

**ADVERTISEMENT OF THE COUNCIL RESOLUTION PERTAINING TO LEVYING OF  
PROPERTY RATES 2015/2016**

Mangaung Metropolitan Municipality in terms of section 14(3) (b) of the Local Government: Municipal Property Rates Act of 2004 (Act 6 of 2004) hereby notify all the rate payers owing properties within the jurisdiction of Mangaung Metropolitan Municipality that the Council meeting held on 25 June 2015 has passed a resolution on the levying of rates on properties; and the resolution is available at the municipality's Bram Fischer Building and satellite offices and libraries for public inspection during office hours and, the copy of the resolution is also available on the municipality's official website: [www.mangaung.co.za](http://www.mangaung.co.za)

The Council resolution on levying of rates shall be available for inspection from 8 July 2015 until 11 August 2015 during office hours 7:45 to 16:15.

Sibongile Mazibuko  
City Manager

**MANGAUNG METROPOLITAN MUNICIPALITY  
REVENUE AND EXPENDITURE ESTIMATES AND DETERMINATION OF GENERAL ASSESSMENT  
RATE AND SANITARY FEES**

1. Notice is given in accordance with the provisions of section 81 (1) (c) of the Local Government Ordinance No 8 of 1962 read with the stipulations of the Local Government Municipal Systems Act, No 32 of 2000, the Municipal Finance Management Act, No 56 of 2003, as well as the Local Government: Municipal Property Rates Act (no 6 of 2004) that a copy of the Municipal Estimates of Revenue and Expenditure for the financial year ending 30 June 2016 is open for inspection at the office of the Chief Financial Officer during office hours of the Mangaung Metropolitan Municipality.
2. Notice is further given that the under-mentioned general assessment rate, sewerage charges, refuse removal tariffs, housing rental tariffs, general tariffs and electricity tariffs for the year ending 30 June 2016 are as follows, namely:

**1. Assessment Rates**

It is recommended that rates tariffs be increased by net average of 6% across the board (The current tariff applicable to State Owned Facilities and Business properties has been reduced from 0. 25005 to 0. 2382 before the 6% increase).

(a) That the following general assessment rates in respect of the Mangaung Metropolitan Municipality be determined as follows:

1. Comma six one three one cent (0, 6131 cent), multiply by comma two five cent (0.25), per rand on the rateable value of farm property (exempt from VAT);
2. Comma six one three one cent (0,6131 cent ), per rand on the rateable value of residential property (exempt from VAT);
3. Two comma five two five cent (2, 5250 cent) per rand on the rateable value of state owned facilities (exempt from VAT);
4. Two comma five two five cent (2, 5250 cent) per rand on the rateable value of business property (exempt from VAT).
5. Interest shall be paid to Council on rates which have not been paid within thirty (30) days from the date on which such rates became due, at a rate of 1% higher than the prime rate for the period during which such rates remain unpaid after expiry of the said period of thirty (30) days.

**Rebates on assessment rates:**

- The first R 70,000 (Seventy thousand rand only) of the rateable value of residential properties are exempted;
- That in respect of qualifying senior citizens and disabled persons, the first R 250,000 (Two hundred and fifty thousand rand only) of the rateable value of their residential properties be exempted from rates;
- That the rebate on the R 250,000 of the rateable value for residential properties of qualifying senior citizens and disabled persons will only be applicable on properties with a value that do not exceed R 2,000,000 (Two million rand only), and;

(b) It is recommended that the rates as stated above become due monthly on the following dates: 7 July 2015; 7 August 2015; 7 September 2015; 7 October 2015; 9 November 2015; 8 December 2015; 7 January 2016; 8 February 2016; 7 March 2016; 7 April 2016; 9 May 2016 and 7 June 2016.

**2. Sewerage Charges**

It is recommended that the sewerage charges be increased by 7% for residential properties and 7, 5 % for non-residential properties in the 2015/16 financial year and also by 10% for the two outer years.

**(a) Non- residential properties**

Comma three six six (0, 3660 cent) per rand on the rateable value of the property (VAT excluded) with a minimum of one hundred and fifty rand (R 150.00) (VAT excluded) per erf per month.

