following categories be exempted from payment of a rate levied on their property:

- 3.4.1.1 rateable property registered in the name of a welfare organization registered in terms of the National Welfare Act, Act 100 of 1978.
- 3.4.1.2 rateable property owned by public benefits organizations and used for any specific public benefit activity as listed in item 1,2 and 4 of part 1 of the ninth schedule to the Income Tax Act.
- 3.4.1.3 museums, art galleries, libraries and botanical gardens which are registered in the names of private persons and which are open to public, whether admission is charged or not as listed in Section 6(a) and (b) of the ninth schedule to the Income Tax Act.
- 3.4.1.4 national monuments including ancillary business activities at national monuments as listed in Section 6(a) and (b) of the ninth schedule to the Income Tax Act.
- 3.4.1.5 rateable property registered in the name of a trustee or trustees or any organization which is being maintained for the welfare of war veterans as defined in Section 1 of the Social Aid Act (House of Assembly), Act 37 of 1989 and their families.
- 3.4.1.6 sport grounds used for the purposes of amateur sport and any social activities which are connected with such sport.
- 3.4.1.7 rateable property registered in the name of the Boy Scouts, Girl Guides, Sea Scouts, Voortrekkers or any organization which is in the opinion of the municipality similar or any rateable property let by the municipality to any such organization.
- 3.4.1.8 rateable property registered in the name of a declared institution in terms of Cultural Institutions Act, Act 119 of 1998 as amended, promoting the cultural aims as defined in section 6(a) and (b) of the ninth schedule of the Income Tax Act.
- 3.4.1.9 properties in the "municipal" category unless a lease or sale agreement for such a property, or part thereof, exist.
- 3.4.1.10 on mineral rights within the meaning of paragraph (b) under "property" as per Section 1 of MPRA, Act 6 of 2004.
- 3.4.1.11 on a property belonging to a land reform beneficiary or his or her heirs, provided that this exclusion lapses ten (10) years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds.
- 3.4.1.12 on the first R15 000,00 of the market value of the property assigned in the valuation roll of a municipality to a category determined by the municipality:
 - (i) for residential purposes including second dwellings and duets not subject to a sectional title scheme; or
 - (ii) for properties used for multiple purposes, provided one or more components of the property and which forms the major part of the property are used for residential purposes.

- 3.4.1.13 on a property registered in the name of and used primarily as a place of public worship by a religious community, including an official residence registered in the name of that community which is occupied by an office-bearer of that community who officiates at services at that place of worship.
- 3.4.1.14 on the first 30% of the market value of public service infrastructure.
- 3.4.1.15 on those parts of a special nature reserve, national park or national reserve with meaning of protected areas act, or a national botanical garden within the meaning of National Management Biodiversity Act, 2004 which are not developed or used for commercial business, or residential agricultural purposes.
- 3.5 That all property rates as per paragraphs 3.1.1 to 3.1.23 above be subjected to Value Added Tax at a zero rate.
4. **THAT** the fees for drainage and sewerage as published under Notice 2/1985 in the Provincial Gazette on 31 July 1985, as amended and in terms of the stipulations of Section 75A of the Local Government Municipal Systems Act, 32 of 2000, be approved and adopted with effect from 1 July 2019 as follows:
- 4.1 That the departmental levy on sewerage be determined at R4,40 per kilolitre of measured sewerage water effluent.
- 4.2 That all levies for drainage and sewerage as per paragraph 4.3 below be subjected to Value Added Tax at full rate.
- 4.3 To have the present tariffs replaced by the following structure:
- 4.3.1 Monthly levy for developed residential erven
- | | |
|--|---------|
| (a) with a total area of up to 995m ² | R109,63 |
| (b) with a total area exceeding 995m ² up to 1500m ² | R242,60 |
| (c) with a total area exceeding 1500m ² | R321,45 |
- 4.3.2 Monthly levy on flats
- | | |
|--|---------|
| Per residential unit | R161,53 |
| 2 nd dwelling (single property) | R111,85 |
- 4.3.3 Monthly levy on all church erven R321,55
- 4.3.4 Business and Industries
- R9,14 per kilolitre metered pure water consumption per month
- 4.3.5 All undeveloped erven in private possession with access to the reticulation
- An availability levy of R65,00 per erf per month
- 4.3.6 Agricultural societies and sport clubs not accommodated at the central sports grounds
- R7,80 per kilolitre of metered purified water consumption per month
- 4.3.7 Military basis, road camps and other similar properties
- R9,14 per kilolitre of metered purified water consumption per month
- 4.3.8 Industries and businesses where a great extent of the water consumption as determined by Council is taken up in the final product per kilolitre of the metered purified water consumption per month:
- | | | |
|------------------------|-------|--------|
| 0 - 2000 kiloliters | R3,74 | per kl |
| 2000 - 5000 kiloliters | R2,21 | per kl |
| Above 5000 kiloliters | R1,11 | per kl |
- 4.3.9 Hospitals, nursing homes under welfare care, schools and school hostels, nursery schools and day schools

Monthly levies as follows:

- (a) Hospitals
R321,50 for each three (3) beds or portion, continuously available and R321,50 for each ten (10) personnel or portion, residential or not.
- (b) Schools and school hostels (including nursery and day schools)
R92,81 for each twenty (25) persons or portion thereof.
- (c) Nursing and maternity homes and welfare organizations
As described by the National Welfare Act, 1978, and institutions controlled by welfare organizations.
R151,30 for each ten (10) persons or portion thereof

4.3.10 Vergeet-My-Nie / Rivier Park flats

R75,00 per flat per month

4.3.11 Formalized informal housing settlements with access to biological toilets per stand (unproclaimed township)

R54,45 per month

4.3.12 Proclaimed rural townships / villages with biological toilets per stand

R54,45 per month

4.4 That for all indigent consumers enlisted under the Council's indigent support and free basic services scheme with the inclusion of all dwellings in the formalized informal housing settlements, no fees be paid by the consumer and the levy in full be recovered from the proportional equitable share payable to Council by the South African National Treasury.

4.5 For all pensioners who applied and were approved for a rebate on assessment rates based on their monthly income, the same rebate be allowed on their respective residential sewerage tariffs, except Vergeet-My-Nie / Rivier Park flats:

4.5.1 Pensioners who qualify (residential)

R0	to R 3 600,00	100% rebate on applicable tariff
R 3 600,01	to R 7 200,00	70% rebate on applicable tariff
R 7 200,01	to R10 800,00	50% rebate on applicable tariff
R10 800,01	to R14 400,00	20% rebate on applicable tariff

5. **THAT** the fees for the removal of solid waste (refuse), whether the service is delivered or not, as published under Notice No. 3/1985 in the provincial gazette of 31 July 1985, as amended and in terms of the stipulations of Section 75A of the Local Government Municipal Systems Act, Act 32 of 2000, approves and adopts with effect from 1 July 2019 as follows:

5.1 **That** the fees for the removal of solid waste as per paragraphs 5.2 to 5.4 and 5.6 to 5.8 below be subjected to Value Added Tax at the standard rate.

5.2 Tariff of charges

5.2.1 Section 1(1) occasional service

For a daily service per day per refuse bin R66,50

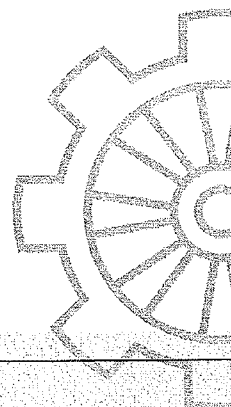
5.2.2 Housing refuse

Erven up to 995m² and erven exceeding 995m²

by substitution under item 1(1):
the amount of R131,60 with R142,00 and R188,35 with R203,23.

5.2.3 Flats

RESOLUTION C62/05/2019



- by substitution under item 1(2)(b)(i):
the amount of R169,15 with R182,50
- 5.2.4 Businesses: 1,1m³ mass container
up to three (3) times per week by inclusion under item 1(2)(b)(iii) the amount of R2 317,00 with R2 500,00
up to six (6) times per week by inclusion under item 1(2)(b)(iv) the amount of R4 616,00 with R4 980,70
- 5.2.5 Businesses: Skip 6m³
up to once per week the new amount of R9 029,50
up to three (3) times per week the new amount of R18 073,00
- 5.2.6 Second dwelling
by substitution under item 1(2)(b)(vii):
the amount of R126,41 with R136,40
- 5.2.7 Businesses: Bins 85ℓ
by substitution under item 1(3)(a):
the amount of R454,70 with R490,65
- 5.2.8 Businesses: 1,75m³ mass containers
by substitution under item 1(3)(b):
the amount of R5 910,00 with R6 376,90
- 5.2.9 Businesses: 240ℓ bins
up to three (3) times per week
by substitution under item 1(3)(c):
the amount of R844,30 with R911,00
up to six (6) times per week
by substitution under item 1(3)(d):
the amount of R1 689,00 with R1 822,45
- 5.3 **That** the tariff for removal of solid waste (refuse) from the Vergeet-My-Nie / Rivier Park flats be increased from R64,15 per flat to R69,20 per flat per month.
- 5.4 **That** formalized informal housing settlements (unproclaimed townships) under 1(2)(b)(v) by substitution R66,10 per stand per month with R71,30 per stand per month.
- 5.5 **That** a new communal use tariff of R71,30 per month be introduced where refuse is removed at a communal point.
- 5.6 **That** the departmental levy for removal of solid waste (refuse) be amended as follows:
- | | |
|--------------------|-----------|
| per refuse bin | R 159,20 |
| per mass container | R2 616,60 |
- 5.7 **That** proclaimed rural villages under 1(2)(b)(v) by substitution R66,10 per stand per month with R71,30 per stand per month.
- 5.8 **That** the static compactor levy for removal of refuse be introduced as follows:
- | | |
|----------------------------------|------------|
| up to 15m ³ per month | R11 320,00 |
| up to 11m ³ per month | R 9 056,00 |
| up to 10m ³ per month | R 8 302,00 |
- 5.9 **That** additional static compactor removals more than four (4) times per month be introduced as follows:
- | | |
|--|-----------|
| up to 15m ³ per month per removal | R2 829,15 |
| up to 11m ³ per month per removal | R2 263,75 |
| up to 10m ³ per month per removal | R2 075,00 |

5.10 **That** for all indigent consumers enlisted under the Council's indigent support and free basic services scheme of all dwellings in the formalized informal housing settlement no fees be paid by the consumer and the levy in full be recovered from the proportional equitable share payable to Council by the South African National Treasury.

5.11 **That** for all pensioners who applied and were approved for a rebate on assessment rates based on their monthly income, the same rebate be allowed on their respective refuse levies, except for Vergeet-My-Nie and Rivier Park flats:

5.11.1 Pensioners who qualify (residential)

monthly income

R0	to R 3 600,00	100% rebate on applicable tariff
R 3 600,01	to R 7 200,00	70% rebate on applicable tariff
R 7 200,01	to R10 800,00	50% rebate on applicable tariff
R10 800,01	to R14 400,00	20% rebate on applicable tariff

6. **THAT** the fees for water supply as published under Notice Number 31/1986 in the Provincial Gazette of 10 September 1986, as amended and in terms of Section 75A of the Local Government Municipal Systems Act, Act 32 of 2000, approves and adopts with effect from 1 July 2019 as follows:

6.1 **That** the fees for water supply as per paragraphs 6.2.1 to 6.2.6 and 6.2.7 below be subjected to Value Added Tax at standard rate.

6.2 By replacing the present tariffs by the following tariff structure:

6.2.1 All residential, single flats, church sites and residential units in group housing complexes:

(a) Where working meters were installed for metered purified water consumptions per month:

For the first six (6) kiloliters	Free
Above six (6) to ten (10) kiloliters	R 9,79 per kl
Above ten (10) to forty (40) kiloliters	R13,20 per kl
Above forty (40) kiloliters	R14,04 per kl

(b) Erven without working water meters which are developed and occupied:

A monthly fixed levy of R101,46 per erf per month

(c) Water leak adjustment tariff R9,79

6.2.2 All undeveloped erven with access to the reticulation network

An availability levy of R57,50 per month

6.2.3 All businesses and industries, school and school hostel sites (including nursery schools and day schools)

All monthly metered consumption of purified water at R10,43 per kilolitre.

