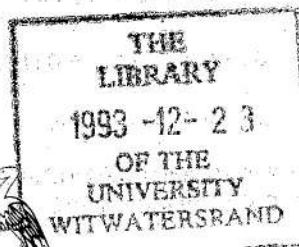
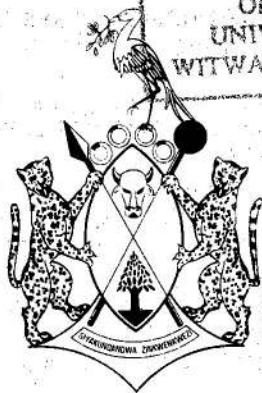
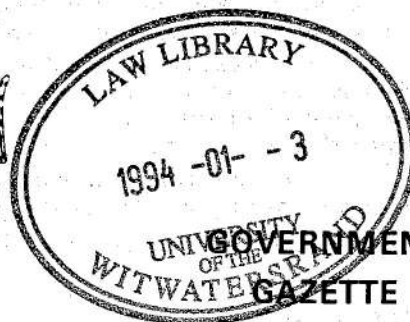


IRIPHABLIKI  
YECISKEI

IGAZETHI  
YOBURHULUMENTE



REPUBLIC OF  
CISKEI



DIMBAZA PRINTERS — 45696

Price 30c

Umq. 21

eBISHO  
26/11/93

No. 137

Vol. 21

BISHO  
26/11/93

No. 137

DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE

GOVERNMENT NOTICE No. 96 OF 1993

Rentals, selling prices and service charges in townships established under Proclamation R.293 of 1962.

# DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE

## GOVERNMENT NOTICE No. 96 OF 1993

The following Government Notice is published for general information:

### RENTALS, SELLING PRICES AND SERVICE CHARGES IN TOWNSHIPS ESTABLISHED UNDER PROCLAMATION R.293 OF 1962

Under and by virtue of the powers vested in me by regulation 46 of Chapter 2 of the regulations published under Proclamation R.293 of 1962, I MTHETHELELI RICHARD NGCOFE, Minister of Internal Affairs and Land Tenure hereby -

(a) prescribe rentals, selling prices and other charges set out in the accompanying Schedule to be the rentals, selling prices and charges contemplated in the aforesaid regulation and payable in respect of sites and houses situated or services rendered in the townships established in Ciskei under the provisions of Proclamation R.293 of 1962;

(b) further prescribe that the said rentals, selling prices and other charges shall, unless otherwise mentioned in the Schedule, be payable until further notice; and

(c) withdraw Government Notices 92 of 1988 and 17 of 1989.

M.R. NGCOFE  
MINISTER OF INTERNAL AFFAIRS AND LAND TENURE

### SCHEDULE

1. In this Schedule, unless the context indicates otherwise -

**"standard house"** means a house of a type known as "51/6" or "51/9" and includes all types of houses at Zwelitsha;

**"other"**, in relation to a house, means a house of a type known as either "Ciskei Type", "Maestro", "EDC", "Wooden house" and "ZB house", "Government flat", "Prison house" or "Works standby house", as the case may be; and

**"period of concession" or "concession period"** means a period as from 1 April 1986 until further notice.

2. **Selling prices of sites.** - (1) In townships other than Sada and Ilitha the selling price shall be as follows:

- (a) (i) Site for residential purposes: R5 per square metre or portion thereof;
- (ii) Newly demarcated serviced site in Mdantsane Zone S or in any such other township as may be determined by the Minister for the purpose of this item: an amount equal to the cost of the infrastructure plus such additional amount as the Minister may fix in respect of sites in general or any particular site or sites;
- (iii) Site on unserviced raw land for residential purposes R2.00 per m<sup>2</sup> or portion thereof.
- (b) (i) Sites for trading, industrial or professional purposes: R10 per m<sup>2</sup> or portion thereof;
- (ii) Newly-demarcated serviced sites in Mdantsane Zone S or any such other township as may be determined by the Minister in respect of which the provisions of this item shall apply: an amount equal to the cost of the infrastructure, plus such additional amount as may be determined by the Minister in respect of any particular site or such sites in general or any such site or sites in any such other township or part of such township.
- (iii) Unserved raw land for trading, industrial or professional purposes: R3.25 per m<sup>2</sup> or portion thereof.