**(b) Residential properties**

Comma two five five one (0, 2551 cent) per rand on the rateable value of the property (VAT excluded) with a minimum of one hundred and fifteen rand nine cent (R 115.09) (VAT excluded) per erf per month.

**Rebates on sewerage charges:**

The residential areas in the following areas are excluded from paying sewerage charges; Bloemindustria, Ribblesdale, Bloemspruit, Bainsvlei, Farms and Peri-Urban areas in Thaba Nchu.

**(c) Special Arrangements**

1. Levy on churches, church halls and other places of similar nature, qualifying charitable institutions and welfare organizations:

R 103.80 per sanitary point per month (VAT excluded)

R 34.51 per refuse container per month (VAT excluded)

2. Martie du Plessis School, Dr Böhmer School, Lettie Fouche School and schools of similar nature:

R 51.91 per sanitary point per month (VAT excluded)

R 17.26 per refuse container per month (VAT Excluded)

(d) That the sewerage charges and levies in accordance with 2(a), (b) and (c) as stated above, become due monthly on the following dates: 7 July 2015; 7 August 2015; 7 September 2015; 7 October 2015; 9 November 2015; 8 December 2015; 7 January 2016; 8 February 2016; 7 March 2016; 7 April 2016; 9 May 2016 and 7 June 2016.

**3. Refuse Removal Charges**

It is recommended that the refuse removal be increased by 7.5% and;

a. That, the refuse removal tariffs for 2015/16 be applicable from the consumer month of July 2015;

b. That the following charges and prices, excluding VAT, in connection with the supply of refuse removal services are submitted for approval.

Tariff (3) (a) **Erf used for Residential Purposes**

Size of the Stand (square metres)	Current 2014/15	Proposed Tariff increase from 1 July 2015	Tariff per month (maximum of one removal per week)
0 - 300	34.02	7.5%	36.57
301 - 600	45.36	7.5%	48.76
601 - 900	79.39	7.5%	85.34
901 - 1500	113.42	7.5%	121.93
>1500	136.52	7.5%	146.76

**Tariff (3) (b): Flats and Townhouses per unit**

Tariff per month (maximum of one removal per week) - R 82.11 per month

**Tariff (3)(c): Duet Houses and Private Towns**

Tariff per month (maximum of one removal per week) as per tariff (3)(a) above

**Tariff (3)(d): State Owned Facilities, Businesses, Commercial and Industrial (Non Residential)**

Tariff per month (Maximum of one removal per week) - R 183.22 per month

**Tariff (3)(e): State Owned Facilities , Businesses, Commercial and Industrial ( Non Residential)**

A minimum of R 183.22 per state owned facilities, businesses, commercial and industrial per month for land fill costs plus additional costs associated with the trade waste type of service required as contained in the Tariffs Booklet.

**Rebates on refuse removal charges:**

Residential properties with a value of R 70,000.00, or less are exempted from paying refuse removal charges.

(c) It is recommended that the refuse removal levies as stated above, become due monthly on the following dates; 7 July 2015; 7 August 2015; 7 September 2015; 7 October 2015; 9 November 2015; 8 December 2015; 7 January 2016; 8 February 2016; 7 March 2016; 7 April 2016; 9 May 2016 and 7 June 2016.

**4. Water Tariffs**

It is recommended

- i. That the water tariffs for the 2015/16 financial year be increased on average by net average of 9.29 % for all consumers and the details in terms of our step tariff structure is as outlined below:

**Residential Properties**

Step Tariffs	Current 2014/2015	Percentage increase %	Proposed Tariff from 1 July 2015
R	R	%	R
0-6kl	6.04	8.00	6.52
7-15kl	13.74	8.50	14.91
16-30kl	14.50	9.00	15.81
31-60kl	16.10	9.50	17.63
Above 60kl	18.08	10.00	19.89
Plus basic charge per month	0.00	0.00	20.00

**Non-Residential**

Step Tariffs	Current 2014/2015	Percentage increase %	Proposed Tariff from 1 July 2015
R	R	%	R
0-60kl	14.52	8.50	15.75
61-100kl	16.80	9.50	18.40
Above 100kl	18.74	11.00	20.80
Plus Basic Charge per month	413.24	10.00	454.56

