

MERAFONG CITY LOCAL MUNICIPALITY



TARIFF POLICY FINANCIAL YEAR 2019/2020

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PROPOSED TARIFF POLICY FOR MERAFOG CITY LOCAL MUNICIPALITY

Annexure A: Tariff Calculations

1. PRINCIPLES APPLICABLE IN THE DETERMINATION OF A TARIFF STRUCTURE

Although the determination of tariffs is in many instances politically orientated, it ought to be based on sound, transparent and objective principles at all times. Such principles are discussed hereunder.

1.1 Basic principles that ought to be observed in the compilation of a tariff structure

- Affordability of the service;
- Discouragement of abuse by means of price mechanism;
- Sound cash flow to ensure sustainable service delivery;
- The structure must be simple and understandable;
- Acceptability to the majority of the community;
- The structure must be fair;
- The structure must be transparent; and
- The tariffs must accommodate national initiatives.

1.2 Minimum service levels

It is important that minimum service levels be determined in order to make an affordable tariff package available to all potential users.

1.3 Multi year budgets

It is required in terms of proposed legislation and guidelines from National Treasury that all Municipalities compile multiyear budgets as from 2003/2004. Such change also necessitates that proposed tariffs would form part of this process. Increases in tariffs should not simply be implemented annually without considering the affordability thereof by the user. The effect of resolutions that impact on the financial situation of the Council must be observable over a longer period in respect of tariffs and sensible planning of cost structures must be done to keep tariffs within affordable levels.

1.4 Credit Control

It is not possible to successfully compile a tariff structure without consideration of the stipulations of an effective credit control system. Income is provided for in the budget as if a 100% payment level will be maintained. It is therefore important to continuously ensure that users indeed pay punctually.

However, it is also a fact that there are users who are unable to pay. Tariffs must therefore provide access to a minimum level of basic services for all users. It should furthermore be supplemented with a practical policy for indigents. This will ensure the sustainable delivery of services.

1.5 Package of services

The accounts for rates and services must not be seen in isolation. It must be considered jointly to determine the most affordable amount that the different users can pay as a total account. The basic costs of a service must first of all be recovered

and then only can profits be manipulated to determine the most economic package for the user with due allowance for future events in regard to a particular service.

1.6 Principles in terms of Section 74 of the Local Government: Systems Act 2000 (Act 32) of 2000)

Section 74 of the Municipal Systems Act contains clear guidelines regarding the compilation of and principles for a tariff policy. An extract reads as follows:

"74. (1) A Municipal council must adopt and implement a tariff policy on the levying of fees for municipal services provided by the municipality itself or by way of service delivery agreements, and which complies with the provisions of this Act and with any other applicable legislation.

(2) A tariff policy must reflect at least the following principles, namely that-

- (a) Users of municipal services should be treated equally in the application of tariffs;*
- (b) The amount individual users pay for services should generally be in proportion to their use of that service;*
- (c) Poor households must have access to at least basic services through-*
 - (i) Tariffs that cover only operating and maintenance costs;*
 - (ii) Special tariffs or life line tariffs for low levels of use or consumption of services or for basic levels of service, or*
 - (iii) Any other direct or indirect method of subsidisation of tariffs for poor households;*
- (d) Tariffs must reflect the costs reasonably associated with rendering the service, including capital, operating, maintenance, administration and replacement costs, and interest charges;*
- (e) Tariffs must be set at levels that facilitate the financial sustainability of the service, taking into account subsidisation from sources other than the service concerned;*
- (f) Provision may be made in appropriate circumstances for a surcharge on the tariff for a service; Provision may be made for the promotion of local economic development through special tariffs for categories of commercial and industrial users;*
- (g) The economical, efficient and effective use of resources, the recycling of waste, and other appropriate environmental objectives must be encouraged;*
- (h) The extent of subsidisation of tariffs for poor households and other categories of users should be fully disclosed.*

(3) A tariff policy may differentiate between different categories of users, debtors, service providers, service standards, geographical areas and other matters as long as the differentiation does not amount to unfair discrimination."

2. FACTORS WHICH MUST BE EVALUATED IN THE DETERMINATION OF A UNIFORM TARIFF STRUCTURE

2.1 Costs relating to the provision of the service

The primary purpose of a tariff structure is to recover the actual costs of the rendering of a particular service. If a service is rendered at a loss, cross subsidisation of such

loss by another service will be necessary. This will put pressure on the tariff structure of the other service.

