



Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

PROVINCE OF THE WESTERN CAPE

PROVINSIE WES-KAAP

Provincial Gazette Extraordinary

8259

Monday, 29 June 2020

Buitengewone Provinsiale Koerant

8259

Maandag, 29 Junie 2020

Registered at the Post Office as a Newspaper

CONTENTS

*(*Reprints are obtainable at Room M21, Provincial Legislature Building, 7 Wale Street, Cape Town 8001.)*

Page

LOCAL AUTHORITY

Amendments to the Customer Care, Credit Control, Debt Collection, Indigent and Tampering Policy—2020/21	3
Property Rates Policy—2020/21	11
Promulgation of Property Rates for the 2020/21 Financial year	15
Amendments to the Tariff Policy—2020/21	21



GOOD GOVERNANCE AFRICA

Ranks Mossel Bay Municipality
Top Performer in the 2019
Government Performance Index

MOSSEL BAY MUNICIPALITY

AMENDMENTS TO THE CUSTOMER CARE, CREDIT CONTROL, DEBT COLLECTION, INDIGENT AND TAMPERING POLICY

Whereas section 98 of the Local Government: Municipal Systems Act, 2000 (Act No.32 of 2000) provides that a municipal council must adopt a Customer Care, Credit Control, Debt Collection, Indigent and Tampering Policy and By-laws to give effect to that policy, and its implementation and enforcement;

And whereas the Mossel Bay Municipality has published its revised Policy in the Provincial Gazette, 7313, dated 03 October 2014 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Policy in the Provincial Gazette, 7460, dated 31 July 2015 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Policy in the Extraordinary Provincial Gazette, 7644, dated 30 June 2016 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Policy in the Provincial Gazette, 7786 dated 30 June 2017 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Policy in the Extraordinary Provincial Gazette, 7949 dated 29 June 2018 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Policy in the Extraordinary Provincial Gazette, 8118 dated 28 June 2019 for general information;

And whereas the Council of the Mossel Bay Municipality has adopted the following amendments to the Policy on 28 May 2020, Resolution E64-05/2020;

Now therefore the amendments to the Policy is hereby published in English for general information. The revised Customer Care, Credit Control, Debt Collection, Indigent and Tampering Policy will be made available upon request in Afrikaans and Xhosa. In the event of an inconsistency between the English, Afrikaans or Xhosa text, the English text shall prevail.

Aldus die wysigings tot die Beleid hiermee gepubliseer word in Engels vir algemene inligting. Die gewysigde Klientediens, Kredietbeheer, Skuldinvordering, Deernis en Peuterbeleid sal op aanvraag in Afrikaans en Xhosa beskikbaar gestel word. In die geval van 'n teenstrydigheid tussen die Engels, Afrikaans en Xhosa sal die Engelse teks aanvaar word.

Izihlomelo ezenziwe kwimigaqo elawula indlela yokuphatha abantu, nowesibonelelo sabantu abangathathintweni, nowokulawulwa kwatyala, nowokuqokelelwa kwamatyala ipapashwa ngolwimi lwesiNgesi elubala. Xa ubani efuna inguqulelo yesiBhulu okanye eyesi Xhosa angayifumana ngokwenza isicelo eso. Ukuba kuthe kwakho imbambhano kwezilwimi xa kutolikwa lemigaqo, ulwimi lwesiNgesi luyakulandelwa.

Insertions are indicated in **bold** and underlined

Deletions are indicated in [brackets]

Amendment of Section 5

1. Section 5 is hereby amended-

(a) By the amendment of the following definitions:

“Back yard dwellers” **a standalone building structure smaller than 30m² on an existing property where the main building / house is less than 60m², where the occupant is a permanent resident** [the portion of a building site behind a house, structure, where somebody lives or stay as a permanent resident];

“Dwelling” **a separate structure on a property, where a household lives as a permanent resident, with an authorized separate municipal service connection for water and / or electricity** [the portion of a building or structure on a property, where a household lives as a permanent resident, with authorized separate municipal services connections];

Amendment of Section 7

2. Section 7 is hereby amended-

(a) By the deletion of subsection 7.5 and renumbering of subsequent subsections to the following number:

[7.5 Metering]

- [(a) The Municipality will, endeavour, within practical and financial limits, to provide meters to every paying consumer for all services];
- [(b) Where the consumption of services has to be measured, take reasonable steps to ensure that the consumption by individual users of services is measured through accurate and verifiable metering systems];
- [(c) All meters will be read monthly, if at all possible. If the meter is not read monthly the Council will estimate the consumption in terms of Council’s operational procedures];
- [(d) Consumers are entitled to request verification of meter readings and accuracy within reason, but may be held liable for the cost thereof];
- [(e) Consumers will be informed of meter replacement];
- [(f) If a service is metered but it cannot be read due to financial and human resource constraints or circumstances out of the control of the Municipality or its authorised agent, and the consumer is charged for an estimated consumption, the account following the

reading of the metered consumption must articulate the difference between the actual consumption and the average consumption, and the resulting credit or debit adjustments];

- [(g) If an electricity meter cannot be read due to “no access” for six consecutive months, the meter may be replaced with a pre-paid meter at the cost of the owner];
- [(h) The occupier can give the readings through telephonically but at least every six months a true reading must be obtained by the meter reader];
- [(i) In the case of holiday houses a true reading must be obtained by the meter reader at least once a year if possible];
- [(j) If no reading on a water meter can be obtained for more than six consecutive months, the meter may be moved at the cost of the owner/tenant].

(b) By the deletion of subsections **7.9.1 and 7.9.2** [7.10.1 and 7.10.2] as follows:

[7.10.1 Water leakages – Normal consumers]

[If the leakage is on the consumer’s side of the meter, the consumer will be responsible for the payment of all water supplied to the property. The consumer has the responsibility to control and monitor his/her water consumption.]