- The basic charge of R 20.00 (twenty rand) be introduced from 2015/16 financial year for all residential consumers with a market value that is above R70 000.
- That, the water tariffs for 2015/16 be applicable from the consumer month of July 2015;
- That for the calculation of water accounts the consumer month will be the period between the successive monthly readings irrespective of the period between reading dates and consumption of water are submitted for approval;
- That in terms of Section 145 of the Local Government Ordinance of 1962, (Ordinance No 8 of 1962) the following charges and prices, excluding VAT, in connection with the supply and consumption of water are submitted for approval.

**Part A: Erf within Municipal Area****Tariff A1****(a) Erf used for Residential Purpose and****(b) Sports Club Incorporated in the Council's Sport Club Scheme****Water Consumed:**

- R 6.52 per kilolitre per month for 0 to 6 kilolitres;
- R 14.91 per kilolitre per month for 7 to 15 kilolitres;
- R 15.81 per kilolitre per month for 16 to 30 kilolitres;
- R 17.63 per kilolitre per month for 31 to 60 kilolitres;
- R 19.89 per kilolitre per month for each kilolitre more than 60 kilolitre.

**(c) Bulk metered Flats, Townhouses and Duet Houses**

- Total kilolitres used, number of flats, townhouse or duet houses
- Apply sliding scale:
  - 0 - 6 kilolitres
  - 7 - 15 kilolitres
  - 16 - 30 kilolitres
  - 31 - 60 kilolitres
  - 61 kilolitres and more

Divide unit by number of flats, townhouses or duet houses as per the sliding scale. Tariffs applicable to erf used for residential purposes are applicable to the above.

- Fire meter water consumed - R 16.18 per kilolitre per month.

**Tariff A2: Unmetered Erf Used for Residential Purpose only**

Fixed amount: R 30.17 per month

**Tariff A3: Unimproved Erf****(a) Unimproved erf which may be used for residential purposes only:**

Minimum charge: R 30.17 per month

**(b) Any other unimproved erf:**

Minimum charge: R 3,783.58 per month

**Tariff A4: Directorates of Council**

Water consumed: R 12.66 per kilolitre per month.

**Tariff A5: Any other point where water is supplied not mentioned in Tariffs A1, A2, A3 and A4 per Water Meters:**

a. Minimum charges R 454.56 per month

**plus**

Water consumed:

R 15.75 per kilolitre per month for 0 to 60 kilolitres;

R 18.40 per kilolitre per month for 61 to 100 kilolitres;

R 20.80 per kilolitre per month for each kilolitre more than 100 kilolitres

**Part B: Erf outside Municipal Area**

**Tariff B1: Erf used for Residential Purposes only:**

**Water Consumed:**

i. R 6.52 per kilolitre per month for 0 to 6 kilolitres;

ii. R 14.91 per kilolitre per month for 7 to 15 kilolitres plus a surcharge of 35%

iii. R 15.81 per kilolitre per month for 16 to 30 kilolitres plus a surcharge of 35%

iv. R 17.63 per kilolitre per month for 31 to 60 kilolitres plus a surcharge of 35%

v. R 19.89 per kilolitre per month for each kilolitre more than 60 kilolitre plus a surcharge of 35%

**Tariff B2: Any other point where water is supplied not mentioned in Tariff B1, per water meter (excluding Special Arrangements)**

Minimum charges R 454.56 per month plus a surcharge of 35%

**plus**

Water consumed:

R 15.75 per kilolitre per month for 0 to 60 kilolitres plus a surcharge of 35%

R 18.40 per kilolitre per month for 61 to 100 kilolitres plus a surcharge of 35%

R 20.80 per kilolitre per month for each kilolitre more than 100 kilolitres plus a surcharge of 35%

**5. Housing Rental Tariffs**

It is recommended that the rental tariffs on all housing schemes be increased with 10% from 1 July 2015.

**6. General Tariffs**

It is recommended that the general tariffs and charges be increased at an average of 10% as reflected in the Tariffs Booklet.