Costs can be divided into three categories namely fixed costs, variable costs and profit taking.

- **Fixed costs:** Fixed costs represent those costs that must be paid irrespective of the fact whether or not a user makes use of the service for example salaries, loan costs etcetera.
- **Variable costs:** Variable costs relate directly to consumption and it differs according to the use of, for instance, chemicals and the decrease or increase in maintenance costs. However, there is always a fixed cost element present in variable costs, but it is very difficult to apply it, except in the provision of electricity.
- **Profit taking:** Profit taking represents that portion which is being levied in excess of the real cost of rendering of a service. In practice there is a delicate balance between profit taking and losses being suffered because budgets are based upon assumptions of use which is also influenced by seasonal and economic circumstances. Profit taking can be manipulated in the process to maximise affordability of the total account of a user.

2.2 Socio- economic factors and the ability of users to pay

Local Governments in general, including Merafong City Local Municipality, are currently paralysed as a result of a lack of cash flow due to non-payment of services.

One of the main reasons for non-payment is the fact that tariff structures do not provide for the socio-economic circumstances of communities. Progress has been made to a large extent in the case of Merafong City Local Municipality with the installation of pre-paid electricity meters as well as the implementation of the provision of 6 kiloliters free basic water for indigent cases. Pre-paid meters must, however, be utilised more effectively to recover the costs of economic services by means of levying of the user account.

Users can be divided into the following categories:

- Users who are incapable to make any contribution towards the consumption of services and who are fully subsidised;
- Users who are able to afford a partial contribution and who are partially subsidised only; and
- Users who can afford the services in total.

It is important to identify these categories and to plan the tariff structures accordingly. Subsidies are currently derived from two sources namely:

- **Contributions from National Government:** National Government makes an annual contribution, which is primarily based on information obtained from Statistics South Africa by means of census surveys. If this contribution is judiciously utilised it will subsidise all indigent households who qualify in terms of the Council policy.
- **Contributions from own funds:** The Council can, if the contribution of National Government is insufficient, provide in its own operational budget for such support. Such action will in all probability result in increased tariffs for the larger users. Any subsidy must be made known publicly.

In the case of Merafong City Local Municipality services for indigent households are currently fully subsidised from contributions made by National Government only.

The tariff structure can be compiled as follows to make provision for subsidisation:

- Totally free services (within limits and guide lines); Lower tariffs for users who qualify in terms of particular guide lines for example to recover the operational costs of the service only; and
- Full tariff payable with a subsidy that is transferable from sources as mentioned above.

In the case of Merafong City Local Municipality the following principles are proposed:

- Free minimum water (6 kiloliters per month) with effect from 1 July 2004 for indigent consumers whereof the extent is annually determined during the adoption of the operational budget;
- Free distribution of electricity (50 units per month) with effect from 1 July 2004 for indigent consumers whereof the extent is annually determined during the adoption of the operational budget; and
- Subsidy to all indigent households that qualify in terms of the Council's current indigent policy in respect of basic charges.

2.3 Historical and future user patterns

It is important to keep proper consumption statistics for the purpose of determining tariffs. Consumption determines tendencies, which ultimately have an influence on tariffs within a structure. Provision should be made in the process for growth and seasonal use, as well as for unforeseen events that might have an impact on tariffs.

2.4 User groups

Users are traditionally divided into groups as follow:

- Households;
- Businesses;
- Industries/Bulk consumers;
- Schools and hostels;
- Institutions that are directly subsidised for example retirement homes, etcetera.

A continuous effort is made to group together those users who have more or less the same access to a specific service.

2.5 GRAP (Generally Recognised Accounting Practise)

A totally new concept of cost allocations regarding the allocation and financing of assets is introduced with the implementation of GRAP. The making of internal loans from statutory funds will no longer be allowed if such funds do not have sufficient cash. It was therefore necessary for Council to develop a policy relating to contributions to these statutory funds.

The contributions will be carried as a liability against the cost account concerned and it will therefore be accommodated as fixed costs in the tariffs. It is also important that these contributions in the form of cash be kept in separate accounts and be utilised for the intended purpose only.