- [(a) A consumer may qualify for a reduction in levy as determined by Council on his/her account in the event of a water leakage, if:]
 - [(i) the leakage was underground or under the foundation of the building and not easily detectable; and]
 - [(ii) the leakage was repaired within 48 hours after detection / notification by the municipality; and]
 - [(iii) the consumer has not applied for discount on water leakages within the previous 12 months; and]
 - [(iv) an authentic certificate issued by a registered plumber must reach the Municipality within 10 days after completion of repairs done with respect to a water leakage and must contain the following:]
 - [• the date of the invoice and repair work as well as the receipt; and]
 - [• confirmation that surface leakage was not visible; or]
 - [(v) If repairs were done by the consumer themselves, his / her sworn affidavit must reach the Municipality within 10 days after completion of repairs done with respect to a water leakage and must contain the following:]
 - [• the date of the invoice and repair work as well as the receipt and/or date stamped photos proving that the leak was underground and repaired by themselves; and]
 - [• that the reading has normalised; and]
 - [• confirmation that surface leakage was not visible.]
- [(b) Once the Accounting Officer declares that the dam volume has dropped to below 30%, no water charges in respect of water losses because of leakages will be reduced];
- [(c) Water lost due to the meter being stolen, defective irrigation, broken geyser, leaking toilet or leaking tap cannot be considered for reduction];
- [(d) Council will only allow a reduction up to the difference between the levied amount of the leakage and the recalculated amount calculated as follows:]
 - [(i) The consumer’s most recent fair 6 months’ average consumption calculated on the normal tariff tiers; plus]
 - [(ii) The usage above the average consumption calculated on the highest tariff tear of his/her average consumption.]

- [(e) Any applications that do not comply with points in 15.6.1 (a)(iv) or 15.6.1(a)(v) above, may be referred to a special water leakage committee for further consideration of possible reductions.]

[7.10.2 Leakages – Indigent households or households housing a person with a disability]

[If the leakage is on the consumer’s side of the meter, the consumer will be responsible for the payment of all water supplied to the property. The consumer has the responsibility to control and monitor his/her water consumption.]

- [(a) An consumer may qualify for a reduction as determined by Council on his/her account in the event of a water leakage, if:]
- [(i) The consumer submits a sworn affidavit by him/herself confirming the leakage was reported and repaired and that the reading has normalised;]
 - [(ii) The consumer has not applied for discount on water leakages within the previous 12 months.]
- [(b) Council will only allow a reduction up to the difference between the levied amount of the leakage and the recalculated amount calculated as follows:]
- [(i) The consumer’s most recent fair 6 months’ average consumption calculated on the normal tariff tiers; plus]
 - [(ii) The usage above the average consumption calculated on the highest tariff tear of his/her average consumption.]

- (c) By the amendment of the heading of subsection **7.19** [7.21] as follows”

7.19 [7.21] Deceased **Estates** [Ref C/R F202-08/04]

- (d) By the amendment of subsections **7.19** [7.21] and **7.20** [7.22] as follows:

7.19 [7.21] (h) a reduced burial fee, as determined by Council’s **tariff list** is charged for an indigent grave.

7.20 [7.22] (b) all outstanding debt **of the owner of** [on] the property must be paid in full;

Amendment of Section 9

3. Section 9 is hereby amended-

- (a) By the renumbering of Section 9.5 as follows:

9.5 Arrangement Criteria for Residential Debtors

All consumers who are in arrears and apply to make arrangements to reschedule their debt will, be obliged to make the following minimum payment requirements at the time of entering into such arrangement:

- [•] **a)** current account, plus;
- [•] **b)** an initial payment towards arrears with the minimum payment being 10% of the arrear amount and a monthly instalment which will liquidate the arrear amount plus accrued

interest thereon within a period of 12 months. Extension of this term may be authorised by the Chief Financial Officer (CFO) or his/her delegate.

- [•] **c)** each following month the consumer will be required to pay;
- [•] **d)** current account; plus
- [•] **e)** an instalment as determined in (b) above.

In all cases, failure to respond to notices will result in normal credit control procedures and/or legal processes being followed.

- (b) By the amendment of subsection 9.8 and renumbering of subsequent subsections to the following number as follows:

9.8 Termination, Limitation and Discontinuation of Services

- [(a)] [A consumer may terminate an agreement for the provision of services by giving to the Municipality not less than seven days' notice in writing of the consumer's intention to do so];
- [(b)] [The Municipality may, after having given notice, terminate an agreement for services if a consumer has vacated the premises to which such agreement relates];

Amendment of Section 10

4. Section 10 is hereby amended-

- (a) By the amendment of subsection 10.3 by the deletion of 10.3.2 and renumbering of subsequent subsections as follows:

[10.3.2 Indigent Level 1 Households based on valuation]

[To qualify as an Indigent Level 1 Household based on valuation, a household must comply with the following criteria:]

- [(a)] The valuation of the property must not exceed the amount, as determined by Council; or]
- [(b)] Households living in a new RDP property which have not yet been valued; and]
- [(c)] The average monthly consumption of electricity by the household over the previous four months may not exceed 250kWh; and]
- [(d)] The average monthly consumption of water by the household over the previous four months, excluding water leakages, may not exceed 15kl.]
- [(e)] If an Indigent Valuation Household gets disqualified because of consumption limits in (c) and (d) above, subsidies will be cancelled after 14 days of notification. These household may apply for criteria 10.3.1 or 10.3.3 depending on their gross monthly income. If this application is not done within 14 days of notification the subsidy cannot be granted retrospectively.]