6.2.4 Supply of raw water in all cases

Per metered monthly consumption at R9,97 per kilolitre

6.2.5 Purified water outside Council's distribution areas

According to monthly metered consumption at R14,22 per kilolitre

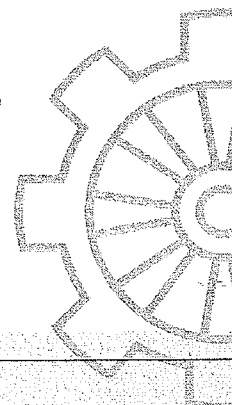
6.2.6 That the levy for purified effluent be determined at R2,79 cent per kilolitre

6.2.7 Water restriction tariffs

Level 1 restriction (water source below 60%)

(a) Residential

For the first six (6) kiloliters	Free
Above six (6) to ten (10) kiloliters	R 9,79 per kl
Above ten (10) to forty (40) kiloliters	R17,15 per kl



- (b) Above forty (40) kiloliters R18,25 per kl
Business and industries, school and school hostel sites (including schools and day schools)

All monthly metered consumption of purified water at R13,56 per kilolitre

Level 2 restriction (water source below 40%)

- (a) Residential

For the first six (6) kiloliters Free
Above six (6) to ten (10) kiloliters R 9,79 per kl
Above ten (10) to forty (40) kiloliters R21,12 per kl
Above forty (40) kiloliters R22,46 per kl

- (b) Business and industries, school and school hostel sites (including schools and day schools)

All monthly metered consumption of purified water at R16,68 per kilolitre

Level 3 restriction (water source below 20%)

- (a) Residential

For the first six (6) kiloliters Free
Above six (6) to ten (10) kiloliters R 9,79 per kl
Above ten (10) to forty (40) kiloliters R26,38 per kl
Above forty (40) kiloliters R28,07 per kl

- (b) Business and industries, school and school hostel sites (including schools and day schools)

All monthly metered consumption of purified water at R20,85 per kilolitre

6.2.8 That the departmental levy for purified water be determined at R3,93 per kilolitre

- 6.3 That for all indigent residential households enlisted under the Council's indigent support and free basic services scheme an additional four (4) kiloliters besides the first six (6) kiloliters of monthly consumption to a total of 10 kiloliters of monthly consumption be supplied free of charge and the total cost of the consumption between six (6) and up to ten (10) kiloliters be recovered from the proportional equitable share payable to Council by the South African National Treasury.

7. THAT the electricity tariffs for the 2019/2020 financial year be approved in that the Determination of Fees for the Supply of Electricity, promulgated under Notice No. 38 of the Provincial Gazette of 26 January 1996, in terms of the stipulations of Section 75A of the Local Government Municipal Systems Act, of 2000, approves and adopts with effect from 1 July 2019 as follows:

- 7.1 That the fees levied for electricity as per paragraphs 7.1.1 to 7.1.9 and paragraphs 7.1.11 to 7.1.14 below be subjected to Value Added Tax at the standard rate.

ELECTRICITY

7.1.1 Domestic residential indigent consumers

These tariffs are applicable to all residential indigent consumers with an ampere capacity limited to 20A per phase.

	(6,84%) PRESENT 2018/2019	Average (12,0%) PROPOSED 2019/2020
	c/kWh	c/kWh
(i) Energy charge (kWh)	0,00	0,00
(ii) Block 1 – 50 kWh	91,44	100,04
(iii) Block 51 – 350 kWh	119,76	131,03

Free basic electricity to a maximum of 50 kWh per month applies to registered indigent consumers.

Where more than 350 kWh is consumed during a month, the same tariff will be applied as for other domestic residential consumers.

7.1.2 Domestic residential consumers

These tariffs are available to all residential consumers with a single or three phase connection with an ampere capacity of up to 80A per phase. This tariff consists out of a fixed and energy charge. The tariff is based on the inclining block principle, that is, the more units used, the higher the rate becomes.

	PRESENT 2018/2019	PROPOSED 2019/2020
	R	R
A fixed charge whether electricity is consumed or not, per month or part thereof per point of supply. The amount is charged once per month.		
(i) Single phase	63,00	71,20
(ii) Three phase	85,00	96,10
	c/kWh	c/kWh
Energy charge		
(i) Block 1 – 50 kWh	94,13	102,99
(ii) Block 51 – 350 kWh	129,59	139,60
(iii) Block 351 – 600 kWh	160,16	181,09
(iv) Block > 600 kWh	180,28	203,84

7.1.3 Domestic residential consumers (lifeline)

This is a new tariff structure and is available to all residential consumers with a single or three phase connection with an ampere capacity of up to 40A per phase with no fixed charge. This tariff consists only out of an energy charge and will suite low to medium consumption residential consumers. The tariff is based on the inclining principle, that is, the more units used, the higher the rate becomes.

	c/kWh	c/kWh
(v) Block 1 – 50 kWh	104,56	114,40
(vi) Block 51 – 350 kWh	144,25	157,82
(vii) Block 351 – 600 kWh	163,91	185,33
(viii) Block > 600 kWh	181,86	205,63

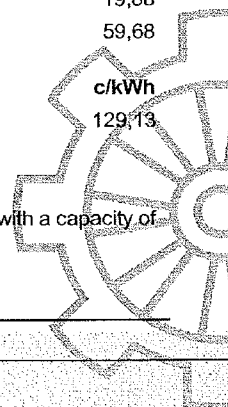
7.1.4 Business, industrial & general consumers

These tariffs are applicable to all business, industrial and general consumers with a single and/or three phase connection with a capacity of up to 80A per phase.

	PRESENT 2018/2019	PROPOSED 2019/2020
	R	R
A capacity charge whether electricity is consumed or not, per ampere of supply capacity, per month, per point of supply or part thereof		
(i) Single phase	17,58	19,88
(ii) Three phase	5278	59,68
	c/kWh	c/kWh
Energy charge	114,20	129,13

7.1.5 Business lifeline consumers

These tariffs are applicable to all business lifeline consumers with a single phase connection with a capacity of up to 40A per phase. This tariff has no capacity charge.



	PRESENT 2018/2019	PROPOSED 2019/2020
	c/kWh	c/kWh
Energy charge kWh	168,60	190,64

7.1.6 **Bulk consumers** - low voltage three phase demand scale (Time of Use)

These tariffs are applicable to all bulk consumers metered at low voltage with an annual average metered load with a capacity higher than 80A per phase.

	PRESENT 2018/2019	PROPOSED 2019/2020
	R	R
A fixed charge, whether electricity is consumed or not per point of supply (meter point)	2 048,00	2 315,67
A demand charge per kVA of half hourly maximum demand payable in peak and standard periods on week days and Saturdays	49,07	55,48
A network access charge per kVA of half hourly maximum demand payable in peak and standard periods on week days and Saturdays	25,78	29,15

	c/kWh	c/kWh
An active energy charge for all kWh consumers (kWh)		
(iii) High demand season (June, July, August)		
▪ Peak	371,59	420,16
▪ Standard	142,15	160,73
▪ Off-peak	75,97	85,90
(iv) Low demand season (September to May)		
▪ Peak	156,56	177,02
▪ Standard	96,05	108,57
▪ Off-peak	67,19	75,97
Reactive energy charge (kVA)		
High demand season (June – August)	23,50	26,57

7.1.7 **Bulk consumers** – 11 000 Volt three phase demand scale (Time of Use)

These tariffs are applicable to all bulk consumers metered at medium voltage where electricity is supplied at 11 000 V.

	PRESENT 2018/2019	PROPOSED 2019/2020
	R	R
A fixed charge whether electricity is consumed or not, per point of supply (meter point)	3 417,00	3 863,60
A demand charge per kVA of half hourly maximum demand payable in peak and standard periods on week days and Saturdays	46,76	52,87
A network access charge per kVA of half hourly maximum demand payable in peak and standard periods on weekdays and Saturdays	24,60	27,82
	c/kWh	c/kWh
An active energy charge for all consumers (kWh)		
(v) High demand season (June, July, August)		
▪ Peak	331,58	374,92

▪ Standard	132,37	149,67
▪ Off-peak	70,82	80,08
(vi) Low demand season (September to May)		
▪ Peak	146,15	165,25
▪ Standard	90,19	101,99
▪ Off-peak	62,72	70,92
Reactive energy charge (kVA)		
High demand season (June – August)	22,40	25,33

7.1.8 Other bulk consumers

This tariff is only available to specific consumers as approved by Council resolution due to special circumstances. The following charges will be payable:

kWh peak	-	equal to Eskom megaflex tariff structure plus 10%
kWh standard	-	equal to Eskom megaflex tariff structure plus 10%
kWh off-peak	-	equal to Eskom megaflex tariff structure plus 3%
kVA r h	-	equal to Eskom megaflex tariff structure

7.1.9 Street light and traffic light consumption

	PRESENT 2018/2019	PROPOSED 2019/2020
	c/kWh	c/kWh
Energy charge kWh	160,45	181,42
Illuminated advertisement signs	100,15	113,24

7.1.10 Departmental levies & sport clubs

This tariff is applicable to all municipal buildings, levies and sport clubs. Where time of use meters are installed the applicable tariffs as per the time of use categories as determined will apply.

	PRESENT 2018/2019	PROPOSED 2019/2020
	c/kWh	c/kWh
Energy charge kWh	160,45	181,42

7.1.11 Other charges

This tariff is applicable to all undeveloped erven with access to the reticulation network.

	PRESENT 2018/2019	PROPOSED 2019/2020
	R	R
A fixed charge per month or part thereof	120,75	136,53

7.1.12 Schools & welfare organizations - low voltage three phase demand scale (Time of Use)

This is a new tariff structure and applicable to schools and welfare organizations metered at low voltage with an annual average metered load with a capacity higher than 80A per phase.

Schools and welfare organizations must meet the criteria as per the rates policy to qualify for this tariff structure.

	PRESENT 2018/2019	PROPOSED 2019/2020
	R	R
A fixed charge, whether electricity is consumed or not per point of supply (meter point)	1 535,44	1 736,12
A demand charge per kVA of half hourly maximum demand payable in peak and standard periods on week days and Saturdays	36,82	41,63

RESOLUTION C62/05/2019

A network access charge per kVA of half hourly maximum demand payable in peak and standard periods on week days and Saturdays	19,38	21,91
	c/kWh	c/kWh
An active energy charge for all kWh consumers (kWh)		
(i) High demand season (June, July, August)		
▪ Peak	278,67	315,09
▪ Standard	106,54	120,46
▪ Off-peak	57,00	64,45
(ii) Low demand season (September to May)		
▪ Peak	117,43	132,78
▪ Standard	72,00	81,41
▪ Off-peak	50,38	56,96
Reactive energy charge (kVA)		
High demand season (June – August)	17,63	19,93

7.1.13 Schools & welfare organizations – 11 000 Volt three phase demand scale (Time of Use)

This is a new tariff structure and applicable to schools and welfare organizations metered at medium voltage where electricity is supplied at 11 000 V.

Schools and welfare organizations must meet the criteria as per the rates policy to qualify for this tariff structure.

	PRESENT 2018/2019	PROPOSED 2019/2020
	R	R
A fixed charge whether electricity is consumed or not, per point of supply (meter point)	2 597,00	2 936,43
	c/kWh	c/kWh
A demand charge per kVA of half hourly maximum demand payable in peak and standard periods on week days and Saturdays	35,53	40,17
A network access charge per kVA of half hourly maximum demand payable in peak and standard periods on weekdays and Saturdays	18,69	21,13
An active energy charge for all consumers (kWh)		
(i) High demand season (June, July, August)		
▪ Peak	252,00	284,94
▪ Standard	100,62	113,77
▪ Off-peak	53,81	60,84
(ii) Low demand season (September to May)		
▪ Peak	111,07	125,59
▪ Standard	68,13	77,03
▪ Off-peak	47,66	53,89
Reactive energy charge (kVA)		
High demand season (June – August)	16,52	18,68

7.1.14 Schools & welfare organizations

This is a new tariff structure and applicable to all schools and welfare organizations with a single and/or three phase connection with a capacity of up to 80A per phase.