GRAP further views the actual cost of capital as depreciation of assets (cost of use) and not as loan costs. In view of the fact that depreciation has direct cash implications it will also influence tariff structures?

3. PROPOSED TARIFFS FOR VARIOUS SERVICES

It is essential that a compromise be reached between the following needs with the determination of a tariff structure:

- The need to reflect costs as accurately as possible in order to achieve cost effectiveness;
- The need to ensure equality and fairness between user groups;
- The need for a practically implementable tariff;
- The need to use appropriate metering and provisioning technology;
- The need for an understandable tariff; and
- The user's ability to pay.

Taking into consideration the abovementioned points the tariff structure of the following services are discussed:

- 3.1 Electricity;
- 3.2 Water;
- 3.3 Refuse Removal;
- 3.4 Sewerage, and
- 3.5 Property Rates.

3.1. Electricity

3.1.1 Cost structure for electricity

A cost structure for electricity consists of three basic components as discussed below.

- Fixed costs: It represents that portion of expenses that must be incurred irrespective of the fact whether or not any electricity has been sold, for example the salary of staff who have been appointed permanently with specific tasks relating to the provision of electricity, costs of capital and insurance that is payable in respect of the infra-structure. These costs must be recovered whether any electricity is used or not. The costs are therefore recovered by means of a fixed levy per period (normally on a monthly basis) in order to ensure that these costs are covered.
- Variable costs: It relates to the physical provision of electricity according to demand and must be financed by means of a unit tariff which is payable per kilowatt electricity consumed.
- Profit taking: It goes with a *pro rata* increase in the fixed levy and unit tariffs after provision has been made for costs.

The principle of basic levies and a kilowatt per hour tariff for electricity are determined by the cost structure.

3.1.2 Tariff structures

The block structure as previously implemented by Merafong City Local Municipality was restructured in order to simplify tariff calculations for consumers as well as council. The new structure is illustrated below.

DOMESTIC TARIFFS (IBTs)				COMMERCIAL 2000 kWh		INDUSTRIAL 43800 kWh (c/kWh)
Domestic Block1 (0 – 50 kWh) (c/kWh)	Domestic Block2 (51– 50kWh) (c/kWh)	Domestic Block3 (351 – 60 kWh) (c/kWh)	Domestic Block4 (>600 kWh) (c/kWh)	Prepaid	Conventional	
86 - 91	1.10 – 1.18	1.55 -1.65	1.82 – 1.95	1.47 – 1.51	1.51 – 1.62	132 – 137

Various tariff structures exist for electricity as explained below.

Name of tariff	Components for determination of a tariff			
	Fixed costs (Rand/month)	Energy levy (Cent/kWh)	Time of consumption energy levy (Cent/kWh)	Capacity levy (Rand/kVA)
Single-leg energy consumption (“lifeline tariff”)		X		
Two-leg tariff	x	X		
Two-leg time-of-consumption tariff	x		x	
Three-leg tariff		X	X	X
Three-leg time-of – consumption tariff		X	X	X
Special tariff				

The types of users are of such a nature in respect of Merafong City Local Municipality that the implementation of all the above tariff structures is not needed. The following three tariff structures were basically used for the determination of tariffs:

- Single-leg energy consumption (“lifeline tariff”) adapted for users with pre-paid meters;
- Two-leg tariff; and
- Three-leg tariff.

Above-mentioned tariff structures are discussed in more detail hereunder.

Single-leg energy consumption. A basic charge is used for household consumers, Flats, businesses, schools and bulk consumers.

Two-leg tariff. This tariff will basically apply to all consumers with conventional meters, excluding bulk consumers. A distinction in regard to the basic levy is made between businesses and household consumers whilst the cost of energy consumption is the same.

Three-leg tariff. This tariff applies primarily to bulk (KVA) consumers.

3.1.3 Proposed tariffs

The proposed tariffs are contained in Annexure A. It is proposed that indigent consumers will receive free electricity to the value of 50 units per account holder per month from 1 July 2004.

The cost to supply indigent consumers with an amount of free electricity will be as follow:

Indigents

50 Units @ R1.000 x 8000 consumers x 12 months	R4 800 000
Electricity basic charge = R83.71 X 8000x12 months	R8 036 160

The average calculated distribution losses up to end **February 2019** amounts to **44.15%**, whereas the norm is between 10% and 14%. However, it has to be noted that this calculation excludes the free electricity allocation.