- (b) By the amendment of subsection 10.3 by the insertion of new subsections **10.3.4 and 10.3.5** as follows:

10.3.4 Rural water indigents

To qualify as a rural water indigent, an applicant must comply with the following criteria:

- (a) **The applicant may not have access to running municipal water; and**
- (b) **The verified gross monthly income of all occupants of the dwelling over 18 years of age may not exceed the sum of two times the amount of state funded social pension; and**
- (c) **The applicant must be the full-time occupant of the property concerned.**

10.3.5 Indigent – Vacant Erven with a value up to R50 000

To qualify as an Indigent – Vacant Erven with a value up to R50 000, the erf must comply with the following criteria:

- (a) **It must be a vacant residential (RESV) erf as categorised on the municipal valuation roll.**
- (b) **The value of the erf as per the municipal valuation roll must be R50 000 or less.”**

- (c) By the amendment of subsection 10.5 as follows:

10.5.1 Application for Indigent Households

The account holder must apply in person at a customer care office of the Municipality on the prescribed application form.

In the case of a deceased owner's property, the person authorised by means of an authorisation letter from the court may himself / herself apply or authorise another occupant by means of a sworn affidavit to apply for this benefit.

In the case of an untraceable owner / account holder, a new tenant account can be opened by the occupant by means of a sworn affidavit to apply for this benefit.

The following items must accompany the application:

- (a) **Municipal account number** [The latest municipal account] of the household; and
- (b) Proof of the account holder's identity; and
- (c) Proof of income of the total household; and
- (d) **Sworn affidavit of unemployment if applicable; and**

(e) Completed Consent to the South African Revenue Service (SARS) In terms of Section 69(6) (b) of the tax administration act no 28 of 2011 (TAA); and

(f) Complete register of all occupants of the dwelling.

[(d)] [Sworn affidavit.]

10.5.2 Application for Households housing a person with a disability

The account holder must apply in person at a customer care office of the Municipality on the prescribed application form. The following items must accompany the application:

(a) **Municipal account number** [The latest municipal account] of the household; and

(b) Proof of the account holder's identity; and

(c) Proof of income of the total household; and

(d) Proof of registration **of the** [as a] person with a disability; and

(e) A medical certificate to confirm the client's health condition must be obtained at regular intervals to qualify for this support; and

(f) Sworn affidavit **that the person with a disability is a permanent resident of the property; and.**

(g) Completed Consent to the South African Revenue Service (SARS) In terms of Section 69(6) (b) of the tax administration act no 28 of 2011 (TAA); and

(h) Complete register of all occupants of the dwelling.

(d) By the amendment of subsection 10.8 by the deletion of 10.8(e) and subsequent renumbering as follows:

[(e)] [When a household qualifies for a subsidy for the first time, the arrear account will be taken to Council to consider writing of off the debt;]

(e) By the insertion of a new subsection 10.9.4 as follows:

10.9.4 Rural water indigents

(a) Once a month free delivery of 6kl free water per month upon application.

(f) By the amendment of subsection 10.10 by the insertion of **10.10(d)** as follows:

(d) Burial Fees

(i) a reduced burial fee, as determined by Council's tariff list is charged for an indigent grave.

Amendment of Section 15

5. Section 15 is hereby amended-

(a) By the amendment of Section 15 as follows

This Policy will come into effect on 1 July [2019] **2020**

[Section 10.3.2 "Indigent Level 1 Households based on valuation" of this Policy will discontinue as from 1 November 2019.]

ADV M G GILIOMEE
MUNICIPAL MANAGER

MOSSEL BAY MUNICIPALITY

PROPERTY RATES POLICY

Whereas Chapter 2 of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004) provides that a municipal council must adopt a Property Rates Policy and By-Laws to give effect to that policy, and its implementation and enforcement;

And whereas the Council of Mossel Bay Municipality has adopted a revised Property Rates Policy on 30 May 2016, Resolution E96-05/2016 and has published the policy in the Extraordinary Provincial Gazette, 7644, dated 30 June 2016 for general information;

And whereas the Council of Mossel Bay Municipality has published its amendments to the policy in the Provincial Gazette, 7786, dated 30 June 2017 for general information;

And whereas the Council of Mossel Bay Municipality has published its amendments to the policy in the Extraordinary Provincial Gazette, 7949, dated 29 June 2018 for general information;

And whereas the Council of Mossel Bay Municipality has published its amendments to the policy in the Extraordinary Provincial Gazette, 8118, dated 28 June 2019 for general information;

And whereas the Council of the Mossel Bay Municipality has adopted the following amendments to the Property Rates Policy on 28 May 2020, Resolution E64-05/2020;

Now therefore the amendments to the Property Rates Policy is hereby published in English for general information. The revised Property Rates Policy will be made available upon request in Afrikaans and Xhosa. In the event of an inconsistency between the English, Afrikaans or Xhosa text, the English text shall prevail.

Aldus die wysigings tot die beleid hiermee gepubliseer word in Engels vir algemene inligting. Die hersiene Eiendomsbelasting beleid sal op aanvraag beskikbaar gestel word in Afrikaans en Xhosa. In die geval van 'n teenstrydigheid tussen die Engels, Afrikaans of Xhosa teks, sal die Engelse teks geldig wees.

Kungoko ke loMgaqo-Nqubo weRhafu upapashwa ngesi-Ngesi ukuze lwaziwe gabalala. Lo Mgaqo-Nkqubo weRhafu uyakufumaneka xa ucelwa nge-Afrikans nangesiXhosa. Xa kunokuthi kanti kukho ukungahlangani phakati kwesi-Ngesi, iAfrikaans okanye umbhalo wesiXhosa, umbhalo wesi-Ngesi uyakwakeleka.