Schools and welfare organizations must meet the criteria as per the rates policy to qualify for this tariff structure. This tariff has no capacity charge.

	PRESENT 2018/2019	PROPOSED 2019/2020
	c/kWh	c/kWh
Energy charge kWh	126,95	143,54

Note:

For the purpose of time of use tariffs the defined daily time of use period throughout the year are:

Peak hours:

- | | | |
|------|-----------|-----------------------------|
| (ix) | Weekdays | 07:01 – 10:00 18:01 – 20:00 |
| (x) | Saturdays | None |
| (xi) | Sundays | None |

Standard hours:

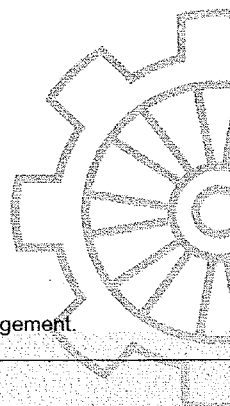
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|--------|-----------|-----------------------------|
| (xii) | Weekdays | 06:01 – 07:00 10:01 – 18:00 |
| (xiii) | Saturdays | 07:01 – 12:00 18:01 – 20:00 |
| (xiv) | Sundays | None |

Off-peak hours:

- | | | |
|--------|-----------|-----------------------------|
| (xv) | Weekdays | 22:01 – 06:00 |
| (xvi) | Saturdays | 12:01 – 18:00 20:01 – 07:00 |
| (xvii) | Sundays | 00:00 – 24:00 |

The Director: Electrical Engineering Services may impose a specific minimum load requirement for qualification for time of use tariff scales.

8. **THAT** in terms of Section 75A of the Local Government Municipal Systems Act, Act 32 of 2000, the adjusted sundry tariffs, Value Added Tax inclusive, as reflected in the comments of the various heads of departments under schedule 2 be approved and adopted for implementation with effect from 1 July 2019.
9. **THAT** a rate of R160,00 per day be approved for temporary workers limited to a maximum of three (3) months, unless otherwise specified in the personnel budget and/or human resources policies.
10. **THAT** the new personnel posts and the abolishment of posts as reflected under schedule 3 be approved to be implemented with effect from 1 July 2019.
11. **THAT** the following budget-related policies both new and as amended be approved and adopted for implementation from 1 July 2019:
 - 11.1 Budget Policy.
 - 11.2 Budget Virement Policy.
 - 11.3 Contractors Development Policy.
 - 11.4 Credit Control and Debt Collection Policy.
 - 11.5 Free Basic Services and Indigent Policy.
 - 11.6 Property Rates Policy.
 - 11.7 Supply Chain Management Policy – infrastructure procurement and delivery management.



RESOLUTION C62/05/2019

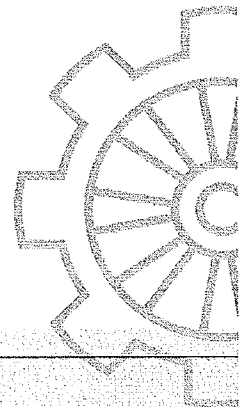
- 11.8 Tariff Policy.
- 11.9 Travelling and Subsistence Policy.
- 12. **THAT** the following unchanged budget-related policies be noted and be approved and adopted for implementation from 1 July 2019:
 - 12.1 Asset Management Policy.
 - 12.2 Blacklisting Policy.
 - 12.3 Borrowing Policy.
 - 12.4 Cost Containment Policy.
 - 12.5 Funding & Reserves Policy.
 - 12.6 Investment of Surplus Funds Policy.
 - 12.7 Methodology for the impairment and assessment of useful lives of assets policy.
 - 12.8 Methodology – Classification and Treatment of Land Policy.
 - 12.9 Pay Day Policy.
 - 12.10 Petty cash Policy.
 - 12.11 Short Term Risks and Liabilities Policy.
 - 12.12 Unclaimed Monies Policy.
 - 12.13 Write-off of Debtor's Policy.
- 13. **THAT** the following by-laws be approved by Council for Public Participation and Adoption:
 - 13.1 Tariff By-Law
 - 13.2 Property Rates By-Law
- 14. **THAT** the measurable performance objectives for revenue from each source as per table A4 be approved and adopted for the 2019/2020 budget year.
- 15. **THAT** permission be granted to the Executive Director: Financial Services to submit the annual budget in both printed and electronic formats to National and Provincial Treasury.
- 16. **THAT** permission be granted to the Executive Director: Financial Services to place the annual budget on the municipal website within five (5) working days from approval.
- 17. **THAT** permission be granted to the Executive Director: Financial Services to make the annual budget and supporting documentation with Council Resolution public in terms of Section 21(A) of the Municipal Systems Act, 32 of 2000 within ten (10) workings days after Council approval.
- 18. **THAT** it be noted that the implementation of the electricity tariffs is subject to NERSA approval.
- 19. **THAT** R6,7 Million will be included in the budget to rectify the outstanding matters in Newtown.”

CERTIFIED A TRUE EXTRACT

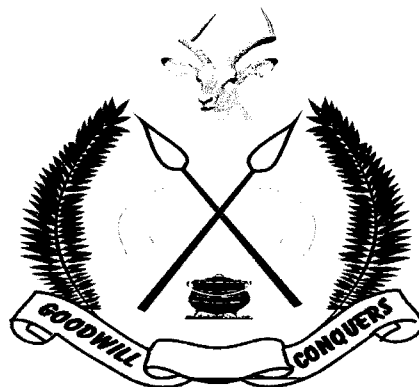
MUNICIPAL MANAGER

B. Khenisa

18 June 2019



RESOLUTION C62/05/2019

LOCAL AUTHORITY NOTICE 30 OF 2019**RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14
OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004.
(ACT NO.6 OF 2004)****Date 31 MAY2019****BUSHBUCKRIDGE LOCAL MUNICIPALITY****RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2019
TO JUNE 2020**

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that the council resolved by way of council resolution number.....to levy the rates on property reflected in the schedule below with effect from 1 July 2019.

Category of Property	Cent amount in the Rand rate determined for the relevant property category
Residential Properties**	0.011
Industrial Properties**	0.031
Business & Commercial Properties**	0.031
Farm Properties: use for Agricultural	0.003
Farm Properties use for Business/Commercial Purposes	0.031
Farm Properties use for Residential Purpose.	0.011
Farm Properties use for Education (Private Schools)**	0.031
Rebates on Farm Properties used for Education (Private School)	
Farm Properties owned by Government**	0.003
Farm Properties not used for Any Purpose**	0.003
Farm Properties used for Other Purposes not mentioned above**	0.003
Government Properties: Residential**	0.011
Government Properties: schools**	0.031
Government Properties: Business & Other**	0.031
Municipal Properties**	-
Public Service Infrastructure**	0.003
Communal Land**	-

Protected Areas **	-
Protected Areas Residential	0.011
Protected Area Business	0.031
State Trust Land **	-
Properties used for Multiple Purposes**	-
Properties Owned by Public Benefit Organization& used for any specific Public Benefit Purposes	0.003
Properties used for Mining**	-
Properties used for Public Worstip properly registered in the name of a business primarily as a place of worship by a religious community, including the official residence	-
Vacant Residential Stands**	0.050
Vacant Business/Commercial Stands**	0.050
Vacant Industrial Stands**	0.050
Vacant Government stands**	0.050
Rebates, Reductions, Exclusions	
Residential **	45,000.00
Public Service Infrastructure**	30%
Public Benefit Organizations**	15,000.00
Handling of lodged objections*	500
Phasing-in rebate	0%
Private schools health care facilities	0.1

The tariffs for Industrial, Commercial, State Property, Businesses and Residential has been reduced by 20%.

10% additional rebates for Nature reserve will be provided if there is CSI initiative programs.

Full details of the council resolution and rebates ,reduction and exclusion specific for each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices ,website (www.bustbuckribge.gov.za)and all the public libraries.

NAME: MRS C NKUNA

DESIGNATION: MUNICIPAL MANAGER

BUSINESS ADDRESS AND TELEPHONIC DETAILS OF THE MUNICIPALITY

PRIVATE BAG X9308

BUSHBUCKRGE

1280

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LOCAL AUTHORITY NOTICE 31 OF 2019

RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF LOCAL GOVERNMENT:
MUNICIPAL PROPERTY RATES ACT, 2004(ACT NO. 6 OF 2004)

Notice No 01/2019

Date 01 JULY 2019

MUNICIPAL NOTICE NO: 01 OF 2019

RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2019 TO 30 JUNE 2020

Notice is hereby given in terms of section 14 (1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that the Council resolved by way of council resolution number **CL 01.063 of 28 MAY 2019** to levy the rates on property reflected in the schedule below with effect from 1 July 2019.

ASSESMENT RATES		
PROPERTY CATEGORY	RAND	Rate determined for the relevant property category
Residential properties	0.98	0.009803027
Sectional Scheme unit used for residential property	0.98	0.009803027
Smallholding used for residential purposes property	0.98	0.009803027
Business zoned properties used for residential purpose only and occupied by owner property	0.98	0.009803027
Business property	0.98	0.009803027
Industrial property	3.92	0.039212103
Mining property excluding underground development	3.92	0.039212103
Government property used for general purpose	3.92	0.039212103
Government property used for agricultural purposes	0.45	0.004531727
Government property used as Multipurpose property with portions used for unproclaimed formal Business purposes	3.92	0.039212108
Government property used as Multipurpose property with portions used for unproclaimed formal residential purposes	1.96	0.019606052
Government property used as Multipurpose property with portions used for unproclaimed informal residential purposes	1.96	0.019606052
Government property used as Multipurpose property with portions used for other purposes	3.92	0.039212108
Public service industry and specific ESKOM power stations, power substations and all power lines including structures supporting such powerlines forming the complete part of an electricity scheme serving the public	0.10	0.000980303
Public service industry and specific SASOL gas or liquid fuel plants or refineries or pipelines for gas or liquid fuels, forming part of a scheme for transporting such fuels;	0.10	0.000980303
Farm land used primarily for agricultural purposes	0.21	0.002101856
Farm land used primarily for business & commercial	0.49	0.00490151
Farm land used primarily for other purposes	0.49	0.00490151
Farm land for eco-tourism and game farms	0.48	0.004803374