(2) In Sada and Ilitha -

- (a) (i) Site for residential purposes: R500.00 (fixed);
- (ii) Site on unserviced raw land for residential purposes: R2 per square metre or portion thereof;
- (b) (i) Site for trading, industrial or professional purposes: R6 per square metre or portion thereof;
- (ii) Site on unserviced raw land for trading, industrial or professional purposes: R3.25 per square metre or portion thereof.

3. **Site rental.** - The site rental prescribed by Government Notice R.2624 dated 29 December 1978, i.e. sixty cents per month, shall continue to be payable.

## DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE

**4. Selling prices of houses.** - (1) Standard house (or other) completed prior to 1 January 1982: R30.00 per square metre or portion thereof, inclusive of the cost of the site.

(2) Standard house (or other) completed on or after 1 January 1982 and with an existing valuation of less than R5 000.00: An amount equal to the actual cost of construction plus the cost of improvements, inclusive of the cost of the site.

(3) Standard house (or other) completed after 1 January 1982, with an existing valuation of or above R5 000.00: R5 000.00 inclusive of the cost of the site.

(4) Improved or larger house completed prior to 31 December 1978: An amount equal to the cost of construction inclusive of the cost of the site.

(5) Improved or larger house completed after 31 December 1978: An amount equal to the cost of construction plus the cost of improvements, inclusive of the cost of the site.

(6) (a) No cash deposit shall be required in respect of a standard house or other purchased during the period of concession: Provided that nothing herein contained shall be construed as prohibiting or preventing any person from making any voluntary deposit on such house.

(b) The period of redemption for all houses purchased during the concession period will be 15 (fifteen) years and instalments shall be calculated relatively to the purchase price.

(c) The purchase price of all houses categorised under 4(1) to (5) will with effect from 7 September 1993 be reduced by R100.00 for each completed calendar year of occupation during which period the purchaser was a lessee: Provided that such period of occupation is less than 15 years, and provided further that no interest will be chargeable during the period of concession. Reckoning of years of occupation for purposes of determining rebate shall not commence afresh when tenancy devolves among registered family members: Provided that the onus will be on the person applying for such rebate to prove that he is entitled to such claim if he is neither registered nor a family member.

(d) Provided further that with effect from 7 September 1993, transfer of ownership to the registered occupier shall be executed upon payment of R2.00 registration fee where tenant has been in occupation of a house for a period of 15 years or longer. Any rentals owing shall be registered as balance owing in respect of the purchase price and shall be secured by way of charge on Deed of Grant. All wooden houses/structures in townships including ku-Ntselamanzi shall be donated to the occupiers with sites and also all sites in Mdantsane East, East Ext. I, West, West Ext. I, West Ext. II, North, North Ext. I, North Ext. II.

**5. Rentals.** - (1) Until further notice the monthly rental payable for a house (whether standard or an improved or larger house) which is in existence on the date of this notice shall be an amount equal to the rental which was payable under Government Notice R.2624 of 29 December 1978 except in (a), (b) and (c) below in which instances the monthly rental shall be effective from the first date of occupation unless otherwise indicated and shall be as follows:

(a) Zwelitsha:

- (i) ZB House (semi-detached); Rental w.e.f. 1-12-88..... R17,40
- (ii) New Government Flat (3 bedroomed apartment) Rental w.e.f. 1-12-88.... R25,58
- (iii) Hostel single accommodation:
  - (1) Per person with bed inclusive ..... R 5,45
  - (2) Per person (without bed) inclusive of electricity charges..... R 4,95
- (iv) Civil Servant hostel (inclusive of electricity charges) w.e.f. 1-12-88..... R 6,80
- (v) Wooden house - Police quarters ..... R 6,62
- (vi) (a) Single room with communal living room and bathroom (surface area 15,6 square metres)..... R12,22
- (b) Single room with communal living room (surface area 16,4 square metres)..... R12,47
- (vii) Single room with bathroom (surface area 18,7 square metres)..... R13,18

## DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE

- (viii) (a) Two rooms with bathroom (surface area 24,7 square metres..... R15,03
- (b) Two rooms with bathroom (surface area 25,3 square metres) ... R15,22
- (ix) Four rooms with bathroom (surface area 44,1 square metres)..... R21,01
- (x) Five rooms with bathroom (surface area 52,7 square metres)..... R23,68
- (xi) Government flat single quarters' rental is inclusive of electricity charges.