Insertions are indicated in **bold** and underlined

Deletions are indicated in [brackets]

ADV M G GILIOMEE
MUNICIPAL MANAGER

Amendment of Section 3**1. Section 3 is hereby amended-**

- (a) By the amendment of the definition of "Dominant Use" as follows:

"Dominant Use" means 60% or more of the use on [of] a residential property (as determined by the valuer)

Amendment of Section 4**2. Section 4 is hereby amended-**

- (a) By the amendment of Section 4.7 as follows:

PROPERTY RATES RATIOS [TARIFF STRUCTURE]

TARIFF TYPE	CATEGORY	[RATIO]	[STRUCTURE] RATIO IN RELATION TO RESIDENTIAL PROPERTY
RESIDENTIAL	RES	[Base Tariff]	1 : 1 [100%]
Vacant Land - Residential	RESV	[Ratio to base tariff]	1 : 1.3 [130%]
Business & Commercial	BUS	[Ratio to base tariff]	1 : 2 [200%]
Vacant Land - Business	BUSV	[Ratio to base tariff]	1 : 2.4 [240%]
Industrial	IND	[Ratio to base tariff]	1 : 2 [200%]
Mining	MIN	[Ratio to base tariff]	1 : 2 [200%]
Agricultural	AGRI	[Ratio to base tariff]	1 : 0.25 [25%]
Public Service Infrastructure	PSI [PSII]	[Ratio to base tariff]	1 : 0.25 [25%]
Public Benefit Organisation	PBO	[Ratio to base tariff]	1 : 0.25 [25%]
Public Service Properties (GOV)	PSP [GOV]	[Ratio to base tariff]	1 : 0.25 [25%]
Public Service Infrastructure Impermissible	PSII		1 : 0
Municipal	MUN	[Ratio to base tariff]	1 : 0 [0%]
National Monuments	NMON	[Ratio to base tariff]	1 : 0 [0%]
Protected Areas	PROT	[Ratio to base tariff]	1 : 0 [0%]
Place of Worship - Church	POWC	[Ratio to base tariff]	1 : 0 [0%]
Place of Worship - Parsonage	POWP	[Ratio to base tariff]	1 : 0 [0%]

Amendment of Section 5

3. Section 5 is hereby amended-

(a) By the amendment of subsection 5.1 by the insertion of a new 5.1.1**(b)** as follows:

“5.1.1 **b)** In the case of residential properties with a market value up to the value decided by council, the Municipality will grant a reduction in terms of Section 15(1)(b) of the MPRA for the market value of the property (revenue foregone).

(b) By the amendment and renumbering of existing subsection 5.1.1(b) to 5.1.1(c) and deletion of 5.1.1(c) as follows:

c) [b)] The Municipality will grant a **reduction** [rebate] in terms of Section 15(1)(b) of the MPRA on the [balance of the] market value up to the value decided by council in respect of all improved residential properties, as an important part of the Municipality's indigent relief measures aimed primarily at alleviating poverty amongst those persons owning low-value properties (revenue foregone);

[c) In the case of residential properties with a market value up to the value decided by council, the Municipality will grant a rebate in terms of Section 15(1) (b) of the MPRA for the market value of the property.]

(c) By the amendment of subsection 5.2 as follows:

5.2 Business and Commercial (BUS)
Business & Commercial improved properties will be charged **at the ratio of 1 : 2 in relation to residential properties**. [at 200% of the base tariff.]

(d) By the amendment of subsection 5.3 as follows:

5.3.2 PSI [and PSII] properties will be charged at **the ratio of 1 : 0.25** [25% of the base tariff] **in relation to residential properties**. These categories of properties and/or owners of properties are deemed to contribute services or benefits to the community.

5.3.3 **PSII properties will be charged at the ratio of 1 : 0 in relation to residential properties**. [PSII properties are subject to phasing out in accordance to Section 93A of the MPRA.]

(e) By the amendment of subsection 5.7 as follows:

5.7.2 All applications for Pension Rebates will be effective for the same period as the General Valuation Roll. Applicants that **currently qualifies** [qualified for the 2017/2018 financial year], will retain their pensioner's status until the next General Valuation becomes effective **(1 July 2022)**.

All pensioners must re-apply for Pension Rebates by 31 May of the year preceding the next General Valuation effective date **(31 May 2022)**.

Amendment Section 14

4. Section 14 is hereby amended

(a) By the amendment of Section 14 as follows:

In terms of Section 3(3) (f) and Section 15 of the MPRA all indigents, for rating purposes, will qualify in respect of their Residential Properties for the benefits as set out in paragraph 5.1 of this Policy **and in conjunction with the customer care, credit control, debt collection, indigent and tampering policy.**

Amendment Section 17

5. Section 17 is hereby amended
- (a) By the amendment of Section 17 as follows:

UPDATING OF VALUATION ROLL [CORRECTIONS ON PROPERTY RATES]

Updating on properties must be executed in line with [Can only be done via Supplementary valuations and according to] Section **77** to **79**[8] of the MPRA.