PBO Public benefit organizations properties owned by public benefit organizations and used for specified public benefit activities listed in Part 1 of the Ninth Schedule to the Income Tax Act	0.10	0.000980303
On those parts of a special nature reserve, national park or nature reserve within the meaning of the Protected Areas Act, or of a national botanical garden within the meaning of the National Environmental Management: Biodiversity Act, 2004, which are not developed or used for commercial, business, agricultural or residential purposes;	3.92	0.039212103
Properties not included above	3.92	0.039212108
PROPERTY RATES not ratable on the following and thus excluded from any assessment rates		
On a property registered in the name of and used primarily as a place of public worship by a religious community, including the official residence registered in the name of that community which is occupied by the office bearer of that community who officiates at services at that place of worship.	R NIL	R NIL
One residential property, if the residential property is not located on the same property as the place of public worship, registered in the name of a religious community or registered in the name of a trust established for the sole benefit of a religious community and used as a place of residence for the office bearer;	R NIL	R NIL
National, provincial or other public roads on which goods, services or labor move across a municipal boundary	R NIL	R NIL
Water or sewer pipes, ducts or other conduits, dams, water supply reservoirs, water treatment plants or water pumps forming part of a water or sewer scheme serving the public	R NIL	R NIL
Railway lines forming part of a national railway system	R NIL	R NIL
Runways [or], aprons and the air traffic control unit at national or provincial airports, including the vacant land known as the obstacle free zone surrounding these, which must be vacant for air navigation purposes	R NIL	R NIL
Breakwaters, sea walls, channels, basins, quay walls, jetties, roads, railway or infrastructure used for the provision of water, lights, power, sewerage or similar services of ports, or navigational aids comprising lighthouses, radio navigational aids, buoys, beacons or any other device or system used to assist the safe and efficient navigation of vessels	R NIL	R NIL
On any part of the seashore as defined in the Seashore Act, 1935 (Act No. 21 of 1935)	R NIL	R NIL
On any part of the territorial waters of the Republic as determined in terms of the Maritime Zones Act, 1994 (Act No. 15 of 1994)	R NIL	R NIL
On any islands of which the state is the owner, including the Prince Edward Islands referred to in the Prince Edward Islands Act, 1948 (Act No. 43 of 1948)	R NIL	R NIL
On mineral rights	R NIL	R NIL
On a property belonging to a land reform beneficiary or his or her heirs, dependents or spouse provided that this exclusion lapses — (i) ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds	R NIL	R NIL
PROPERTY RATE REBATES (PENSIONERS AND PENSIONERS WITH DISABILITY)	Percentage	
Up to R20,400.00 income per annum	75%	75%
From R20,400.01 to R21,400.00 income per annum	55%	55%
From R21,400.01 to R22,400.00 income per annum	45%	45%
UP TO R49,290.00 COMBINED INCOME PER ANNUM	35%	35%

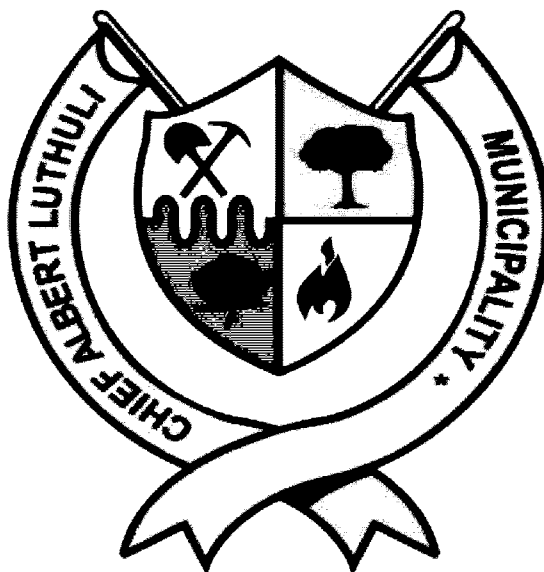
RESIDENTIAL PROPERTY WITH MARKET VALUE LESS THAN R 110,000.00 THAT ARE OF AN R.D.P. STANDARDS AS PER THE APPLICABLE MARKET TRENDS AND		
· Registered in the name of a natural person	95%	95%
· Government Properties	22%	22%
AGRICULTURE		
· Farm land used primarily for agricultural purposes	35%	35%
PUBLIC SERVICE INDUSTRY		
· In the case of public service infrastructure, (SASOL AND ESKOM) on the market value of the public service infrastructure rebate of that value as contemplated in section 17(1)(a), or on such lower percentage as the Minister may determine	30%	30%
NEWLY PRIVATE INFRASTRUCTURE DEVELOPMENT		
· The first 85% of the ratable valuation of property of new private infrastructure developments where a single property becomes divided through either subdivision or township establishment into 10 or more full title units and all services inclusive of water, sewerage and electricity and roads are installed by the developer at his own cost for a period of two (2) years from the date of registration of the subdivision or the proclamation of the township or for a shorter period until the newly created units are sold off or improved before expiry of two (2) year period.	85%	85%
RESIDENTIAL PROPERTY USED FOR RESIDENTIAL PURPOSES		
· On the first R15 000 of the market value of a property assigned in the valuation roll or supplementary valuation roll of a municipality to a category determined by the municipality— for residential properties; or	100 % of R 15 000.00	100 % of R 15 000.00
· for properties used for multiple purposes, provided one or more components of the property are used for residential purposes;	100% of R 15 000.00	100% of R 15 000.00
In addition to the first R15.000,00 of exemption above a further 50% remaining value for old age or disabled pensioners solely dependent from their pension, subjected to the following conditions:	50% of the remaining value	50% of the remaining value
· the combined income of the landowner and his spouse does not exceed R46.500,00 per annum or determined by council from time to time;		
· the property is occupied by the owner; and		
NEWLY RATEABLE PROPERTY <i>As stipulated by section 21 of the MPRA newly ratable property must be phased in as follows :</i>		
· in the 2016/17 financial year	75%	75%
· in the 2017/18 financial year a rebate of 50% of the rate;	50%	50%
· in the 2018/19 financial year 25% of the ratable will be granted; and	25%	25%
· in the 2019/20 financial year the rate will be payable without any rebate.	0%	0%
OTHER REBATES		
· On the first 30% of the market value of public service infrastructure;	30%	30%
· Owners temporarily without income	-	-
· Assessment rates billed annually and full and finally settled before November of the current financial year	10%	10%
· owners of property situated within an area affected by — (i) a disaster within the meaning of the Disaster Management Act, 2002 (Act 10 No. 57 of 2002); or (ii) any other serious adverse social or economic conditions;	-	-
Only owners over the age of 60 years or being the breadwinner and totally dependent on a social disability pension or any other pension comparable to social disability pension, should come into consideration.		

PROPERTY RATES REDUCTIONS <i>The rate applicable to developed non-urban land or vacant non-urban land will be applied to :</i>		
· 100% of the pro-rata value of the property on the first 5 hectares thereof;	100%	100%
· 75% of the pro-rata value on the property on the next 5 hectares thereof;	75%	75%
· 50% of the pro-rata value of the property on the next 5 hectares thereof;	50%	50%
· 25% of the pro-rata value of the property on the next 25 hectares thereof;	25%	25%
· 1% of the pro-rata value of the remainder thereof in excess of 40 hectares.	1%	1%
Service charges (flat rate) (where the property is not on the municipal valuation roll)		
Household, Churches	110.78	
Household income above R5000	166.16	
Business/Industry, Government	664.65	
Properties not included above	110.78	

Full details of the Council resolution and rebates, reductions and exclusions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices, website (www.albertluthuli.gov.za) and all public libraries.

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LOCAL AUTHORITY NOTICE 32 OF 2019

*Chief Albert Luthuli Municipality**The transparent, innovative and developmental municipality**that improves the quality of life of its people***Tariff By- Law
2019/20**

INDEX

1. Preamble	1
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2. Definitions	1
3. Legal Requirements	2
4. Tariff Principles	2
5. Objectives of the Policy	3
6. Tariff Strategy	4
7. Tariff Determination Strategy	5
8. Categories Of Customers	6
9. Service Classification	8
10. Expenditure Classification	10
11. Cost Element	11
12. Tariff Types	11
13. Deposits	12
14. Unit of Measures	12
15. Enforcement and Implementation	21

1. **Preamble**

- 1.1** *The Chief Albert Luthuli Local Municipality, in terms of **Section 75(1) of the Local Government Municipal Systems Act, Act 32 of 2000**, has to adopt a Tariff Policy which is regarded a budgetrelated policy in terms of the **Local Government Municipal Finance Management Act, Act 56 of 2003**.*
- 1.2** *The Tariff Policy annually has to undergo revision and be tabled with the Multi-Year Annual Tabled Budget to the Council of the municipality for consideration and approval for public scrutiny and comments annually before 31 March.*
- 1.3** *Comments received by the municipality on the contents and stipulations of the Policy have to be considered by the Council for possible amendment/inclusion to the draft policy for a final draft to be approved by the Council annually before 31 May*
- 1.4** *The adopted Tariff Policy applies to the Multi-Year Annual Budget of a related year during which the income is based on the principles contained in the Tariff Policy.*
- 1.5** *Should any of the principles contained in the Tariff Policy by resolution of the Council be changed, an Adjustment Budget has to be prepared to reflect the consequent effect.*
- 2. Definitions**

In this tariff policy, unless inconsistency with the context, a word or expressions to which a meaning in the Act has been attached means:-

“agricultural consumers” include but are not limit to farms, smallholdings and agricultural show grounds;

“break even” occurs where the volume sales are equal to the fix and variable cost associated with the provision of the service;

“business and commercial consumers” include but are not limit to business undertakings, shops, offices, liquor stores, supermarkets, public garages, gathering places, nurseries, places of entertainment, service stations, hairdressings salons, banks, hotels, guesthouses, boarding houses and doctor-and dentist consulting rooms;

“councillor for financial matters” the councillor of the municipal council responsible for financial matters;

“domestic consumers” include but are not limit to residence, group housing, town houses, semi-detached houses, and flats;

“indigent households” are households that are registered under the municipality ‘s Indigent Policy;

“industrial consumers” include but are not limit to industrial undertakings, factories, warehouses, workshop, scrap yards, stores, wine cellars, abattoir, dairy processing plants and fish markets;

“in season” refers to the period from the 1st December of a year up to 31 January of the following year and from the Monday before the Easter weekend up to and including Easter Monday;

“lifeline tariffs” a unit charge calculated by dividing the total cost associated with the service by the volume consumed (units);

“resident “ a person who is ordinary resident in the municipal area;

“special agreements” are special tariff agreements entered into with consumers making significant economic contribution to the community and create job opportunities;

“**sport and recreation facilities**” include but are not limit to properties used exclusively for sport and recreation purposes including school sport fields which are metered separately for water and electricity consumption and caravan parks;

“**the Act**: the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000);

3. Legal Requirements

3.1 In developing its Tariff Policy, the Municipality has noted the applicability of the following legislation

–

3.1.1 Constitution of the Republic of South Africa, 1996

3.1.2 Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000)

3.1.3 Municipal Fiscal Powers and Functions Act, 2007 (Act No. 12 of 2007)

3.1.4 Municipal Finance Management Act, 2003 (Act No. 56 of 2003)

3.1.5 Water Services Act, 1997 (Act No. 108 of 1997)

3.1.6 Electricity Regulation Act, 2006 (Act No. 4 of 2006)

3.1.7 Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004)

3.1.8 Local Government: Municipal Structures Act, 1998 (Act No. 117 of 1998)

3.2 This policy complies with sections 74 of the Municipal Systems Act in so far as it –

3.2.1 establishes a tariff policy on the levying of fees for municipal services provided by the municipality;

3.2.2 reflects the required principles; and

3.2.3 differentiates between different categories of users, debtors, service providers. services, service standards and geographical areas as long as such differentiation does not amount to unfair discrimination.

3.3 Section 75 of the Municipal Systems Act requires the council to adopt by-laws to give effect to the implementation and enforcement of this tariff policy.

4. Tariff Principles

4.1 The Tariff Policy of the Municipality is in accordance with the principles as set out in section 74 (2) of the Municipal Systems Act as follows –

4.1.1 users of municipal services should be treated equitably in the application of tariffs;

4.1.2 the amount individual users pay for services should generally be in proportion to their use of that service;

4.1.3 poor households must have access to at least basic services through –

4.1.3.1 tariffs that cover only operating and maintenance costs,

- 4.1.3.2 special tariffs or life line tariffs for low levels of use or consumption of services or for basic levels of service; or
- 4.1.3.3 any other direct or indirect method of subsidization of tariffs for poor households;
- 4.1.3.4 tariffs must reflect the costs reasonably associated with rendering the service, including capital, operating, maintenance, administration and replacement costs, and interest charges;
- 4.1.3.5 tariffs must be set at levels that facilitate the financial sustainability of the service, taking into account subsidization from sources other than the service concerned;
- 4.1.3.6 provision may be made in appropriate circumstances for a surcharge on the tariff for a service;
- 4.1.3.7 provision may be made for the promotion of local economic development through special tariffs for categories of commercial and industrial users;
- 4.1.3.8 the economical, efficient and effective use of resources, the recycling of waste, and other appropriate environmental objectives must be encouraged;
- 4.1.3.9 the extent of subsidization of tariffs for poor households and other categories of users should be fully disclosed.

