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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 published its amendments to the Policy in the Extraordinary Provincial Gazette, 8259 dated 29 June 2020 for general information;

And whereas the Council of the Mossel Bay Municipality has adopted the following amendments to the Policy on 27 May 2021, Resolution E139-05/2021;

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 Kliëntediens, 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 7

1. Section 7 is hereby amended-

- (a) By the deletion of subsection 7.6(e) and renumbering of subsequent subsections to the following number:

7.6 Payment facilities and methods

[(e) Postal orders must be crossed and be made payable to Mossel Bay Municipality.]

- (b) By the amendment of subsection 7.6(f)[g] as follows:

Payments can be made:

- (i) at any of the Municipal Offices from Mondays to Fridays (public holidays excluded) 08:00 to 15:30 (Mossel Bay Office) and 08:00 to 15:00 (Great Brak River, Hartenbos, **Herbertsdale, Friemersheim**, D'Almeida and Kwanonqaba offices).

- (iii) by direct Bank – and/or electronic payments to the Municipal bank account using Mossel Bay Municipality as beneficiary. The Municipal account number **or reference number provided**, [must at all times] **must always** be used as the reference number. **The Municipality will not except any responsibility for incorrect banking details or reference numbers used;**

- (c) By the amendment of subsection 7.9 as follows

- (b) If a lodger occupies the dwelling while the owner is imprisoned, such lodger should accept responsibility for the account. **Such lodger may apply for indigent subsidy on behalf of the owner with proof of imprisonment from correctional services and authorisation from the owner;**

- (c) If no tenant is occupying the dwelling the services will [should] be restricted until the owner is released from prison, **after which the outstanding debt on the owners account will be taken to Council for consideration to be written off.**
- (d) By the amendment of subsection 7.10 as follows:
- 7.10 Temporary suspension of actions for special reasons
- The written approval of the Chief Financial Officer (CFO) or his/her delegate to temporary suspend actions [must at all times] **must always** be obtained for special reasons. If the suspension of actions in terms of this Policy exceeds 3 months, it must be reported to Council.
- (e) By the amendment of subsection 7.11 as follows:
- 7.11 Restricted water
- (b) The water restriction however cannot be restored until the arrear debt is paid in full **or a valid payment arrangement on this debt was agreed upon;**
- (c) Once the account has been paid in full **or a valid payment arrangement on this debt was agreed upon,** the water flow can be restored.
- (f) By the amendment of subsection 7.15 as follows:
- 7.15 Arrangements for settlements
- (a)(iii) **the first** installation of pre-paid meter is free of charge if a person is indigent.
- (g) By the amendment of subsection 7.19 as follows:
- (e) should the new **tenant/owner/authorised person qualify for** [be an] indigent **subsidies** [case], the total outstanding amount should be written off;
- (f) however, if the new tenant/owner/**authorised person** does not qualify for a subsidy, the client shall be obliged to settle the outstanding amount from the date of death up to the current date or to arrange for a settlement agreement;
- (g) child headed families, where the parents are deceased and only unemployed minor children lives in the dwelling, the debt can be written off. **The child headed family may apply for indigent subsidies on the deceased owners' account;**
- (h) By the amendment of subsection 7.20 as follows:
- (b) all outstanding debt of the owner of the property must be paid in full **or a valid payment arrangement on this debt must be agreed upon;**
- (c) the applicant does not have any debt on another property within the municipal boundaries **or a valid payment arrangement on this debt must be agreed upon;**

- (d) Services on a tenant account may be transferred back to the owner if the tenant account is in arrears for longer than 90 days and all future levies on these services will be payable by the owner. Services deposits will also be payable on the owners account at the rates determined in the latest approved municipal tariff list.**

Amendment of Section 8

2. Section 8 is hereby amended-

(a) By the insertion of subsection 8.2(c) as follows:

- (c) Services / Tenant accounts may be opened on the registered erf, for unregistered subdivided erven, if:**
- (i) A clearance certificate was issued on the unregistered erf applicable;**
 - (ii) Capital contributions have been paid;**
 - (iii) The necessary application for registration has been submitted to the deeds office;**
 - (iv) The necessary services application forms and supporting documentation have been fully completed, authorised by the registered owner / developer and submitted to the municipality.**

(b) By the amendment of subsection 8.3 as follows:

- (c) A customer may terminate an agreement for the supply of municipal services by giving at least 7 (seven) days written notice to the Municipality of such termination. **Termination will only be processed once all arrear debt on the account have been settled or a valid payment arrangement on this debt was agreed upon;**
- (e) A customer shall remain liable for all arrears and applicable charges that are payable for Municipal services rendered prior to the termination of an agreement. Upon termination of the agreement the services will automatically be transferred to the account of the owner. After 3 months **the [a] services will be restricted, and a deposit will be [levied on the owner's account] payable. Services will only be restored once payment of the services deposits is confirmed, and the necessary services agreement has been signed;**

(c) By the deletion of subsection 8.4(o) as follows:

- [(o) Indigent level 2 households (subsidy) will pay a deposit as determined in the Tariff List.]