Amendment of Section 18

6. Section 18 is hereby amended-
- (a) By the amendment of the date as follows:

This policy will come into effect on 1 July **2020** [2019]

ADV. M G GILIOME
MUNICIPAL MANAGER

MOSSEL BAY MUNICIPALITY
PROMULGATION OF PROPERTY RATES FOR THE 2020/2021
FINANCIAL YEAR

Notice is herewith given in terms of section 14(2) of the Local Government: Municipal Property Rates Act (Act 6 of 2004) that the Municipal Council on 28 May 2020, Resolution E64-05/2020 adopted the following tariffs in respect of property rates:

All Areas

Industrial	R0.007362
Business & Commercial (Including farm business)	R0.007362
• Accommodation Establishments (5 -7 rental units)	30% discount
• Accommodation Establishments (8-11 rental units)	15% discount
• Accommodation Establishments (12 or more rental units)	0% discount
• Farm Business	30% discount
Public Service Infrastructure property	R0.000920
Public Service Infrastructure Impermissible property (100% phasing out as per Sect 93A of MPRA)	R0.000920
Residential (Including Flats and Group Housing)	R0.003681
Residential (Accommodation Establishments (1 - 4 rental units))	R0.003681
Agricultural (Excluding land used for business or accommodation purposes) - Bona fide farmers with certified proof can apply for a 15% rebate on property rates	R0.000920
Public Benefit Organisations	R0.000920
Vacant Land:	
• Business	R0.008834
• Residential	R0.004785
Public Service Properties (State owned properties)	R0.000920

Special Rating Area Mossel Bay Central Improvement District:

Commercial Property	R0.001100
Residential Property	R0.000550
(Please note that the tariff for the special rating areas are inclusive of VAT)	
Municipal Property	100% rebate
Churches	100% Exempted
Parsonages	100% Exempted
Protected areas	100% Exempted
National Monuments	100% Exempted

The first R50 000 of the valuation of Residential properties are exempted from the levying of rates.

The first R81 000 of the valuation of Indigent Level 1 households and households housing a person with a disability is exempted from the levying of rates.

Discount to Pensioners

Pensioners qualify for the under mentioned discounts of property rates if they comply with the following conditions:

- a) Occupy the property as his/her Primary Residence, and
- b) Be at least 60 years of age
- c) Has been declared medical unfit even if not yet 60 years of age, and
- d) Be in receipt of a gross household income not exceeding the amount determined by Council during the Municipality's budget process.

Discount to Pensioners

- a) Total gross income of husband and wife may not exceed R22 100 per month
(R265 200 per annum) 30% discount
- b) Total income of husband and wife may not exceed R16 600 per month.
(R199 200 per annum) 50% discount

All Rates tariffs are ZERO RATED for VAT purposes)

In the event of an inconsistency between the English, Afrikaans or Xhosa text, the English text shall prevail.

**ADV MG GILIOMEE
MUNICIPAL MANAGER**

MOSSELBAAI MUNISIPALITEIT
PROMULGERING VAN EIENDOMSBELASTING VIR DIE 2020/2021
FINANSIËLE JAAR

Kennis geskied hiermee ingevolge artikel 14 (2) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting (Wet 6 van 2004) dat die Munisipale Raad op 28 Mei 2020 (Raadsbesluit E64-05/2020) die volgende tariewe ten opsigte van eiendomsbelasting aanvaar het:

Alle Gebiede:

Industriële	R0.007362
Besigheid en Kommersiële (Insluitend Landbou besighede)	R0.007362
• Akkommodasie Instellings (5 – 7 uur eenhede)	30% Afslag
• Akkommodasie Instellings (8 – 11 uur eenhede)	15% Afslag
• Akkommodasie Instellings (12 en meer uur eenhede)	0% Afslag
• Landbou besighede	30% Afslag
Publieke Diens Infrastruktuur eiendom	R0.000920
Publieke Diens Infrastruktuur ontoelaatbare eiendom (90% uitfasering Ingevolge Artikel 93A van die Eiendomsbelastingwet)	R0.000920
Residensiële (insluitend woonstelle en groepsbehuising)	R0.003681
Residensiële (Akkommodasie Instellings 1 – 4 uur eenhede)	R0.003681
Landbou (uitgesluit grond wat gebruik word vir besigheid of akkommodasie doeleindes) bona fide boere met gesertifiseerde bewys kan aansoek doen vir 'n 15% korting op Eiendomsbelasting	R0.000920
Publieke Voordeel Organisasies	R0 000920
Vakante grond:	
• Besigheid	R0.008834
• Residensiële	R0.004785
Publieke Diens Eiendom (Staatseiendom)	R0.000920
<u>Spesiale Belasting Gebied Mosselbaai Sentrale Verbeteringsdistrik</u>	
Kommersiële Eiendom	R0.001100
Residensiële Eiendom	R0.000550
(Let wel dat die tarief vir spesiale belasting gebiede BTW ingesluit is)	
Munisipale Eiendom	100% Korting
Kerke	100% Vrygestel
Pastoriee	100% Vrygestel

Beskermdde Areas	100% Vrygestel
Nasionale Monumente	100% Vrygestel

Die eerste R50 000 van die waardasie van residensiële eiendomme is vrygestel van die hef van belastings.

Die eerste R81 000 van die waardasie van Deernisvlak 1 huishoudings en huishoudings wat 'n persoon met 'n gestremde huisves, is vrygestel van die hef van belastings.

Afslag aan Pensioenarisse

Pensioenarisse kwalifiseer vir die onderstaande afslag vir eiendomsbelasting indien hulle voldoen aan die volgende vereistes:

- a) Die eiendom as sy / haar primêre woning bewoon; en
- b) Ten minste 60 jaar oud is
- c) Medies ongeskik verklaar is selfs al is hy/sy nog nie 60 jaar oud nie, en
- d) 'n Bruto huishoudelike inkomste het wat nie hoër is as dit wat deur die Raad bepaal is tydens die Munisipaliteit se begrotingsproses.

Afslag aan Pensioenarisse

- a) Die totale bruto inkomste van die man en vrou mag nie meer as R22 100 per maand (R265 200 per jaar) wees nie 30% afslag
- b) Die totale inkomste van die man en vrou mag nie meer as R16 600 per maand (R199 200 per jaar) wees nie 50% afslag

Alle tariewe is NUL gereken vir BTW-doeleindes

In die geval van 'n teenstrydigheid tussen die Engels, Afrikaans en Xhosa sal die Engelse teks geldig wees.