4.2 In addition, the Municipality recognizes the principles set out in the 1998 White Paper on Local Government on user charges as follows –

- 4.2.1 Payment in proportion to the amount consumed – as far as it is practically possible, consumers should pay in proportion to the amount of services consumed.
- 4.2.2 Full payment of service costs – all households, with the exception of the indigent, should pay the full cost of services consumed.
- 4.2.3 Ability to pay – municipalities should develop a system of targeted subsidies to ensure that poor households have at least a minimum level of basic services.
- 4.2.4 Fairness – tariff policies should be fair in that all people should be treated equitably.
- 4.2.5 Transparency - the tariff policy should be transparent to all consumers and any subsidies and concessions must be visible and understood by all consumers.
- 4.2.6 Local determination of tariff levels - municipalities have the flexibility to develop their own tariffs in accordance with the principles contained.
- 4.2.7 Consistent tariff enforcement – a consistent policy for dealing with non-payment of tariffs needs to be developed. This must be targeted and enforced with sensitivity to local conditions.
- 4.2.8 Ensure local economies are competitive - local tariffs must not unduly burden local business through higher tariffs, as these costs affect the sustainability and competitiveness of such businesses and firms.

4.3 The tariffs asset out in this policy shall, as far as is practical, encourage and promote the objects and programmes contained in the municipality's Integrated Development Plan.

5. Objectives of this Policy

5.1 The Municipality wishes to achieve the following objectives by adopting this tariff policy –

- 5.1.1 to comply with the provisions of section 74 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000);
- 5.1.2 to prescribe procedures for calculating tariffs where the municipality wishes to appoint service providers in terms of section 76(b) of the Act; and
- 5.1.3 to give guidance to the Councillor responsible for finance regarding tariff proposals that must be submitted to Council annually during the budget process.

5.2 In addition, the Municipality seeks to ensure that –

- 5.2.1 the tariffs of the Municipality conform to acceptable policy principles;
- 5.2.2 municipal services are financially sustainable;
- 5.2.3 there is certainty in the Council of how the tariffs will be determined;
- 5.2.4 tariffs of the Municipality comply with the applicable legislation; and
- 5.2.5 tariffs should take into consideration relief to the indigent.

5.3 Tariffs will be set at a level that facilitates the sustainability of services, which will be achieved by ensuring that –

- 5.3.1 cash inflows cover cash outflows and that sufficient provision for working capital and bad debts will be made; and
- 5.3.2 access to the capital market is maintained, to be achieved through the provision for the repayment of capital, maintaining sufficient liquidity levels and making profits on trading services.

5.4 Where practical, efficient and effective use of resources will be encouraged by providing for penalties to discourage unnecessary or exorbitant usage.

6. Tariff Strategy

6.1 Minimum basic services must be free

- 6.1.1 This will be set out in the Free Basic Services Policy of the Municipality, and in order to ensure affordable services, the Council will introduce a stepped tariff structure in which consumers that use more of a service, will pay progressively more for higher consumption than those who consume less of a service.

6.2 Keeping tariffs affordable

- 6.2.1 In order to ensure that tariffs remain affordable, the Council will strive to ensure that –

- 6.2.1.1 Services are delivered at an appropriate level;
- 6.2.1.2 Efficiency improvements are actively pursued across the Municipality's operations;
- 6.2.1.3 A performance management system is introduced to ensure that plans that are devised are actually implemented on its own resources are obtained as economically as possible and that appropriate service delivery mechanisms are used;
- 6.2.1.4 An investigation is conducted with the objective of phasing out as soon as is practically possible the non-core functions that the municipality currently performs without depriving the community of any services that really contribute to the quality of life of people in its area;
- 6.2.1.5 Any service that is provided for which there is little demand, is priced under the actual cost of providing it and which requires the Municipality to maintain significant infrastructure and other facilities, are phased out, except where the Council is by law required to provide such a service; and
- 6.2.1.6 The equitable share of revenue raised nationally will be used to maintain an adequate level of basic services for indigents.

6.3 Achieve price parity for services and property rates (uniform tariffs)

- 6.3.1 The Council will strive to achieve price parity within the Municipality within five financial years starting with the 2018/19 financial year.

6.4 Fully exploiting the potential income base

- 6.4.1 In order to ensure that tariffs remain current, and to ensure that all revenue is maximized, the Council will –
 - 6.4.1.1 Review tariffs for services at least once during every financial year.
 - 6.4.1.2 Ensure that tariff increases are in line with increases in the price of personnel costs, goods, material and other resources acquired and used by the Municipality to perform its functions; and
 - 6.4.1.3 Ensure that the tariff for a particular service will be calculated in such a way that all relevant costs are covered. This means that a tariff for a service must include at least the capital expenditure required and interest thereon, the cost of managing and operating the service and the cost of maintaining, repairing and replacing the physical assets used in its provision.

6.5 The “Consumer must pay Principle”

- 6.5.1 The Council believes that consumers of services must pay for the amount of services that they use. Where it is possible to measure the consumption of services, the Council intends to install metering systems and to take into account the free service element.
- 6.5.2** In this regard the Council will develop a programme to install meters in appropriate cases.
- 6.5.3** In the striving for better service delivery to the consumers, a user friendly format of accounts will be developed and implemented.

6.6 Redistribution / Cross-subsidisation

- 6.6.1 Some members of the community are better able to afford to pay for the services that they use and benefit from, than others. The budget of the Municipality is an important device in ensuring redistribution within the community. Those that pay higher property rates bases on the value of their properties, in fact subsidise those who pay less tax.
- 6.6.2 Also, the Council uses the trading surplus it realizes on the trading account to bring relief with regard to property tax rates.
- 6.6.3 Likewise, the Council will ensure that the cross-subsidisation occurs between and within services to further contribute to its redistribution objectives.

6.7 Ensuring financial sustainability of service delivery

- 6.7.1 Financial sustainability of an enterprise will be achieved when it is financed in a manner that insures that its financing is sufficient.
- 6.7.2 The tariff for a service must, therefore, be sufficient to cover the cost of the initial capital expenditure required and interest thereon, managing and operating the service and maintaining, repairing and replacing the physical assets used in its provision.
- 6.7.3 The Council will adopt and apply a Credit Control and Debt Collecting policy to ensure that service charges are recovered.
- 6.7.4 Where a trading (water & electricity) and economic service (sanitation & sewerage) is available to a property, an availability levy or charge will be imposed if the occupier of the property does not use the service concerned or if the property is vacant. The availability levy, if possible, will be adequate to cover the pro rata cost of the initial capital expenditure and interest thereon and the maintenance of the infrastructure associated with service delivery.

7. Tariff determination process

- 7.1 Except in special circumstances, such as significant increases in the wholesale price of goods and services that the Council purchases during a year to provide services, the Council will review its tariffs during the preparation of the annual budget in accordance with the policy stated above. Proposed tariffs will be presented to the community during the Council's consultation about the budget.
- 7.2 After the Council has adopted its rates, tariffs, fees, charges and surcharges the Municipal Manager shall, without delay –
- 7.2.1 conspicuously display a copy of the resolution adopting such fees, charges or tariffs for a period of at least 21 days at the main administrative office of the municipality and at such

other places within the municipality to which the public has access as the Municipal Manager may determine;

7.2.2 publish in a newspaper of general circulation in the municipality a notice stating –

7.2.2.1 that a resolution as contemplated above has been passed by the Council;

7.2.2.2 that a copy of the resolution is available for public inspection during office hours at the main administrative office of the municipality and at the other places specified in the notice;

7.2.2.3 the date on which the determination will come into operation;

7.2.2.4 that any person who desires to object to such determination or amendment must do so in writing within 14 days after the date on which the notice was displayed; and

7.2.2.5 that any person who cannot write may come during office hours to a place where a staff member of the municipality named in the notice, will assist that person to transcribe his/her objection.

7.2.3 seek to convey the information referred to in paragraph 3.8.2 to the local community by means of radio broadcasts covering the area of the municipality.

7.2.4 The Municipal Manager must forthwith send a copy of the notice referred to in subparagraph 7.2.2 to the MEC for Housing and Local Government and other institutions regulated by another law or directive applicable from time to time.

7.3 If no objection is lodged within the period stated in the notice, the determination or amendment will come into operation on the date determined by the Council.

7.4 Where an objection is lodged, the Municipality will consider every objection.

7.5 The Council may, after it has consider all objections, confirm, amend, or withdraw the determination or amendment and may determine another, on the date on which the determination or amendment will come into operation.

7.6 After the Council has considered the objections it will again give notice of the determination, amendment or date as determined above and will also publish it as determined by the Council.

7.7 The municipal must adopt by-laws to give effect to the implementation and enforcement of this tariff policy.

8. Categories of Customers

8.1 Separate tariffs structure may be raised for the following categories of customers –

8.1.1 domestic;

8.1.2 indigent households;

8.1.3 business and commercial;

8.1.4 industrial;

8.1.5 agricultural

8.1.6 rural;

8.1.7 public benefit organisation;

8.1.8 institutional;

8.1.9 commercial and industrial with special agreements; **8.1.10** government; and

8.1.11 the municipality.

8.2 The Municipality, in line with section 75 of the Act, determine that differentiated tariffs for the different consumers in certain geographical areas are necessary where there is a substantial difference between the infrastructure used in each geographical area to provide the service. These geographical areas are –

8.2.1 <unknown>.

8.3 The differentiation contemplated in paragraph 8.2 above will be based on one or more of the following elements – 8.3.1 infrastructure costs;

8.3.2 volume usage;

8.3.3 availability; or

8.3.4 service standards.

9. Service Classification

9.1 In the following classification, trading and economic services must be financially ring-fenced and financed from service charges while community and subsidized services will be financed from rates and related income.

9.2 In order to isolate the costs associated with a service, the Municipal Manager, Chief Financial Officer and Executive Mayoral Committee of the Council, shall, subject to the guidelines provided by the National Treasury, provide for the classification of services into the categories as set out in paragraphs 9.3 to 9.6 below.

9.3 Trading services

9.3.1 Water and electricity provisions are trading services. Typically the consumption of a trading service is measurable and can be apportioned to an individual consumer. These services are managed like businesses. The tariffs for these services are determined in such a way that a net trading surplus is realized. The trading surplus is used to subsidise the tariffs of non-trading services, in other words to relieve property rates.

- Water
- Electricity

9.4 Economic services

9.4.1 Sewage and domestic household removal are economic services. The consumption of an economic service can be measured or determined with reasonable accuracy and apportioned to an individual consumer. Whilst they are also managed like businesses, the tariffs for these services are normally determined in such a way that user charges cover the cost of providing the service.

- Refuse removal

- Sewerage
- Markets
- Abattoir fees
- Holiday resorts
- Recreation resorts
- Caravan and Camping facilities

9.5 Community services

9.5.1 Community services are those services the consumption of which cannot be determined nor apportioned to individual consumers. These services are typically financed through finance rates. Examples are the establishment, operation and maintenance of parks and recreation facilities, provision and maintenance of roads and storm water drainage systems, the establishment, management and maintenance of cemeteries and traffic regulation.

- Abattoirs
- Cleansing
- Control of public nuisances
- Environmental and waste management
- Facilities for accommodation, care and burial of animals
- Fencing and fences
- Interest rates charged
- Local amenities
- Markets
- Municipal parks and recreation
- Municipal roads □ Museums
- Nature reserves
- Noise pollution
- Public places
- Road signs
- Sports grounds
- Street lighting
- Storm-water management
- Trade licenses □ Traffic control
- Municipal public works (only in respect of the needs of the municipality in the discharge of its responsibilities and to administer functions specially assigned to it under the Constitution or any other law)

9.6 Failure of a meter

9.6.1 During the period from identification of a meter having ceased reading, to when it is replaced and a reading can be taken, an estimated consumption will be applied.