The proposed tariff increase is **9.41%** for the **2019/2020** financial year.

An availability charge will be levied on vacant stands in the city. The availability charge will be in line with the basic charge of the zoning of the stand.

3.2 Water

3.2.1 Cost structure for water

A cost structure for water consists of three basic components as explained below.

- Fixed costs: It represents that portion of expenses that must be incurred irrespective of the fact whether or not any water has been sold, for example the salary of staff who have been appointed permanently with specific tasks relating to the provision of water, costs of capital and insurance that is payable in respect of the infrastructure.

These costs must be recovered whether any water is used or not. The costs are therefore recovered by means of a fixed levy per period (normally on a monthly basis) in order to ensure that these costs are covered.

- Variable costs: It relates to the physical provision of water according to demand and must be financed by means of a unit tariff which is payable per kilolitre water consumed.
- Profit taking: It goes with a *pro rata* increase in the fixed levy and unit tariffs after provision have been made for costs.

The principle of basic levies and a kilolitre tariff for water used are determined by the cost structure.

3.2.2 Tariff structures

The block structure as previously implemented by Merafong City Local Municipality was restructured in order to simplify tariff calculations for consumers as well as council. The new structure is illustrated below.

Residential	Businesses/ Industrial	Churches/Schools Welfare	Mines
0 - 15 kilolitre's 16 –35 kilolitre's 36– 50 kilolitre's 51 - Above	200 kl and below Above 200kl	Special tariff	Tariff per kiloliter Domestic Operations

3.2.3 Proposed Tariffs

The proposed tariffs are contained in Annexure A. The first 6 kilolitres of water is currently supplied free of charge to indigents. It is proposed that this benefit remains tact in.

The annual cost of the above proposal will be as follow:

Indigents

8000 x 6 kiloliters x 12 months x R12.36 R7 119 360

The average calculated distribution losses amounts to **46.27%**, whereas the norm is between 10% and 15%. However, it has to be noted that this calculation excludes the free water allocation.

Rand Water had increased its tariffs by **14.91%** and availability charge will be levied on vacant stands in the city. The availability charge will be in line with the basic charge of the zoning of the stand

3.3 Refuse Removal

3.3.1 Introduction

The cost to supply indigent consumers with an amount of free refuse will be as follow:

Indigents
8000 x 181.62 x12 months R17 435 520.00

3.3.2 Proposed tariffs

The proposed tariffs are contained in Annexure A. Council are rolling out a 240 litre bin system. It was resolved that council will subsidise the bins, but that the consumers will be levied with an additional R20.00 per month for twelve months. The bins will be the property of the owners and will have to take responsibility for the bins. A further aspect that has a serious influence on solid waste tariffs is the increase in fuel price. The waste management must take into account that it is good practice to maintain a cash-backed reserve to cover the future costs of rehabilitating landfill sites.

3.4 Sewerage

3.4.1 Introduction

The cost to supply indigent consumers with an amount of free sewerage will be as follow:

Indigents 8000 x 6kl x5.62 x12 months R3 237 120.00

3.4.2 Proposed tariffs

The regulations and guidelines from the department of Water Affairs and Forestry recommends as follows on sanitation tariffs.

- (a) Support the viability and sustainability of sanitation services to the poor.
- (b) Recognize the significant public benefit of efficient and sustainable sanitation services.
- (c) And discourage usage practices that may degrade the natural environment.

It is expensive and unnecessary to measure water borne sewerage at individual households; rather, the sanitation tariff for water borne sanitation systems should be based on water supplied (or water sold).

Sanitation tariffs for Merafong will be based on water usage during the month. Indigent's subsidy will be based on the first six-kilolitre water usage.

The proposed tariffs are contained in Annexure A. The proposed tariff increase is between **6.00%-8.00%** for the 2019/2020 financial year.

An availability charge will be levied on vacant stands in the city. The availability charge will be in line with the basic charge of the zoning of the stand.

3.5 Property Rates

3.5.1 Introduction

The tariff increases for the past 3 years were as follow:

2016/2017	7.08% – 7.26%
2017/2018	7%
2018/2019	7%

3.5.2 Proposed Tariffs

The proposed tariffs are contained in Annexure A. Calculations for tariff increases were based on the new valuation roll.

