

ADVERTISEMENT OF THE COUNCIL RESOLUTION PERTAINING TO LEVYING OF PROPERTY RATES 2016/2017
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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 9 June 2016 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

The Council resolution on levying of rates shall be available for inspection from 20 June 2016 until 29 July 2016 during office hours 07:45 to 16:15.

Adv T Mea
Acting 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 2017 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 2017 are as follows, namely:

1. Assessment Rates

It is recommended that rates tariffs be increased by net average of 8.00% across the board.

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

1. Comma six six two two cent (0, 6622 cent), multiply by comma two five cent (0.25), per rand on the rateable value of farm property (exempt from VAT);
2. Comma six six two two cent (0, 6622 cent), per rand on the rateable value of residential property (exempt from VAT);
3. Two comma seven two seven cent (2, 7270 cent) per rand on the rateable value of state owned facilities (exempt from VAT);
4. Two comma seven two seven cent (2, 7270 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:

1. The first R 70,000 (Seventy thousand rand only) of the rateable value of residential properties are exempted;
 2. 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;
 3. 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;
 4. That for the 2016/17 financial year the criteria applicable for child headed families regarding the total monthly income from all sources must not exceed an amount equal to three state pensions as determined by National Minister of Finance per month.
- (b) It is recommended that the rates as stated above become due monthly on the following dates: 7 July 2016; 7 August 2016; 7 September 2016; 7 October 2016; 9 November 2016; 8 December 2016; 7 January 2017; 8 February 2017; 7 March 2017; 7 April 2017; 9 May 2017 and 7 June 2017.

2. Sewerage Charges

It is recommended that the sewerage charges be increased by 8.20% for residential and 8.20 % for non-residential in the 2016/17 financial year.

(a) Non- residential

Comma three nine six cent (0, 3960 cent) per rand on the rateable value of the property (VAT excluded) with a minimum of one hundred and twenty five rand and twelve cent (R 125.12) (VAT excluded) per erf per month

(b) Residential

Comma two seven five five cent (0, 2755 cent) per rand on the rateable value of the property (VAT excluded) with a minimum of ninety one rand and ninety two cent (R 91.92) (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 111.79 per sanitary point per month (VAT excluded)
R 37.04 per refuse container per month (VAT excluded)
2. Martie du Plessis School, Dr Böhmer School, Lettie Fouche School and schools of similar nature:
R 55.91 per sanitary point per month (VAT excluded)
R 18.52 per refuse container per month (VAT Excluded)

Rebates on sanitation charges:

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

- (d) That the sewerage charges and levied in accordance with 2(a), (b) and (c) as stated above, become due monthly on the following dates: 7 July 2016; 7 August 2016; 7 September 2016; 7 October 2016; 9 November 2016; 8 December 2016; 7 January 2017; 8 February 2017; 7 March 2017; 7 April 2017; 9 May 2017 and 7 June 2017.

3. Refuse Removal Charges

It is recommended that the refuse removal be increased 7.80% and;

- a. That, the refuse removal tariffs for 2016/17 be applicable from the consumer month of July 2016;
- 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 2015/16	Proposed Tariff increase from 1 July 2016	Tariff per month (maximum of one removal per week)
0 - 300	36.57	7.80%	39.42
301 - 600	48.76	7.80%	52.56
601 - 900	85.34	7.80%	92.00
901 - 1500	121.93	7.80%	131.44
>1500	146.76	7.80%	158.21

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

Tariff per month (maximum of one removal per week) - R 92.00 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 197.51 per month

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

A minimum of R 197.51 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.

No refuse will be levied on garages and gardens if registered as separate sectional title units in the Deeds Office.

- (e) It is recommended that the refuse removal levies as stated above, become due monthly on the following dates; 7 July 2016; 7 August 2016; 7 September 2016; 7 October 2016; 9 November 2016; 8 December 2016; 7 January 2017; 8 February 2017; 7 March 2017; 7 April 2017; 9 May 2017 and 7 June 2017.

4. Water Tariffs

It is recommended

- i. That the water tariffs for the 2016/17 financial year be increased on average by net average of 8 % for all consumers and the details in terms of our step tariff structure is as outlined below:

Residential Properties

Step Tariffs 2016/17	Current 2015/16	Percentage Increase %	Proposed Tariff from 1 July 2016
	R	%	R
0-6kl	6.52	6.00	6.91
7-15kl	14.91	7.00	15.95
16-30kl	15.81	7.50	17.00
31-60kl	17.63	8.00	19.04
Above 61kl	19.89	8.50	21.58
Plus Basic Charge per month	20.00	10.00	22.00

Non-Residential

Step Tariffs 2016/17	Current 2015/16	Percentage Increase %	Proposed Tariff from 1 July 2016
	R	%	R
0-60kl	15.75	7.00	16.85
61-100kl	18.40	8.00	19.87
Above 100kl	20.80	8.50	22.57
Plus Basic Charge per month	454.56	10.00	500.02

- The basic charge of R 22.00 (twenty two rand) be effective for 2016/17 financial year for all residential consumers with a market value that is equal or above R70 000. Prepaid water consumers is also exempt in terms of this charge.
- That, the water tariffs for 2016/17 be applicable from the consumer month of July 2016;
- 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.

Tariff A1

(a) Erf used for Residential Purpose and

(b) Sports Club Incorporated in the Council's Sport Club Scheme

Water Consumed:

Minimum charges R 22.00 per month

plus

- R 6.91 per kilolitre per month for 0 to 6 kilolitres;
- R 15.95 per kilolitre per month for 7 to 15 kilolitres;
- R 17.00 per kilolitre per month for 16 to 30 kilolitres;
- R 19.04 per kilolitre per month for 31 to 60 kilolitres;
- R 21.58 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.

- c. The basic charge is calculated by multiplying the number of consumers by the basic charge as noted above.
- d. Fire meter water consumed - R 17.90 per kilolitre per month.

Tariff A2: Unmetered Erf Used for Residential Purpose only

Fixed amount: R 32.58 per month

Tariff A3: Unimproved Erf

(a) Unimproved erf which may be used for residential purposes only:

Minimum charge: R 32.58 per month

(b) Any other unimproved erf:

Minimum charge: R 981.84 per month

Tariff A4: Directorates of Council

Water consumed: R 13.55 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 500.02 per month
plus
Water consumed:
R 16.85 per kilolitre per month for 0 to 60 kiloliters;
R 19.87 per kilolitre per month for 61 to 100 kilolitres;
R 22.57 per kilolitre per month for each kilolitre more than 100 kilolitres

Tariffs during Water Restrictions – Level 2

Average Tariff increase during period of Level 2 Water restrictions is on 20% on the tariffs noted above.

Tariffs during Water Restrictions – Level 3

Average Tariff increase during period of Level 3 Water restrictions is 20% on the tariffs as noted under Level 2 water restrictions

5. Housing Rental Tariffs

It is recommended that the rental tariffs on all housing schemes be increased with 10% from 1 July 2016.

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.