**ADV MG GILIOMEE
MUNISIPALE BESTUURDER**

UMASIPALA WASE MOSSEL BHAYI

UKUBHENGEZWA KWAMAXABISO EENDAWO KUNYAKA-MALI KA 2020/2021

Esi siSaziso esikhutswa phantsi kwesolotya 14(2) likaRhulumente waseMakhaya: uMthetho wamaXabiso eeNdawo zikaMasipala (uMthetho 6 ka 2004) sokuba iBhunga likaMasipala ngomhla wama 28 Meyi 2020 (iSigqibo E64-05/2020) liye lamkela la maxabiso alandelayo eendawo:

Iindawo zonke

Ezemizi-Mveliso R0.007362

UShishino noRhwebo(kubandakanya ushishon lwamafama) R0.007362

- Iindawo zobonelelo ngendawo yokuhlala(5-7 zoqeshiso) 30% Isaphulelo
- Iindawo zobonelelo ngendawo yokuhlala(8-11 zoqeshiso) 15% Isaphulelo
- Iindawo zobonelelo ngendawo yokuhlala(12 nangaphezulu) 0% Isaphulelo
- Ushishino lwamaFama 30% Isaphulelo

Amaziko akwiiNdawo zikaRhulumente R0.000920

Amaziko akwiiNdawo zikaRhulumente ezingavumelekanga
(i-90% yazo epheliswa phantsi kweSolotya 93A le MPRA) R0.000920

iiNdawo zokuhlala (kubandakanya iiFleti neZindlu zamaQela) R0.003681

iiNdawo zokuhlala (iiNdawo zotonelelo nyendawo(1-4 zoqeshiso) R0.003681

Ezolimo (ngaphandle komhlaba osetyenziselwa ushishino okanye kwiinjono zobonelelo ngendawo yokuhlala) R0.000920

- Amafama aqinisekisiweyo kwaye anobungqina angenza Isicelo sembuyekezo ye 15% kwimirhumo yeendawo

Imibutho apho kuxhamla kuyo uluntu R0.000920

Umhlaba Ovulekileyo (ovulekileyo):

- Woshishino R0.008834
- Wokuhlalisa uluntu R0.004785

IiNdawo zeNkonzo kaRhulumente(iiNdawo zikaRhulumente) R0.000920

Ingingqi eMiselwe amaxabiso aKhethekileyo(awodwa) kuMbindi woPhuhliso lwe Mossel Bhayi:

iiNdawo zoRhwebo R0.001100

iiNdawo zokuHlala R0.000550

(Nceda uqonde ukuba ixabiso elimiselwe iingingqi ezikhethekileyo libandakanya iRhafu yeNtengo)

IiNdawo zikaMasipala 100%

liCawa	100% azirhumi
Izindlu ezihlala abeFundisi	100% azirhumi
lingingqi ezikhuselweyo	100% azirhumi
Imiyezo yeSizwe	100% azirhumi

Isixa esiyi R50 000 sokuqala kummiseloxabiso lweNdawo yokuHlala ayihlawuliswa mirhumo yamaxabiso.

Isixa esiyi R81 000 sokuqala sommiselo-xabiso lwamakhaya aHluphekileyo kuMgangatho 1 kunye namakhaya anabantu abakhubazekileyo awahlawulidwa mithumo yamaxabiso.

Isaphulelo kwabo barhola iNkam-nkam

Abarhola indodla bayakuqwalaseleka kwezi zaphulelo zilandelayo zamaxabiso eendawo xa bezalisekisa le miqathango ilandelayo:

- Uhlala kuloo ndawo yena ubuqu engenayo eyenye indawo,
- Abe sele enayo iminyaka engama-60 ubudala
- Abe uqinisekiswe njengomntu ongaphilanga ngokwasempilweni nokuba akakabi nayo iminyaka engama 60, kwaye
- libe ikhaya lilonke lifumana ingeniso engadlulanga kwisixa esimiselwe liBhunga ngexesha lenkqubo yHlahloLwabiwo-Mali lweBhunga.

Isaphulelo kwabo barhola iNkam-nkam

- Ingeniso iyonke xa idibene yomyeni nenkosikazi akufuneki idlule ngaphaya kwe R22 100.00 ngenyanga (R265 200 ngonyaka) 30% isaphulelo
- Ingeniso iyonke yomyeni kunye nenkosikazi akufuneki ibe ngaphaya kwe R16 600.00 ngenyanga (R199 200 ngonyaka) 50% isaphulelo

Onke amaXabiso eMirhumo AMISELWE NGANENO KO-0(ngeenjongo zeRHAFU YENTENGO)

Kwiimeko apho kukho ukungahambelani phakathi kweenguqulelo zesiNgesi, isiBhulu okanye isiXhosa, inguqulelo yesiNgesi iyakudlala indima ephambili.

**ADV MG GILIOMEE
MUNICIPAL MANAGER**

MOSSEL BAY MUNICIPALITY
AMENDMENTS TO THE TARIFF POLICY

Whereas section 75 of the Local Government: Municipal Systems Act, 2000 (Act No.32 of 2000) provides that a municipal council must adopt a Tariff Policy and By-laws to give effect to that policy, and its implementation and enforcement;

And whereas the Mossel Bay Municipality has adopted a revised Tariff Policy on 29 May 2014, Resolution E58-05/2014 and has published the policy in the Provincial Gazette, 7313, dated 03 October 2014 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Tariff Policy in the Provincial Gazette 7460, dated 31 July 2015 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Tariff Policy in the Extraordinary Provincial Gazette 7644, dated 30 June 2016 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Tariff Policy in the Provincial Gazette 7786, dated 30 June 2017 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Tariff Policy in the Extraordinary Provincial Gazette, 7949, dated 29 June 2018 for general information;

And whereas the Council of the Mossel Bay Municipality has published its amendments to the Tariff Policy in the Extraordinary Provincial Gazette, 8118, dated 28 June 2019 for general information;

And whereas the Council of the Mossel Bay Municipality has adopted the following amendments to the Tariff Policy on 28 May 2020, Resolution E64-05/2020;

Now therefore the amendments to the Policy is hereby published in English for general information. The revised Tariff Policy will be made available upon request in Afrikaans and Xhosa. In the event of an inconsistency between the English, Afrikaans or Xhosa text, the English text shall prevail.