3.5.3 Rebates

Gross monthly household Income 2017'18	Rebate
R1 R76 000.00	100%
R76 001 R80 000.00	75%
R80 001 R84 000.00	50%
R84 001 R88 000.00	25%
R88 001 and above	0%

4. CONCLUSION

An increase in tariffs of **9.41%** for electricity, and between **6%** and **10%** **10.00%** for water and **7.50%** for other services are proposed. In order to comply with guidelines from National Government in respect of affordability and delivery of free basic services, tariffs were subsidised from the Equitable Share allocation. **6KI** free water and **50KWh** free Electricity to indigent consumers have also been provided for within the tariff calculations.

Council will implement a 240 litre bin system for refuse removal from 2010.2011. Council will subsidize the bins, but it will be required from the consumers to pay R20.00 per month for twelve months to offset a portion of the costs. The bins will be the property of the owners.

Property owners are purchasing vacant stands and do not develop them. Council are responsible for the cleaning of the stands.

An availability charge will be levied on all vacant stands in relation to Electricity Water and Sewerage in line with the zoning of the stands.

We believe that the proposed tariffs will significantly contribute in restoring the financial stability of the Merafong City Local Municipality.

PROPOSED TARIFFS -ELECTRICITY

INTRODUCTION

Electricity purchases were adjusted with **9.41%**, which is in line with the increase from the NERSA.

PROPOSED ELECTRICITY TARIFFS

Proposed Tariff Structure - Merafong City Local Municipality				
Tariff Category		Current	Proposed	% change
1 (a). Domestic				
Basic Charge		76.5081	83.71	9.41%
Energy Charge	Block 1 (0 - 50kWh)	0.9143	1.0004	9.41%
	Block 2 (51 - 350kWh)	1.1756	1.2862	9.41%
	Block 3 (351 - 600kWh)	1.6545	1.8102	9.41%
	Block 4 (above 600kWh)	1.9484	2.1318	9.41%
2. Commercial				
Basic Charge		854.57	934.99	9.41%
Energy Charge *Pre-Paid		1.5410	1.6860	9.41%
		1.6659	1.8227	9.41%
3. Industrial				
Basic Charge		1240.37	1357.09	9.41%
Energy Charge		0.9482	1.0374	9.41%
Demand Charge		221.76	242.63	9.41%
3. Industrial -3%				
Basic Charge		1240.37	1357.09	9.41%
Energy Charge - 3 %		0.9482	1.0374	9.41%
Demand Charge - 3%		221.76	242.63	9.41%
Temporary Power		1.7235	1.8857	9.41%
Streetlights		1.0380	1.1356	9.41%
Council kWh		1.0380	1.1356	9.41%
2% Surcharge				

Tariff Type

Indigent's subsidy will be based on the first **50 KWh** usages at 1.0004 cent per KWh and no Domestic Basic charge will be charged to indigents that qualify in accordance with council's indigent policy. A basic charge in line with the zoning of the stand will be charged on all vacant land.

PROPOSED TARIFFS -WATER

INTRODUCTION

Rand Water increased the water tariff by **14.91%**. Council has thus increased the water tariff for the new financial year between **6.00% and 10.00%**.

		Current	Proposed	% Increase
Residential 0 – 15 kilolitres		11.66	12.36	6.00%
Residential 16-35 kilolitres		17.75	19.15	7.90%
Residential 36 - 50		28.73	30.99	7.90%
Residential 51 kilolitres and above		35.00	38.50	10.00%
Departmental		19.19	20.70	7.90%
Business and Industrial	200 Kilolitres and below	29.03	31.32	7.90%
	Above 200 Kiloliters	35.00	38.50	10.00%
Special Consumers (Schools, Churches and welfare organisations)	200 Kiloliters and below	21.72	23.43	7.90%
	Above 200 Kiloliters	35.00	38.50	7.90%

Mines Domestic		18.90	20.79	10.00%
Mines Operations		18.90	20.79	10.00%
Availability Charge	Vacant Stands - Residential	74.11	80.04	8.00%
Availability Charge	Vacant stands-business	74.11	80.04	8.00%

Indigent Consumers

Indigent's subsidy will be based on the first six-kilolitre water usage at **12.36** per kilolitre to indigents that qualifies in accordance with council's indigent policy.