N.B.: Rental in all these cases is inclusive of water and service charges.

(b) Ilitha -

- (i) Single quarters - Police quarters ..... R41,00
- (ii) Married quarters ..... R29,00

(c) Mdantsane -

- (i) Standby house (Works)..... R10,00
- (ii) Sewerage staff standby house..... R15,00

(2) The purchase price of any house shall be increased by the amount owing in respect of rentals as at date of purchase: Provided that such an amount shall be added to the sum to be secured by way of charge on Deed of Grant, and provided that the balance shall be paid in full within the prescribed period of 15 years.

(3) The maintenance costs of a purchased house shall be borne by the purchaser with effect from date of deed of sale.

**6. Maintenance charge on leased house.** - A monthly amount calculated at the rate of 2% per annum of the selling price of the house in question.

**7. Service charges.** - (1) Townships with rudimentary services:

(a) R1,50 per month in the case of houses, churches and other non-profitmaking institutions.

(b) R3,00 per month in the case of sites for trading, industrial or professional purposes. Provided that the Minister may levy an increased charge on occupiers of this category.

(2) Townships with full services:

(a) R3,40 per month in the case of houses, churches and other non-profitmaking institutions.

(b) R6,80 per month in the case of sites for trading, industrial or professional purposes. Provided that the Minister may levy an increased charge on occupiers of this category.

8. WATER CONSUMPTION	DOMESTIC	INDUSTRIAL INSTITUTION
(i) Fixed monthly charge (availability charge)	R10,00	R20,00
(ii) Rate per kl	R0,765	R0,918
(iii) Minimum charge per month	R15,00	R52,00
(iv) Street water supply per month	R 4,00	

## DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE

### CONNECTION FEE

20mm connection	R170,00	Actual cost
above 20mm connection	Actual cost	Actual cost
Testing of water meter	R 40,00	R 40,00
Reconnection	R 40,00	R 40,00
Penalty for damage to servives	Actual cost (300,00 minimum)	Actual cost

**DISCOUNT:** A discount of 10% will be allowed on accounts paid by due date.

VAT at the ruling rate is applicable to the above tariffs.

### 9. ELECTRICITY TARIFF:

#### SCALE 1 - DOMESTIC AND SMALL USERS (LESS THAN 25 KVA)

(a) A service charge of R28,07 per month or part thereof payable whether or not any electricity is used, PLUS

(b) an energy charge of 15,28c—KWH

#### SCALE 2 - SMALL POWER USERS

(a) Monthly basic charge for supply which is payable whether electricity is used or not:

(i) for a supply up to 25 kva..... R33,98

(ii) for a supply above 25 kva - 50 kva ..... R54,89

(iii) for a supply above 50 kva - 100 kva..... R94,09

(b) Energy charges per KWH:

(i) for the first 500 KWH consumed monthly ..... R22,60

(ii) per KWH for each KWH taken in excess of 500 KWH..... R13,07

#### SCALE 3 - STREET LIGHTING

Dusk to dawn per 100 watts per month: R3,91

#### SCALE 4 - LARGE POWER USERS

Charges as determined in Government Notice No. 136 of 1992. (Gazette No. 157 of 1992)

#### SCALE 5 - TEMPORARY AND ITINERANT

An energy charge of 30,5c/KWH

#### SCALE 6 - SPORTSFIELD FLOODLIGHTING

(a) A service charge of R50,00 per month or part thereof which is payable whether or not electricity is used:

(b) An energy charge of R30,00 per hour:

### DISCOUNT AND SURCHARGE

Consumers who pay their electricity accounts on or before the due date will qualify for a 10% discount on the total amount billed.

A surcharge of 11% shall be added to all account in arrears.

### VALUE ADDED TAX

Electricity supplied to consumers is subject to value added tax which is not included in the aforesaid rates.