Amendment of Section 9

3. Section 9 is hereby amended-

(a) By the amendment of subsection 9.4 as follows:

- (e) Debtors, excluding housing debtors, who default on two occasions in respect of arrangements made **on the same debt**, will be denied the privilege of making further arrangements **on that debt** and the full amount becomes due and payable;

Amendment of Section 10

4. Section 10 is hereby amended-

- (a) By the amendment of subsection 10.1 as follows:

10.1(d) allow the Municipality to maintain [and publish] the register of names and addresses of account holders receiving subsidies;

- (b) By the amendment of subsection 10.5.1 as follows:

10.5.1 Application for Indigent Households

The account holder must apply in person at a customer care office of the [Municipality] **Authorised Agent** 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 **on the deceased owners' account**.

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 **that the owner is untraceable (this must be verified by a tracing agent)**, to apply for this benefit.

The following items must accompany the application:

- (a) Municipal account number 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.

- (c) By the amendment of subsection 10.7 as follows:

10.7 Local Audit (Verification) of Indigent Households and Households housing a person with a disability

The Municipality reserves the right to send officials and/or representatives of the Municipality to the household or site of the applicant(s) at any reasonable time, with the aim of carrying out a local verification of the accuracy of the information provided by the applicant(s). **If the verification indicates that one or more of the qualification criteria might not be met by the applicant, it will be expected of the applicant to re-apply as per section 10.8.**

The Municipality also reserves the right to contact employers in Mossel Bay to verify whether a person applying for subsidy is employed by them.

- (d) By the insertion of a new subsection 10.8 and subsequent renumbering of following subsections as follows:

10.8 3 Year Re-Application for Indigent Households and Households housing a person with a disability

It will be expected from approved Indigent Households and Households housing a person with a disability to re-apply at least once every 3 years.

If no re-application have been received at least 3 months before the 3 year period after the latest approval of application have lapsed, the Municipality reserves the right to send officials and/or representatives of the Municipality to the household or site of the applicant(s) at any reasonable time, with the aim of delivering a notification that the household's indigent status will lapse and that the applicant is needed to do a full re-application within 3-months after delivery of the notification.

If no re-application is received within this period, the indigent's status will be cancelled. The same terms and qualifying criteria as the original application will be applicable.

- (e) By the amendment of subsection **10.9** [10.8] as follows:

- (d) All consumers who qualify for a subsidy [must] **may be expected to** agree to the installation of a prepaid electricity meter and will, if in arrears, be placed on restricted service levels in order to limit further escalation of debt. **The first** installation of a pre-paid meter is free of charge for indigent and subsidised households;
- (i) A list of subsidised consumers will be maintained and audited on a regular basis [and the info may be supplied to the general public].

- (f) By the insertion of a new subsection **10.10.5** as follows:

10.10.5 Indigent - Vacant Erven with a value up to R50 000

- (a) **Water - 6 kl and basic charges / availability charges per month**
- (b) **Electricity - 50 kWh and basic charges / availability charges per month**
- (c) **Refuse removal - basic charges per month**
- (d) **Sanitation - basic charges / availability charges per month**

Amendment of Section 11

5. Section 11 is hereby amended-

(a) By the amendment of subsection 11.1 as follows:

- (l) **When** [If] the debtor qualifies as an indigent household or household housing a person with a disability and are receiving a subsidy. **This is limited to once in a 3-year period;**
- (m) Clients **that have been released from** [in] correctional care or clients who **were** [are] imprisoned and there **was** [is] no way of recovering the debt;

Amendment of Section 15

6. Section 15 is hereby amended-

(a) By the amendment of Section 15 as follows

This Policy will come into effect on 1 July [2020] **2021**

C PUREN
ACTING 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 Mossel Bay Municipality has published its amendments to the policy in the Extraordinary Provincial Gazette, 8259, dated 29 June 2020 for general information;

And whereas the Council of the Mossel Bay Municipality has adopted the following amendments to the Property Rates Policy on 27 May 2021, Resolution E139-05/2021;

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]

C PUREN
ACTING MUNICIPAL MANAGER

Amendment of Section 5

1. Section 5 is hereby amended-

(a) By the amendment of subsection 5.7.2 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, 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** [1] **March** [May] of the year preceding the next General Valuation effective date (**31** [1] **March** [May] 2022).