Note:

In line with National Treasury recommendation it's recommended that domestic consumers that use more than 35 kiloliters and business that use more than 200 kiloliters must be penalised.

3. PROPOSED REFUSE REMOVAL TARIFFS INTRODUCTION

Council has proposed an increase of **7.50%** in the tariffs for refuse removal for the new financial year 2019'20.

		Current	Proposed	%
Residential	1 bin/week	168.95	181.62	7.50%
Business	Bin/week	168.95	181.62	7.50%
Business	Bin/3 x week	441.45	796.79	7.50%
Business	Bin/5 x week	741.20	741.20	7.50%
Mini Bulk Containers	1 MBC/1 x week 1.75m ³	2125.50	2284.91	7.50%
Mini Bulk Container	1 MBC/2 x Week 1.75m ³	3684.20	3960.52	7.50%
Mini Bulk Container	1 MBC/3 x Week 1.75m ³	5232.00	5 624.40	7.50%
Mini Bulk Container	1 MBC/ 5 x Week 1.75m ³	9483.00	10 194.23	7.50%
Mini Bulk Containers	1 MBC/Rental per month 3m ³	80.00	86.00	7.50%
Bulk Container	1 Bulk/1 x Week 30m ³	29975.00	32 223.13	7.50%
Bulk Container	1 Bulk/2 x Week 30m ³	45780.00	49 213.50	7.50%
Bulk Container	1 Bulk/3 x Week 30m ³	82295.00	88 467.13	7.50%
Bulk Container	1 Bulk/5 x Week 30m ³	135160.00	145 297.00	7.50%
Bulk Waste	Per m ³	370.60	398.40	7.50%
Special Exemption	Per m ³	185.30	199.20	7.50%
Garden Services Waste	LDV/TRAILER	54.50	58.59	7.50%
Large Animal Carcasses		475.00	520.00	7.50%
Small Animal Carcasses		144.00	154.80	7.50%
Removal of Condemned Food (Per m ³)		136.00	146.20	7.50%
Bulky Garden Waste	1m ³ - 3m ³	354.25	380.82	7.50%
Bulky Garden Waste	3m ³ and above	708.50	761.64	7.50%
Building Rubble	per m ³	373.00	400.98	7.50%
240 Liter Bins	Per Month for twelve months	29.00	31.18	7.50%

An indigent subsidy of **R181.62** per month will be awarded to indigent consumers who qualify in accordance with council's indigent policy.

4. PROPOSED SEWERAGE TARIFFS

INTRODUCTION

Council has proposed an increase between 6.00% and 8% for Sewerage Tariff for the new financial year 2019'20.

		Current	Proposed	% Increase
Residential 0 – 15 kiloliters		5.30	5.62	6.00%
Residential 16-35 kiloliters		5.55	5.94	7.00%
Residential 36-50 kiloliters		5.70	6.16	8.00%
Max 50KL				
Business and Industrial	200 Kiloliters and below	5.70	6.10	7.00%
	Above 200 Kiloliters	6.30	6.80	8.00%
Special Consumers (Schools, Churches Welfare organisations and consumers as approved by council)	200 Kiloliters and below	5.40	5.78	7.00%
	Above 200 Kiloliters	5.70	6.16	8.00%
Basic Charge (Payable by property owner)		54.00	57.78	8.00%
Basic Charge - Vacant Stands (Availability charge)		68.00	72.76	7.00%

5. DETERMINATION OF ASSESSMENT RATES

PROPOSED ASSESSMENT RATES TARIFFS

	<u>CURRENT</u>	<u>PROPOSED</u>	<u>PERCENTAGE DIFFERENCE</u>
RESIDENTIAL	0.01480	0.0157	6.0%
INDUSTRIAL	0.03590	0.0380	6.0%
Business and Commercial	0.03590	0.0380	6.00%
FARMS - AGRICULTURE	0.00370	0.00390	6.00%
MINES	0.04490	0.0476	6.00%
PSI	0.00370	0.00390	6.00%
THESE TARIFFS ARE CENTS IN THE RAND			