9.6.2 Should a consumer have been billed a zero consumption for any period of time and it is subsequently found to have been due to a ceased meter and the property was vacant at the time or the usage pattern had not changed, the municipality shall bill retrospectively from the time that the meter had ceased until the time it has been replaced. Should the property have been vacant or where the usage pattern had changed, a signed and sworn affidavit needs to be provided for consideration. A not meter audit report must be submitted monthly to Chief Financial Officer/ section 80 committee on why meters were not read.

9.7 No account received

9.7.1 In the event that an owner or occupier has consumed water and electricity but has never received an account, the onus will on the owner to make representations to the municipality to request that an account be sent. Should the municipality not be able to verify that an account was indeed issued to either the owner or occupier, the municipality may bill for a period not greater than three years, give a 60% discount and the consumer may make arrangements with the municipality to pay off the amount.

9.7.2 Any person who has stopped receiving an account that had previously been received, should immediately request the municipality in writing via registered post to remedy the omission.

9.8 Subsidised services

9.8.1 Subsidised services include fire fighting, approving building plans and the construction of buildings, leasing of municipal facilities, selling of burial sites and certain town planning functions. Subsidised services are those services the consumption of which can be determined reasonably accurately and apportioned to individuals and consumers. However, if the tariffs for using this service were based on its real cost, nobody would be able to afford it. In most cases not only would the consumer benefit from using the service, but also other persons. A user charge is payable for using the service, but the tariff is much lower than the real cost of providing the service

- Angling permits
- Billboards
- Burials and cemeteries
- Control of undertakings that sell liquor to the public
- Distribution of hand-bills
- Dog licensing
- Fire fighting services
- Health and ambulance services
- Holiday resorts
- Interest rates charged
- Letting of Municipal facilities

- Leasing of Municipal properties
- Libraries
- Licensing and control of undertakings that sell food to the public
- Licensing of motor vehicles and transport permits
- Local tourism promotion
- Parking
- Photocopies
- Pound fee
- Recreation resorts
- Reference and information fees
- Rezoning
- Tender deposits
- Town planning
- Training Courses

9.8.2 The Municipality also provides services in support of the above-mentioned services. These are called staff functions and include committee services, records and archives, financial management accounting and stores, occupational health and human resources management. These services are financed through property rates.

Approved Tariffs

10. Expenditure Classification

10.1 Expenditure will be classified into the categories as set out in paragraphs 10.2 and 10.3 below.

10.2 Subjective classification:

10.2.1 Salaries, wages and allowances

10.2.2 Bulk purchases

10.2.3 General expenditure

10.2.4 Repairs and maintenance

10.2.5 Capital charges (interest and redemption) / depreciation

10.2.6 Contribution to fixed assets

10.2.7 Contribution to funds –

10.2.7.1 Bad debts;

10.2.7.2 Working capital; and 10.2.7.3
Statutory funds.

10.2.8 Contribution to reserves;

10.2.9 Gross expenditure;

10.2.10 Less charge-out;

- 10.2.11 Net expenditure;
- 10.2.12 Income; and
- 10.2.13 Surplus/Deficit.

10.3 Objective classification:

- 10.3.1 Licensing of motor vehicles and transport permits
- 10.3.2 Cost centres will be created to which the costs associated with providing the service can be allocated –
 - 10.3.2.1 Department
 - 10.3.2.2 Section/service
 - 10.3.2.3 Division/service
 - 10.3.2.4 The subjective classification of expenditure each with a unique vote will be applied to all cost centres.

11. Cost Elements

11.1 The following cost elements to be used to calculate the tariffs for the different services

- 11.1.1 **Fixed costs** which consist of the capital costs (interest and redemption) on external loans as well as internal advances and or depreciation whichever are applicable to the service and any other costs of a permanent nature as determined by the Council from time to time.
- 11.1.2 **Variable costs** which include all other variable costs that have reference to the services.
- 11.1.3 **Total cost** consisting of the fixed cost and variable cost.

12. Tariff Types

12.1 In determining the type of tariff applicable to the type of service the municipality shall make use of the following eight options or a combination of the same.

- 12.1.1 **Single tariff:** this tariff shall consist of a cost per unit consumed. All costs will be recovered through unit charges at the level where income and expenditure breaks even. Subject to a recommendation by the Chief Financial Officer the council may decide to approve profits on trading services during the budget meeting. Such profits will be added to the fixed and variable cost of the service for the purpose of calculating the tariffs.
- 12.1.2 **Cost related two to four part tariff:** this tariff shall consist of two to four parts. Management, capital, maintenance and operating costs will be recovered by grouping certain components together. Management-, capital- and maintenance costs may be grouped together and be recovered by a fixed charge, independent of consumption for all classes of consumers, while the variable costs may be recovered by a unit charge per unit consumed. Three and four part tariffs will be used to calculate the tariff for electricity and to provide for maximum demand and usage during limited demand periods.

12.1.3 Inclining block tariff: this tariff is based on consumption levels being categorised into blocks, the tariff being determined and increased as consumption levels increase. This tariff will only be used to subsidised free basic services and prohibit the exorbitant use of a commodity. The first step in the tariffs will be calculated at break-even point. Subsequent steps will be calculated to yield profits and to discourage excessive use of the commodity.

12.1.4 Declining block tariff: this tariff is the opposite of the inclining block tariff and decreases as consumption levels increase. The first step will be calculated by dividing the fix and variable cost and profit determined by council from time to time by the volume consumed. This tariff will only be used for special agreements.

12.1.5 Regulating tariff: this tariff is only of a regulatory nature and the municipality may recover the full or a portion of the cost associated with rendering the service.

12.1.6 Sliding scale: This tariff is based on consumption levels being categorised into blocks, the tariff being determined and increased as consumption levels increase. This tariff will only be used to prohibit the exorbitant use of a commodity. The first step of this tariff will be free of charge to provide access to the basic services to Indigent Households. The second step in the tariffs will be calculated at break-even point. Subsequent steps will be calculated to yield profits and to discourage excessive use of the commodity.

12.1.7 Availability charges: Payable in respect of erven not connected to Council's infrastructure. Once Council provided a connection, normal tariffs as per respective service are payable.

12.1.8 Recoverable work: These tariffs shall apply to consumers who are making use, on application, of certain recoverable services. The tariff will be calculated at actual cost plus a surcharge as determined with the actual tariffs.

13. Deposits

13.1 Deposits are required where levies are made in arrears.

13.2 Deposits are payable with application for relevant service –

13.2.1 Electricity: Two times the average monthly consumption of the past 2 months with a minimum of R 1000;

13.2.2 Water: Two times the average monthly consumption of the past 2 months with a minimum of R 500;

13.2.3 Rental: Equal to the monthly rental; and

13.2.4 Other services: <unknown>

13.3 Deposit to be doubled in case of non-payment of account.

13.4 Indigent households are not required to pay a deposit.

13.5 A bank guarantee can be accepted in cases where a deposit of R2 500 or more is required

13.6 No deposit required for pre-paid meters.

14. Unit of Measurements

The following cost elements to be used to calculate the tariffs for the different services –

14.1 Electricity

14.1.1 Unit of measurement –

14.1.1.1 Maximum demand (KVA) plus fixed tariff plus kWh consumed;

14.1.1.2 Fixed tariff plus kWh consumed; or

14.1.1.3 Unit tariff (KWh consumed) (for pre-payment meters).

14.1.2 Method of calculation –

14.1.2.1 The guidelines issued by the National Electricity Regulator from time to time will form the basis of calculating tariffs. The electricity increase will be 13.07% during 2019/20 financial as per Nersa Guidelines.

14.1.2.2 To recover the capital cost of supplying electricity through a fixed charge will make electricity unaffordable to many low consumption users. Cross subsidization between and within categories of consumers will be allowed based on the load factors of the categories and consumers within the category. Portions of the fixed costs will be recovered through an energy or time-of-use charge. To apply the abovementioned principle the cost allocation basis, cost groupings, tariff components and tariff types reflected in the following tables will be used:

Inclining block tariff (IBT) tariff structure (Residential, Business and Commercial with prepaid electricity meters) where customer's consumption is divided into blocks and each subsequent block has a higher energy rate (c/kWh). The tariff structure has been set by NERSA in order to protect/ cross-subsidize low income domestic customers and to promote energy efficiency

14.1.3 For the one-part single energy rate tariff, all costs are expressed in a single cents/kWh charge. The recommended methodology for allocating costs into this tariff is as follows:

14.1.3.1 The rands / kVa / month cost must be allocated into a cents / kWh charge through consideration of the average load factor of the types of customer who are likely to use the one-part single energy rate tariff.

14.1.3.2 The rands / customer / month fixed cost should also be allocated into the cents/kWh charge and allocated to the kWh purchase costs in such a way as to ensure that at a level of monthly consumption of 400 kWh, the full amount of the fixed costs would have been recovered through the cents/kWh charge

14.1.3.3 The two-part tariff:

14.1.3.3.1 The rands / kVa / month charge must be allocated into a cents/kWh charge through consideration of the average load factor of the types of customer who are likely to choose the two-part tariff. This reallocated charge must then be added to the kWh purchase charge.

14.1.3.3.2 The rands / customer / month charge is not reallocated into other tariff elements.

14.1.3.3.3 The tariff then consists of a fixed monthly charge plus a variable charge related to metered kWh consumption.

14.1.3.4 The two-part time-of-use tariff:

14.1.3.4.1 The rands / kVa / month charge must be reallocated into different time-of-use cents / kWh charges through consideration of the load curve of the customer in relation to the load curve of the supplier. Such reallocated charges must then be added to the kWh purchase charges, as appropriate.

14.1.3.4.2 The rands / customer / month charge is not reallocated.

14.1.3.5 The three-part tariff:

14.1.3.5.1 The rands / kVa charge recovers the capital cost elements. Some of this cost must be reallocated into different tariff elements.

14.1.3.5.2 The cents / kWh charge therefore recovers the full variable costs as well as a portion of the reallocated rands / kVa costs.

14.1.3.5.3 The rands / customer / month charge is not reallocated.

14.1.3.6 The three-part time-of-use tariff:

14.1.3.6.1 As with the standard three-part tariff, a portion of the rands / kVa / month charge needs to be reallocated into the various time-of-use cents / kWh charges. Again, the amount of the reallocation should be with regard to the customer's load factor. However, it is also necessary to consider the timevariation of the capacity costs in the reallocation of the rands / kVa charge into the various time-of-use cents / kWh charges.

14.1.3.6.2 The cents / kWh charge therefore recovers the full variable costs as well as a portion of the reallocated rands / kVa charges.

14.1.3.6.3 The rands / customer / month charge is not reallocated.

14.1.3.7 Where council decides to make a profit on the service the profit will be added to the fixed and variable cost before tariffs are calculated.

14.1.3.8 Where a property is not connected to the electricity reticulation system but can reasonably be so connected, an availability tariff will be payable. The tariff will be calculated by adding a surcharge of 50% to the fixed costs applicable to connected consumers per category.

14.1.3.9 Electricity meters will be read and levied on a monthly basis unless the service is rendered through a pre-payment device and is recoverable for the past 2 years with issuing of clearance certificates.