Aldus die wysigings tot die Beleid hiermee gepubliseer word in Engels vir algemene inligting. Die gewysigde Tarief Beleid sal op aanvraag in Afrikaans en Xhosa beskikbaar gestel word. In die geval van 'n teenstrydigheid tussen die Engels, Afrikaans en Xhosa sal die Engelse teks aanvaar word.

Isihlomelo esenziwe kumgaqo wamaxabiso erhafu upapashwa ngolwimi lwesiNgesi elubala. Xa ubani efuna inguqulelo yesiBhulu okanye eyesi Xhosa angayifumana ngokwenza isicelo eso. Ukuba kuthe kwakho imbhambhano kwezilwimi xa kutolikwa lemigaqo, ulwimi lwesiNgesi luyakulandelwa.

Insertions are indicated in **bold** and underlined

Deletions are indicated in [brackets]

Amendment of Section 2

1. Section 2 is hereby amended-

(a) By the amendment of the following definitions:

“Back yard dwellers” **a standalone building structure smaller than 30m² on an existing property where the main building / house is less than 60m², where the occupant is a permanent resident** [the portion of a building site behind a house, structure, where somebody lives or stay as a permanent resident];

“Dwelling” **a separate structure on a property, where a household lives as a permanent resident, with an authorized separate municipal service connection for water and / or electricity** [the portion of a building or structure on a property, where a household lives as a permanent resident, with authorized separate municipal services connections];

Amendment of Section 3

2. Section 3 is hereby amended-

(a) By the deletion of subsection 3.3(j) as follows:

[(j) Subsidised Old Age Homes and the Haven will receive a discount on their Services account of 30%. This discount replaces discounts previously granted (FC8-03/2015).]

Insertion of new Section 7

3. A new Section 7 is hereby inserted-

(a) By the insertion of a new Section 7 as follows:

7. METERING

(a) The Municipality will, endeavour, within practical and financial limits, to provide meters to every paying consumer for all services;

(b) Where the consumption of services has to be measured, take reasonable steps to ensure that the consumption by individual users of services is measured through accurate and verifiable metering systems;

(c) All meters will be read monthly, if at all possible. If the meter is not read monthly the Council will estimate the consumption in terms of Council’s operational procedures;

(d) Consumers are entitled to request verification of meter readings and accuracy within reason, but may be held liable for the cost thereof;

(e) Consumers will be informed of meter replacement;

(f) If a service is metered but it cannot be read due to financial and human resource constraints or circumstances out of the control of the Municipality or its authorised agent, and the consumer is charged for an estimated consumption, the account following the reading of the metered consumption must articulate the difference between the actual consumption and the average consumption, and the resulting credit or debit adjustments;

(g) If an electricity meter cannot be read due to “no access” for six consecutive months, the meter may be replaced with a pre-paid meter at the cost of the owner;

(h) The occupier can give the readings through telephonically but at least every six months a true reading must be obtained by the meter reader;

(i) In the case of holiday houses, a true reading must be obtained by the meter reader at least once a year if possible;

(i) If no reading on a water meter can be obtained for more than six consecutive months, the meter may be moved at the cost of the owner/tenant.

(b) By the renumbering of subsequent sections to the following number

8. [7.] CATEGORIES OF TARIFF CHARGES

9. [8.] LEGISLATION

10. [9.] CLASSIFICATION OF SERVICES

11. [10.] POLICY PROPOSAL

12. [11] PROPERTY RATES

13. [12.] TARIFFS FOR TRADING ECONOMICAL AND OTHER SERVICES

14. [13.] DEPOSITS

15. [14.] ELECTRICITY TARIFFS

16. [15.] WATER TARIFFS

17. [16.] REFUSE REMOVAL TARIFF STRUCTURES

18. [17.] SEWERAGE TARIFF

19. [18.] SUNDRY SERVICE TARIFF STRUCTURES

20. [19.] CONCLUSION

21. [20.] ADJUSTMENTS OF SERVICES

22. [21.] CONFLICT

23. [22.] COMMENCEMENT

Amendment of Section 15

4. Section 15 is hereby amended-

(a) By the deletion of Subsections **15.6(c) and (d)** [14.6(c) and (d)] as follows and renumbering of subsequent subsections:

[(c) For each additional residential unit on a single residential property (excluding residential properties with a total value of less than, an amount determined by council, for indigent households), (whether or not a second electricity meter is installed and even if there is only one water meter), a basic fee for water, the applicable sewerage as well as refuse removal fee, will be payable for each additional unit;]

- [(d) For each additional Electricity meter installed or unit approved on the building plan on a business property, a basic fee for water and the relevant sewerage and refuse removal tariff will be levied on the account;]

Amendment of Section 16

5. Section 16 is hereby amended-

- (a) By the amendment of subsection **16.1** [15.1] as follows:

Water is bought at a one-part tariff expressed in Rand per kilolitre. For this reason, it is found that water tariff structures for end-users follow the same trend. In order to cut consumption, an inclining block rate tariff structure with a basic fee is applied in Mossel Bay. **To minimize the effect of inconsistent reading periods from month to month, day-to-day billing is used for metered consumption.**

- (b) By the amendment of subsection **16.2(a)** [15.2(a)] as follows:

- (a) Consumers with connections up to 25mm

- (i) [Single residential, Flats, Other Residential, Complexes with businesses and residential combined. (up to four consumers with one joint meter),] **Consumers with connections up to 25mm, as well as Indigent consumers will pay:**

- The basic per consumer meter according to domestic tariff;
- Metered consumption according to the consumer's tariff, linked with the size of the connection and/or consumption;
- Only indigent consumers and domestic users on this tariff will receive the number of free kl (as determined by council) on a monthly basis where metered consumption is registered. If no consumption is registered the number of free kl does not apply.