- a) The proposed property rates are to be levied in accordance with Council policies, unless otherwise indicated, and the Local Government Municipal Property Rates Act 2004 and the Local Government Municipal Finance Management Act 2003.
- b) A Rates Policy was published for comments and objections. All the input received has been included in the updated Policy.
- c) Property rates are based on values indicated in the new General Valuation Roll. The Roll is updated for properties affected by land sub-divisions, alterations to buildings, demolitions and new buildings (improvements) through Supplemental Valuation Rolls. All values are as at the date of the roll, being July 2012.
- d) Rebates and concessions are granted to certain categories of property usage or property owner.
- e) The definitions and listing of categories are reflected in the Rates Policy.
- f) Industrial / Commercial Properties – Undeveloped Land

All properties other than those defined below as residential will be rated as “non-residential” properties. This includes all undeveloped land. The cent-in-the-rand for all “non-residential” properties for **2019/ 2020** is proposed to be **R 0, 0.0380**

g) Residential Properties

For all residential properties, as defined per the Rates Policy, the first **R 65 000** of property value will be rebated by an amount equal to the rates payable on a property of **R 65 000** in value.

All residential properties, as defined per the Rates Policy, will be levied a rate which is rebated by **10%**. The cent in the rand for **2018 / 2019** is proposed to be **R 0, 0157**

h) Agricultural Properties

Agricultural properties (including farms and small holdings) fall into three categories:

- (a) Those used for residential purposes;
- (b) Those used for industrial purposes;
- (c) Those used for other businesses and commercial purposes

Properties in rural areas deemed to be small holdings that are not used for *bona fide* farming, but are used as residential properties will be categorized as “residential”, provided that they meet the definition of a residential property as described in the Rates Policy. Such properties will qualify for the rebate of the first **R 65 000** of municipal value as per the General Valuation Roll and the “rebated” cent-in-the-rand. The cent-in-the-rand for agricultural properties or small holdings that qualify for residential status is proposed to be **R 0, 0157**.

i) Public Service Infrastructure

In terms of the Municipal Property Rates Act, Council may not levy rates on the first **30%** of the market value of Public Service Infrastructure. The remainder of the market value is rated at the non-residential cent-in-the-rand of **R 0, 0380**.

j) Mines

All Mine properties, as defined per the Rates Policy, will be levied a rate. The cent in the rand for **2019/ 2020** is proposed to be **R 0, 0476**

k) Senior Citizens and Disabled Persons Rate Rebate

Registered owners of properties who are senior citizens and/or registered owners of properties who are disabled persons qualify for special rebates according to gross monthly household income. To qualify for the rebate(s) a property owner must be a natural person and the owner of a property which satisfies the requirements for the residential rebate and must on the 1 July of the financial year:

- I. Occupy the property as his/her normal residence and
- II. Be at least **60 years** of age or in receipt of a disability pension from the Department of Social Development and
- III. Be in receipt of a total monthly income from all sources (including income of spouses of owners) not exceeding **R 92 000** per annum and
- IV. Not be the owner of more than one property and
- V. Submit the application by 30 September for this rebate for the current financial year, failing which the rebate will not be granted.

The percentage rebate granted to different monthly household income levels will be determined according to the schedule below.

The proposed incomes and rebates for the **2019 / 2020** financial year as follows:

Gross Monthly Household Income 2019 / 2020		% Rebate
R 1	R 80.000	100.00%
R 80 001	R 84 000	75.00%
R84 001	R 88 000	50.00%
R88 001	R92 000	25%
R92 001 and above		0%

l) Rebates for Certain Categories of Properties / Property Users

The categories of properties qualifying for exemption and rebates are as per the Rates Policy.

- m) The Budget for **2019/2020** has been balanced using the estimated income from levying the rates proposed in this report.
- n) Provision has been made in the Budget for **2019/2020** for the income forgone arising from the rebates and concessions proposed in this report as detailed in the Draft Rates Policy.
- o) That in terms of Section 26(1) of the Municipal Property Rates Act, the payment of any amount owed emanating from the levy of rates as determined on 1 July 2017 is payable before or on 7 August 2017 and thereafter monthly before or on the date due as determined.
- p) That interest be levied at the rate as determined from time to time by the Premier in terms of Section 50(A) of the Local Government Ordinance, 1939, (Ordinance 17 of **1939**) which has been determined at prime rate with effect from 1 December 1997 by the Department of Finance on all arrear charges, rates and levies from the day following the due dates as determined in (ii) (d) and (ii) (e) above;
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