### MISCELLANEOUS FEES

(a) Installation of electricity services:

(i) Urban small power and domestic: single phase: R310,00 inclusive of deposit of a R50,00 except where the metering apparatus known as kiosk is installed where the connection fee is R95,00 inclusive of the deposit of R50,00: Provided that the Township Manager may in respect of the said deposit fee increase the amount thereof to an acceptable level if the average monthly account of the consumer exceeds R50,00;



## DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE

(ii) Three phase - R500,00:

(b) Reconnection of supply temporarily disconnected:

The fee payable to the Township Manager for the reconnection of the supply of electricity to installations which have been temporarily disconnected at the request of the consumer or for non-payment of accounts or for any other purpose shall be R15,00 for single phase and R50,00 for three phase. This fee is payable in advance.

(c) **CONSUMERS' DEPOSITS**

The sum to be deposited with Township Manager by a consumer when making application for a supply of electricity shall be as follows:

(i) In the case of the following categories of consumers a deposit of an amount equal to the estimated charge for a supply of electricity for a period of 2 months or R50,00, whichever is the larger amount:

(aa) Domestic;

(bb) Churches and schools;

(cc) Charitable organisations and other non-profitmaking institutions;

(ii) In the case of all other consumers, a deposit of an amount equal to the estimated charge for a supply of electricity for a period of three months or R500,00 whichever is the larger amount.

(d) Special or check reading of service meter:

The fee payable by a consumer to the Town Manager for a special or check reading of a service meter on a date other than the appointed date shall be R15,00 for each reading in respect of premises situated within the township boundaries and R20,00 in other cases. This fee is payable in advance.

(e) Testing of service meter:

A consumer has the right to have tested at any time the meter on the readings of which his account is based, on depositing with the Township Manager the sum of R15,00. If the meter error is found to be greater than approximately 2,5% the deposit shall be refunded and the account adjusted accordingly.

(f) Charge for alteration, addition or replacement:

The charge for reconnecting a service connection previously removed at the request of the owner shall be R15,00 or an amount equal to the actual cost as computed by the technician, whichever is the larger amount.

(g) Re-inspection of electrical installation:

The fee payable to the Township Manager by the contractor in respect of each re-inspection and/or re-testing of an installation necessitated by the failure of an installation to pass the first or any subsequent inspection and/or test shall be R20,00 PAYABLE IN ADVANCE.

(h) Average charges:

(i) An average charge based on consumption covering the most recent period of consumption, but in all cases the preceding 3 months, shall be determined where the meter is found to be faulty or defective: Provided that the consumer shall be given two months to install a new meter or face supply disconnection.

(ii) Where the meter is found to have been tampered with, the supply shall be disconnected forthwith and an average charge raised for the period during which the meter was not functioning properly.

### 10. CHARGE FOR SEWERAGE CONNECTION -

(a) Domestic, business and commercial: R100 per connection.

(b) Industrial: An amount equal to the actual cost of connection.

## DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE

### 11. MISCELLANEOUS CHARGES -

- (a) Advertising rights: R500 payable annually in advance and non-refundable.
- (b) Hoarding: R25,00 per month.
- (c) Directional sign in street: R5,00 per month.
- (d) Bus shelter: R7,50 per month.
- (e) Junior poster: R15,00 per month.

### 12. HIRE OF THE COMMUNITY HALLS, SPORTS FIELDS/STADIA, TENNIS COURTS AND SWIMMING POOLS WITH EFFECT FROM 1-12-1988:

#### (a) Community Hall:

- (i) Practice or rehearsal for not longer than 6 hours: R3,00 per practice and a refundable security deposit of R30,00;
- (ii) Concerts, plays, dances, wedding receptions, bazaars, competitions, musical and other shows: R50,00 and a refundable security deposit of R100,00;
- (iii) Bioscope shows: R30,00 and a security deposit of R100,00;
- (iv) Meetings: hawkers associations, taxi associations, business meetings, political party meetings: R30,00 and a security deposit of R20,00 except for political meetings where security deposit will be R100,00.
- (v) Sports and recreation related meetings: R30,00 per meeting and a security deposit of R20,00;
- (vi) Church meetings, charitable organisation meetings, township council meetings, departmental meetings/functions, school activities/functions, funeral and memorial services: Free but a security deposit of R50,00 shall be payable;
- (vii) District competitions: R75,00 and a security deposit of R300,00;
- (viii) International competitions: R150,00 and a security deposit of R500,00.