14.1.3.10 The following charges can be levied in addition to the standard monthly charges –

Connections, Reconnections and changes to meters

<i>Amperage change</i>	<i>To change from higher to lower scale</i>	<i>Fixed cost per change of scale</i>
<i>Electricity connections</i>	<i>Single phase connection:</i>	<i>Fixed cost per connection</i>
	<i>Conventional meter: 1 x 20 Amp</i>	
	<i>Single phase connection: Conventional meter: Above 20 Amp</i>	<i>Fixed cost per connection</i>
	<i>Single phase connection: Conventional meter: Additional meter</i>	<i>Fixed cost per connection</i>
	<i>Single phase connection: Prepaid meter: 1 x 20 Amp</i>	<i>Fixed cost per connection</i>
	<i>Single phase connection: Prepaid meter: Above 20 Amp</i>	<i>Fixed cost per connection</i>
	<i>Single phase connection: Prepaid meter: Additional meter</i>	<i>Fixed cost per connection</i>
	<i>Three phase connection</i>	<i>Estimated cost</i>
<i>Reconnection of electricity supply</i>	<i>After temporary disconnection</i>	<i>Fixed cost per reconnection</i>
	<i>Because of non-payment</i>	<i>Fixed cost per reconnection</i>
<i>Tampering with electricity meter (conventional)</i>	<i>Reconnection but supply only to be restored after:</i>	<i>Fixed cost per tampering</i>
	<i>Payment of R889.02 + R88.02</i>	<i>Fixed cost per supply</i>
	<i>Payment of illegally energy consumed</i>	<i>Fixed cost per supply</i>
	<i>Presenting a new-certificate of compliance</i>	<i>Fixed cost per supply</i>
<i>Meter changes</i>	<i>from conventional to pre-paid meter – single phase: voluntary change – single phase</i>	<i>Free</i>

	<i>from conventional to pre-paid meter – single phase: nonpayers</i>	<i>Free</i>
	<i>from conventional to pre-paid meter – three phase</i>	<i>Estimated cost</i>
	<i>from pre-paid to conventional meter – single phase</i>	<i>Fixed cost per change</i>
<i>Non-payment of accounts</i>	<i>To serve a reminder by hand/mail i.r.o. a non-payment of account</i>	<i>Fixed cost to serve a reminder</i>
<i>Surcharge i.r.o. late payment of account</i>	<i>First late payment</i>	<i>An amount calculated at a rate of 10% of such an account subject to a maximum of R5 000.00</i>
	<i>Any further late payment within 12 months of the original late payment</i>	<i>An amount calculated at a rate of 10% of such an amount</i>

Miscellaneous services

<i>Meter Testing</i>	<i>Testing of electricity conventional meter</i>	<i>Fixed cost per testing</i>
	<i>Testing of electricity pre-paid meter</i>	<i>Fixed cost per testing</i>
<i>Call out</i>	<i>pre-paid consumers</i>	<i>Fixed cost per call-out</i>
<i>Special meter readings</i>	<i>At consumer's request</i>	<i>Fixed cost per meter reading</i>
	<i>If the consumers contests the meter reading</i>	<i>Fixed cost per meter reading</i>
<i>Investigation i.r.o. power failure</i>	<i>At consumer's request (call out due to consumer's default)</i>	<i>Fixed cost per investigation</i>
<i>Change of current limiter</i>	<i>From higher to lower scale</i>	<i>Fixed cost per change</i>
<i>Testing of installation</i>	<i>Urban</i>	<i>Fixed cost per testing</i>
	<i>Re-inspection test: urban</i>	<i>Fixed cost per re-inspection</i>

	<i>Rural</i>	<i>Fixed cost per testing plus transport</i>
	<i>Re-inspection test: rural</i>	<i>Fixed cost per re-inspection plus transport</i>
<i>Renting out equipment</i>	<i>Generator (per occasion)</i>	<i>Fixed cost per generator</i>
	<i>Transformer (100 KVA)</i>	<i>Fixed cost per transformer</i>

Municipal services

<i>Streetlights</i>	<i>Roads</i>	<i>Fixed cost per light</i>
	<i>Telephone booths & signs</i>	<i>Fixed cost per light</i>
<i>Municipal Electricity Tariffs</i>	<i>Streetlights</i>	<i>Fixed cost cent per unit (kWh)</i>
	<i>Demand Charges HT</i>	<i>Fixed cost cent per unit (kWh)</i>
	<i>Demand Charges LT</i>	<i>Fixed cost cent per unit (kWh)</i>

Pre-paid Customers

Electricity are charged at an inclining block tariff per unit based on the number of kWh purchased, which is determined as follows:-

- Block 1: 1 to 50 kWh
- Block 2: 51 to 350 kWh
- Block 3: 351 to 600 kWh
- Block 4: >600 kWh

9.3.2.2 Should the customer have any municipal

14.2 Water**14.2.1 Unit of measurement – 14.2.1.1**

Kiloliters used; and/or

14.2.1.2 Size of connection**14.2.2 Method of calculation –**

14.2.2.1 A basic charge based on the size of the water connection will be payable by all consumers. Provision will be made for the following meter connections –

15 mm

20 mm

25 mm
40 mm
50 mm
75 mm and
>75 mm

14.2.2.2 Stepped tariffs in respect of Domestic Consumers will be calculated for the following usages –

0 - 6 kl
7 - 10 kl
11 - 30 kl
31 - 55 kl
56 - 80 kl
> 80 kl

14.2.2.3 Consumption less than 6 kl of water per month will be supplied free of charge.

14.2.2.4 Consumption between 7 – 10 kl of water per month will be supplied break even costs.

14.2.2.5 The following surcharges will apply to all other categories –

11 - 30 kl = 20%
31 – 55 kl = 30%
55 – 80 kl = 35%
> 80 kl = 40%

14.2.2.6 Kiloliters used; and

14.2.2.7 Consumers that can but are not connected to the water service will pay an availability tariff. The tariff will be calculated by dividing the fixed and maintenance cost of the service by the number of properties and average size of the properties in the following categories –

1 m² - 2 000m²
2 001m² - 5 000m²
5 001m² - 10 000m²
> 10 000m²

14.2.2.8 Kiloliters used; and

14.2.2.9 Break even will be calculated by dividing the total cost by the total volume consumed.

14.2.2.10 Water meters will be read and levied on a monthly basis and is recoverable for the past 2 years with issuing of clearance certificates.

14.2.2.11 When consumption is not measured a flat rate will be applicable.

14.2.2.12 In the time of scarcity of water, Council may declare water restrictions and may charge higher tariffs with a sliding scale as determined by Council.

14.2.2.13 The following charges can be levied in addition to the standard monthly charges –

14.2.2.13.1 Charges for connections to the main supply;

14.2.2.13.2 Charges for connection of water supply;

14.2.2.13.3 Charges for reconnections;

14.2.2.13.4 Testing of meters;

14.2.2.13.5 Special readings;

14.2.2.13.6 Filling of swimming pools; and 14.2.2.13.7

Any other services.

14.3 Refuse Removal

14.3.1 Unit of measurement –

14.3.1.1 A fixed rate per month for the removal of refuse once per week;

14.3.1.2 A fixed rate per month for the removal of refuse three times per week;

14.3.1.3 A fixed rate per month for the removal of refuse five times per week;

14.3.2 Method of calculation –

14.3.2.1 The mass refuse disposed by the various category consumers will be used to apportion the total cost of the service between the various categories consumers.

14.3.2.2 The costs per unit of measurement will be determined by the total costs of the service by the total mass of refuse disposed of during the year. The total cost of the service includes the removal cost plus the operating cost associated with the management of the refuse site.

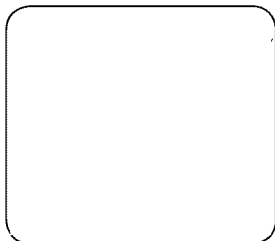
14.3.2.3 The cost associated with the removal of bulk containers will be determined by calculating the actual disposal and removal cost (labour, material and transport) (iv) The minimum cost for a container service will be equal to one removal per week. (v) Opportunity costs for once-off removals will be the actual costs as described in section (3)(b)(iii) plus 20% surcharge.

14.3.2.4 The monthly levy is payable by the registered owner and is recoverable with issuing of clearance certificates.

The following tariff structures were basically used for the determination of tariffs:-

- Residential (domestic customers) – maximum of one removal per week.
- Flats/ Town Houses – maximum of one removal per week.
- Business/ Commercial/ Industrial (Non – Bulk) – maximum of one removals per week.
- Business/ Commercial/ Industrial (Bulk) – Individual arrangements as per trade waste tariffs
- Special tariff arrangements determined and approved by Council from time to time for specific developments and/or informal settlements.

CONTINUES ON PAGE 130 - PART 2



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14.4 Sewerage

14.4.1 Unit of measurement – 14.4.1.1

Size of the erf; and/or

14.4.1.2 Number of cisterns or urinals; and/or

14.4.1.3 Formula driven waterborne tariff.

14.4.2 Method of calculation –

14.4.2.1 All owners of undeveloped stands will pay an availability charge based on the average size of an erf (currently calculated between 1 501m² - 3 000m²) and fixed cost associated with the service.

14.4.2.2 All owners of developed stands will pay a basic charge based on the cost associated with the service and the weighted average of the number of consumers and average size of the stands in a range of stand sizes, as follows –

1m² - 1 500m²

1 501m² - 3 000m²

3 001m² - 10 000m²

10 001m² - 25 000m²

25 001m² - 100 000m²

100 000m² - 300 000m²

> 300 000m²

14.4.2.3 Waterborne tariffs will be based on the variable cost of the service per category user and the number of cisterns or urinal.

14.4.2.4 The cost of emptying conservancy tanks will be based on the volume disposed and the cost associated therewith. An average tariff per user will be calculated.

14.4.2.5 The cost associated with bucket removals will be based on the volume removed. An average tariff per bucket will be calculated.

14.4.2.6 Any person or business that allows sewerage other than domestic sewerage into the foal sewer system shall pay over and above a fixed tariff based on the size of the erf a waterborne tariff based on the following formula –

$$C = V_t / 100 (R + T (\text{COD}_t / 1000))$$

C = Rands

V_t = Kiloliters of effluent (excluding domestic volume)

R = Cost of conveying of 1 Kiloliter effluent

T = Cost or treating of 1kg COD

COD_t = Average chemical oxygen demand per mg per litre of effluent.

14.4.2.7 A fixed minimum tariff will be calculated for the following services –

- 14.4.2.7.1 Buckets (removal)
- 14.4.2.7.2 Septic tanks (removal)
- 14.4.2.7.3 Cost of incineration (mass).

14.4.2.8 The levy is payable by the registered owner and recoverable with issuing of clearance certificate.

14.4.2.9 The following charges can be levied by Council in addition to the standard monthly charges –

- 14.4.2.9.1 Sealing of openings and re-opening of sealed connections;
- 14.4.2.9.2 Opening of blockages and alterations to gullies;
- 14.4.2.9.3 Connections to the sewerage system;
- 14.4.2.9.4 Vacuum tank services;
- 14.4.2.9.5 The removal of dead animals;
- 14.4.2.9.6 The removal of specific type of refuses i.e. medical waste, building refuse, garden refuse, redundant vehicles, collection and destruction of foodstuff, unlawful dumped refuse;
- 14.4.2.9.7 Cleaning premises of long grass, weeds, shrubs and accumulation of refuse;
- 14.4.2.9.8 Dumping of refuse on a municipal dumping site;
- 14.4.2.9.9 Sale of plastic bags and refuse bins if available;
- 14.4.2.9.10 Rental of mass containers; and
- 14.4.2.9.11 Any other related services.

Property Rates

The rate levied by the Municipality will be a cent amount in the Rand based on the market value of the property.

In terms of the Municipal Property Rates Act, 2004 the Municipality may levy different rates for different categories of rateable property. Differential rating among the various property categories will be done by way of setting different cent amount in the rand for each property category and by way of reductions and rebates as provided for in the Municipality's property rates policy.

In terms of section 17 (1) (e) of the Municipal Finance Management Act the Municipality's property rates policy must be reviewed on annual basis and the reviewed policy tabled to Council for approval as part of the budget process.