- [(ii) Business complexes with more than 4 business consumers and with one joint meter].

- [• The basic fee per consumer];
- [• Metered consumption according to the consumer's tariff, linked with the size of the connection and/or consumption];

- [(iii) Flats and residential consumers with more than four consumers with one joint meter or agricultural users which contributes to food security].

- [• The basic fee per consumer];
- [• Free kl as determined by council];

- [• Metered consumption according to the consumer's tariff, linked with the size of the connection and/or consumption.]

(c) By the amendment of subsection **16.2(b)** [15.2(b)] as follows:

(b) Consumers with connections bigger than 25mm

- (i) **Consumers with connections bigger than 25mm up to 50mm will pay:**
[Medium connections with up to nine consumers and with one joint meter]

- A fixed basic fee **per meter**;
- Metered consumption according to the consumer's tariff, linked with the size of the connection and/or consumption.

- (ii) **Consumers with connections bigger than 50mm up to 75mm will pay:**
[Medium connections with more than nine consumers and with one joint meter using less than 1000kl per month]

- A **fixed** basic fee per [customer] **meter**;
- Metered consumption according to the consumer's tariff, linked with the size of the connection and/or consumption;

(iii) Consumers with connections bigger than 75mm up to 100mm will pay:

- **A fixed basic fee per meter;**
- **Metered consumption according to the consumer's tariff, linked with the size of the connection and/or consumption.**

(iv) Consumers with connections bigger than 100mm will pay:

- **A fixed basic fee per meter;**
- **Metered consumption according to the consumer's tariff, linked with the size of the connection and/or consumption.**

[(iii)] **(v) Alternative option for connections bigger than 25 mm that are used by more than 1 consumer will pay:** [Bulk consumers and bigger than 80mm connections (consuming more than 1000kl per month, for four months over a period of twelve months)]

- A fixed basic fee **per consumer**;
- Metered consumption according to the consumer's tariff, linked with the size of the connection and/or consumption [(if more than 1000 kl consumed for a 4-month period over year as well as old age homes and retirement villages regardless of the consumptions.)]

- [(iv) Old Age Homes and Retirement Villages may, once annually, before the start of a new financial year, with a written request choose whether to be levied on (ii) or (iii) above, if it would be to their advantage.]

(d) By the amendment of subsection **16.2(c)** [15.2(c)] as follows

(c) **Special Water Tariffs**

- (i) [Raw water] **Agricultural use (Raw and potable);**
 [(ii) Buffalo Farming;]
 [(iii)] **(ii) Sporting Bodies;**
 [(iv)] **(iii) Government schools, government hospitals, creches, clinics, old age homes, churches and public benefit** [Supply of water from Reverse Osmoses Plant;]
 [(v) Old age homes and retirement villages]
 [(vi)] **(iv)** [Subsidised Crèches] Departmental Use;

Amendment of Section 17

6. Section 17 is hereby amended-

(a) By the amendment of subsection **17.2** [16.2] as follows:

17.2 [6.2] Categories of Consumers

Provisions is made for the following categories of consumers:

- (a) [Domestic] **Household** consumers;
 (b) Additional household units;
(c) Municipality;
 [(c) Bulk/Commercial Industrial;]
 (d) [Old age homes and retirement villages] **Crèches, Old Age Homes and Public Benefit Organisations;**
 [(d)] **(e) Churches;**
(f) All Bulk/businesses removal (Including Hospitals, Clinics, Schools, Old Age Homes, Frail care, Shops/Malls/Offices, Taverns, Accomodation establishments (5 or more rental units and gated/security complexes;
 [(e) Additional household units;]
 [(f)] **(g) Special [Agreements] refuse removal arrangements – Accomodation Units;**
 [(g) Caravan Parks and chalets;]
 (h) [Removal on Request] **Removal of perishable foods on request;**
 (i) Sale of refuse containers;
 (j) **Disposal Fee at the waste disposal facilities for waste transports for gain** [Businesses on Residential Properties;]
 (k) **Provision of Bulk containers for special events** [Additional Removals.]
 [(l) Taverns]

Amendment of Section 18

7. Section 18 is hereby amended-

(a) By the amendment of Subsection **18.4** [17.4] as follows:

18.4 [17.4] Discount to Pensioners

(a) Requirements

- (i) occupy the property as his/her Primary Residence, and
- (ii) be at least 60 years of age, or
- (iii) has been declared medically unfit even if not yet 60 years of age, and
- (iv) be in receipt of a gross monthly household income not exceeding the amount determined by Council during the Municipality's budget process.
- [(v) Not receive any other rebates like phasing out rebates on Vlees Bay.]
- [(vi)] **(v)** The applicant must be the registered owner of the property; and

Amendment of Section 23

8. Section 23 is hereby amended-

(a) By the amendment of Section **23** [22] as follows:

This policy will come into effect on 1 July **2020** [2019]

ADV. M G GILIOMEE
MUNICIPAL MANAGER