#### (b) Sportsfield/stadium:

##### (a) Local clubs:

- (i) Competitions per occasion: R50,00 and a deposit of R100,00;
- (ii) Departmental and school activities: Free and a security of R100,00;

##### (b) Other bookings -

- (i) District competitions: R75,00 and a security deposit of R150,00 when booked by a local union;
- (ii) When booked by an outside union: R100,00 and a security deposit of R200,00;
- (iii) International competitions: R250,00 and a security deposit of R500,00;
- (iv) Church gatherings: Free and a security deposit of R150,00;
- (v) Political gatherings: Free and a security deposit of R150,00.

##### (c) Tennis court:

##### (i) Local events:

- (aa) Individuals per practice of 3 hours maximum time: R1,00 and security deposit of R5,00;
- (bb) Clubs and associations for 6 hours maximum time: R3,00 and security deposit of R10,00;
- (cc) Competitions: R30,00 and security deposit of R50,00;
- (ii) District competitions: R50,00 and security deposit of R100,00;
- (iii) International competitions: R75,00 and security deposit of R150,00;

## DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE

(d) Swimming Pool: Swimming per person per day:

- (i) Children: ,20c per child (under 18 years)
- (ii) Adults: ,50c per person (over 18 years)
- (iii) Parties (birthdays, weddings, ordinary braais, celebrations etc):

Departmental, public, schools, churches, etc.: R75,00 and R100,00 security deposit.

Note: 1. Use of community halls, stadia, tennis courts and swimming pools for government departmental activities: Notwithstanding the foregoing provisions the council may at its sole discretion exempt any government department from the payment of the charge for the use for departmental activities of community halls, stadia, tennis courts and swimming pools but not in respect of the payment of the security deposit.

- 2. Allocation of revenue in respect of hire of community halls, stadia, tennis courts and swimming pools: The amount collected in respect of the hire of community halls, stadia, tennis courts and swimming pools shall be credited to the State, or where there are established councils, to such councils.



OKUQULATHIWEYO			CONTENTS		
<i>ISaziso sika-</i>	<i>Inani</i>	<i>Inani le</i>	<i>Govt.</i>	<i>Page</i>	<i>Gazette</i>
<i>Rhulumente No.</i>	<i>leKhasi</i>	<i>Gazethi</i>	<i>Notice No.</i>	<i>No.</i>	<i>No.</i>
<b>96</b>		<b>137</b>	<b>96</b>		<b>137</b>
<b>DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE</b>			<b>DEPARTMENT OF INTERNAL AFFAIRS AND LAND TENURE</b>		
<b>GOVERNMENT NOTICE No. 96 OF 1993</b>			<b>GOVERNMENT NOTICE No. 96 OF 1993</b>		
<b>Rentals, selling prices and service in townships established under Proclamation R.293 of 1962</b>			<b>Rentals, selling prices and service in townships established under Proclamation R.293 of 1962</b>		

## NOTICE

The Ciskei Government Gazette Index provides quick and easy access to notices in the Government Gazettes. By means of a direct subject indexing the retrieval of information on any subject is facilitated. Subjects are arranged alphabetically and subdivisions within each subject range from the general to the specific. Thus the user may either be directed to an individual notice or obtain an overview of existing legislation on a particular subject.

The series of Indexes for the Ciskei Government Gazettes consists of a cumulative edition covering the period, 1972-1981, and annual volumes commencing in 1982.

*The index is available from:*

**Publication Section**

**The State Library**

**PO Box 397**

**PRETORIA**

**0001**

**Contact Person:**

**Mrs C.M. Henning**

**Tel. (012) 386-1661**

*The price of publication is:*

1972-1981.....R10,50

1982.....7,50

1983.....7,50

1984.....7,50

1984/85.....30,00

1986.....25,00

1987.....36,00

} plus G.S.T., postage and  
handling charges

It is issued in a hard cover and microfiche editions of the Index are available at the same price as the printed ones.