Categories of rateable property as determined in the Rates Policy include the following:-

- Residential Properties;
- Business / Industrial and Commercial Properties;
- Farm Properties used for- i Agricultural purposes; ii Other Commercial or Business Purposes; or iii Residential Purposes.
- Smallholdings used for- i Agricultural purposes; ii Residential Purposes; iii Industrial purposes;

- State Owned Properties;
- Municipal Properties;
- Private Open Space
- Vacant Land: i Empty stands with zoning or proposed use earmarked for residential; ii Empty stand with zoning or proposed use earmarked for industrial business or Commercial;
- Guesthouses;
- Student Dwelling;
- Public Facilities have the same corresponding meaning as state owned properties; □ Sectional Title: Business:
- Sectional Titles that are used, zoned for business or have businesses operating from a property that is held in terms of the Sectional Titles Act, in which case the sectional title owner shall be liable for rates. Where a property not zoned residential as has been developed and is used exclusively as residential, the residential tariff will be applicable. The property owner must submit a declaration as to the purpose the property is being used for, so that it can be rated accordingly

Departmental

The respective Commercial and Bulk Supply tariffs will be applicable to all municipal buildings, pump stations, waste water works, water treatment works, etc.

14.5 Other Municipal Services

14.5.1 The following charges can be levied by Council in relation to services provide –

- 14.5.1.1 Abattoirs;
- 14.5.1.2 Aerial photos;
- 14.5.1.3 Air pollution control;
- 14.5.1.4 Angling permits;
- 14.5.1.5 Billboards
- 14.5.1.6 Building plans;
- 14.5.1.7 Burials and cemeteries;
- 14.5.1.8 Caravan and Camping facilities
- 14.5.1.9 Cleansing;
- 14.5.1.10 Control of public nuisances;
- 14.5.1.11 Control of undertakings that sell liquor to the public
- 14.5.1.12 Distribution of hand-bills;
- 14.5.1.13 Dog licensing;
- 14.5.1.14 Environmental and waste management;
- 14.5.1.15 Facilities for accommodation, care and burial of animals;
- 14.5.1.16 Fencing and fences;
- 14.5.1.17 Fire fighting services;
- 14.5.1.18 Health and ambulance services;
- 14.5.1.19 Holiday resorts;
- 14.5.1.20 Interest rates charged;
- 14.5.1.21 Letting of Municipal facilities;

14.5.1.22	Leasing of Municipal properties;
14.5.1.23	Libraries;
14.5.1.24	Licensing and control of undertakings that sell food to the public;
14.5.1.25	Licensing of motor vehicles and transport permits;
14.5.1.26	Local amenities;
14.5.1.27	Local tourism promotion;
14.5.1.28	Markets;
14.5.1.29	Municipal parks and recreation;
14.5.1.30	Municipal roads; 14.5.1.31
Museums	
14.5.1.32	Nature reserves;
14.5.1.33	Noise pollution ;
14.5.1.34	Parking;
14.5.1.35	Photocopies;
14.5.1.36	Pound fees;
14.5.1.37	Public places;
14.5.1.38	Recreation resorts;
14.5.1.39	Reference and information fees;
14.5.1.40	Rezoning;
14.5.1.41	Road signs;
14.5.1.42	Sports grounds;
14.5.1.43	Street lighting;
14.5.1.44	Storm-water management;
14.5.1.45	Tender deposits;
14.5.1.46	Town planning;
14.5.1.47	Trade License;
14.5.1.48	Traffic Control;
14.5.1.49	Training Courses; and
14.5.1.50	Miscellaneous Tariffs.

15. Enforcement and Implementation

This policy was approved by the municipal council in terms of resolution no. CL 01.063 dated 28 May 2019 and takes effect on 1 July 2019.

LOCAL AUTHORITY NOTICE 33 OF 2019

RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF LOCAL GOVERNMENT:
MUNICIPAL PROPERTY RATES ACT, 2004(ACT NO. 6 OF 2004)

Notice No 01/2019

Date 01 JULY 2019

MUNICIPAL NOTICE NO: 01 OF 2019

RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2019 TO 30 JUNE 2020

Notice is hereby given in terms of section 14 (1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that the Council resolved by way of council resolution number **CL 01.063 of 28 MAY 2019** to levy the rates on property reflected in the schedule below with effect from 1 July 2019.

ASSESMENT RATES		
PROPERTY CATEGORY	RAND	Rate determined for the relevant property category
Residential properties	0.98	0.009803027
Sectional Scheme unit used for residential property	0.98	0.009803027
Smallholding used for residential purposes property	0.98	0.009803027
Business zoned properties used for residential purpose only and occupied by owner property	0.98	0.009803027
Business property	0.98	0.009803027
Industrial property	3.92	0.039212103
Mining property excluding underground development	3.92	0.039212103
Government property used for general purpose	3.92	0.039212103
Government property used for agricultural purposes	0.45	0.004531727
Government property used as Multipurpose property with portions used for unproclaimed formal Business purposes	3.92	0.039212108
Government property used as Multipurpose property with portions used for unproclaimed formal residential purposes	1.96	0.019606052
Government property used as Multipurpose property with portions used for unproclaimed informal residential purposes	1.96	0.019606052
Government property used as Multipurpose property with portions used for other purposes	3.92	0.039212108
Public service industry and specific ESKOM power stations, power substations and all power lines including structures supporting such powerlines forming the complete part of an electricity scheme serving the public	0.10	0.000980303
Public service industry and specific SASOL gas or liquid fuel plants or refineries or pipelines for gas or liquid fuels, forming part of a scheme for transporting such fuels;	0.10	0.000980303
Farm land used primarily for agricultural purposes	0.21	0.002101856
Farm land used primarily for business & commercial	0.49	0.00490151
Farm land used primarily for other purposes	0.49	0.00490151
Farm land for eco-tourism and game farms	0.48	0.004803374

PBO Public benefit organizations properties owned by public benefit organizations and used for specified public benefit activities listed in Part 1 of the Ninth Schedule to the Income Tax Act	0.10	0.000980303
On those parts of a special nature reserve, national park or nature reserve within the meaning of the Protected Areas Act, or of a national botanical garden within the meaning of the National Environmental Management: Biodiversity Act, 2004, which are not developed or used for commercial, business, agricultural or residential purposes;	3.92	0.039212103
Properties not included above	3.92	0.039212108
PROPERTY RATES <i>not ratable on the following and thus excluded from any assessment rates</i>		
On a property registered in the name of and used primarily as a place of public worship by a religious community, including the official residence registered in the name of that community which is occupied by the office bearer of that community who officiates at services at that place of worship.	R NIL	R NIL
One residential property, if the residential property is not located on the same property as the place of public worship, registered in the name of a religious community or registered in the name of a trust established for the sole benefit of a religious community and used as a place of residence for the office bearer;	R NIL	R NIL
National, provincial or other public roads on which goods, services or labor move across a municipal boundary	R NIL	R NIL
Water or sewer pipes, ducts or other conduits, dams, water supply reservoirs, water treatment plants or water pumps forming part of a water or sewer scheme serving the public	R NIL	R NIL
Railway lines forming part of a national railway system	R NIL	R NIL
Runways [or], aprons and the air traffic control unit at national or provincial airports, including the vacant land known as the obstacle free zone surrounding these, which must be vacant for air navigation purposes	R NIL	R NIL
Breakwaters, sea walls, channels, basins, quay walls, jetties, roads, railway or infrastructure used for the provision of water, lights, power, sewerage or similar services of ports, or navigational aids comprising lighthouses, radio navigational aids, buoys, beacons or any other device or system used to assist the safe and efficient navigation of vessels	R NIL	R NIL
On any part of the seashore as defined in the Seashore Act, 1935 (Act No. 21 of 1935)	R NIL	R NIL
On any part of the territorial waters of the Republic as determined in terms of the Maritime Zones Act, 1994 (Act No. 15 of 1994)	R NIL	R NIL
On any islands of which the state is the owner, including the Prince Edward Islands referred to in the Prince Edward Islands Act, 1948 (Act No. 43 of 1948)	R NIL	R NIL
On mineral rights	R NIL	R NIL
On a property belonging to a land reform beneficiary or his or her heirs, dependents or spouse provided that this exclusion lapses — (i) ten years from the date on which such beneficiary's title was registered in the office of the Registrar of Deeds	R NIL	R NIL
PROPERTY RATE REBATES (PENSIONERS AND PENSIONERS WITH DISABILITY)	Percentage	
Up to R20,400.00 income per annum	75%	75%
From R20,400.01 to R21,400.00 income per annum	55%	55%
From R21,400.01 to R22,400.00 income per annum	45%	45%
UP TO R49,290.00 COMBINED INCOME PER ANNUM	35%	35%

RESIDENTIAL PROPERTY WITH MARKET VALUE LESS THAN R 110,000.00 THAT ARE OF AN R.D.P. STANDARDS AS PER THE APPLICABLE MARKET TRENDS AND		
· Registered in the name of a natural person	95%	95%
· Government Properties	22%	22%
AGRICULTURE		
· Farm land used primarily for agricultural purposes	35%	35%
PUBLIC SERVICE INDUSTRY		
· In the case of public service infrastructure, (SASOL AND ESKOM) on the market value of the public service infrastructure rebate of that value as contemplated in section 17(1)(a), or on such lower percentage as the Minister may determine	30%	30%
NEWLY PRIVATE INFRASTRUCTURE DEVELOPMENT		
· The first 85% of the ratable valuation of property of new private infrastructure developments where a single property becomes divided through either subdivision or township establishment into 10 or more full title units and all services inclusive of water, sewerage and electricity and roads are installed by the developer at his own cost for a period of two (2) years from the date of registration of the subdivision or the proclamation of the township or for a shorter period until the newly created units are sold off or improved before expiry of two (2) year period.	85%	85%
RESIDENTIAL PROPERTY USED FOR RESIDENTIAL PURPOSES		
· On the first R15 000 of the market value of a property assigned in the valuation roll or supplementary valuation roll of a municipality to a category determined by the municipality— for residential properties; or	100 % of R 15 000.00	100 % of R 15 000.00
· for properties used for multiple purposes, provided one or more components of the property are used for residential purposes;	100% of R 15 000.00	100% of R 15 000.00
In addition to the first R15.000,00 of exemption above a further 50% remaining value for old age or disabled pensioners solely dependent from their pension, subjected to the following conditions:	50% of the remaining value	50% of the remaining value
· the combined income of the landowner and his spouse does not exceed R46.500,00 per annum or determined by council from time to time;		
· the property is occupied by the owner; and		
NEWLY RATEABLE PROPERTY <i>As stipulated by section 21 of the MPRA newly ratable property must be phased in as follows :</i>		
· in the 2016/17 financial year	75%	75%
· in the 2017/18 financial year a rebate of 50% of the rate;	50%	50%
· in the 2018/19 financial year 25% of the ratable will be granted; and	25%	25%
· in the 2019/20 financial year the rate will be payable without any rebate.	0%	0%
OTHER REBATES		
· On the first 30% of the market value of public service infrastructure;	30%	30%
· Owners temporarily without income	-	-
· Assessment rates billed annually and full and finally settled before November of the current financial year	10%	10%
· owners of property situated within an area affected by — (i) a disaster within the meaning of the Disaster Management Act, 2002 (Act 10 No. 57 of 2002); or (ii) any other serious adverse social or economic conditions;	-	-
Only owners over the age of 60 years or being the breadwinner and totally dependent on a social disability pension or any other pension comparable to social disability pension, should come into consideration.		

PROPERTY RATES REDUCTIONS <i>The rate applicable to developed non-urban land or vacant non-urban land will be applied to :</i>		
· 100% of the pro-rata value of the property on the first 5 hectares thereof;	100%	100%
· 75% of the pro-rata value of the property on the next 5 hectares thereof;	75%	75%
· 50% of the pro-rata value of the property on the next 5 hectares thereof;	50%	50%
· 25% of the pro-rata value of the property on the next 25 hectares thereof;	25%	25%
· 1% of the pro-rata value of the remainder thereof in excess of 40 hectares.	1%	1%
Service charges (flat rate) (where the property is not on the municipal valuation roll)		
Household, Churches	110.78	
Household income above R5000	166.16	
Business/Industry, Government	664.65	
Properties not included above	110.78	

Full details of the Council resolution and rebates, reductions and exclusions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices, website (www.albertluthuli.gov.za) and all public libraries.

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