(b) By the amendment of subsection 5.9.1 as follows:

5.9.1 The properties of Public Benefit Organisations or Non-Profit Organisations Service will be charged at **the ratio of 1 : 0.25 in relation to residential properties** [25% of the base tariff], if they comply with the conditions in 5.9.2 below. These categories of properties and/or owners of properties are deemed to contribute services or benefits to the community.

(c) By the insertion of a new subsection **5.11** as follows:

5.11 A lessee, in the case of a property that is registered in the name of a municipality and is leased by it

In relation to the definition of an owner in this policy, the municipality will hold a lessee, in the case of a property that is registered in the name of a municipality and is leased by it, responsible for the payment of Property Rates, if the lease agreement is for a period longer than 10 years and registered against the Title Deed in the deeds office as a notarial lease

Amendment of Section 18

2. Section 18 is hereby amended-

(a) By the amendment of the date as follows:

This policy will come into effect on 1 July **2021** [2020]

C PUREN
ACTING 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 published its amendments to the Tariff Policy in the Extraordinary Provincial Gazette, 8259, dated 29 June 2020 for general information;

And whereas the Council of the Mossel Bay Municipality has adopted the following amendments to the Tariff Policy on 27 May 2021, Resolution E139-05/2021;

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 imbambhano kwezilwimi xa kutolikwa lemigaqo, ulwimi lwesiNgesi luyakulandelwa.

Insertions are indicated in **bold** and underlined

Deletions are indicated in [brackets]

Amendment of Section 14

1. Section 14 is hereby amended-

(a) By the amendment of subsection 14.2 as follows:

14.2 Water and Other Service Deposits

[(i) Subsidised]

[(ii)] **(i)** Economic

[(iii)] **(ii)** Additional household or business units

[(vi)] **(iii)** Medium consumers (connections > 25 mm and <= **75**[80] mm)

[(v)] **(iv)** Bulk consumers > **75**[80] mm connection or using more than 1000kl water 4 x per annum

Amendment of Section 16

2. Section 16 is hereby amended-

(a) By the amendment of subsection 16.6.1 as follows:

16.6.1 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 **on the consumer's side of the meter.**

(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 / **contained** within **10 days** [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] **be submitted to** 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] **be submitted to** the Municipality [within 10 days] after completion of repairs done with respect to a water leak 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 reduc[s]ed;
- (c) Water lost due to the meter / **pipes** being stolen, defective irrigation, broken geyser, leaking toilet, **damage caused by third party contractors not appointed by the municipality** or leaking tap cannot be considered for reduction;

(b) By the insertion of a new subsection 16.6.2(b)(iii) as follows:

(iii) The remainder of the water debt will be considered for write-off.

(c) By the insertion of a new subsection **16.8** as follows:

16.8 Adjustments to water levies and readings because of defective meters / meter reading errors because of a mechanical reason / unexplainable consumptions

- a) On the request of a consumer, a meter can be externally tested for accuracy at the tariff as per council's latest tariff policy. If the test indicates that the meter is within the thresholds, the meter test fee will be forfeited and no adjustment will be made to the water levies.**

If the test indicates that the meter is defective, the meter test fee will be refunded and an adjustment will be made to the water levy as follows:

- (i) The original levy will be reversed for the period affected;**
- (ii) The consumer's most recent fair 6 months' average consumption will be calculated and levied for the period affected.**

The following supporting documentation must be submitted before any adjustment will be made:

- (i) Affidavit from the consumer giving the background to the water consumption on the premises for the period under question and stating the reasons why they believe the meter is defective;**
- (ii) Meter test outcome report from external services provider appointed by the municipality after payment of the test fee as per tariff list.**
- (iii) Memo from technical services with a recommendation.**

- b) In the case where the consumer / municipality believes that there was a meter reading error because of a mechanical reason / unexplainable consumption, an inspection of the meter will be done and circumstances of the meter reading will be investigated by the technical department. If the consumer believes the meter is faulty, the meter must be externally tested for accuracy at the tariff as per council's latest tariff policy at the consumer's expense.**

If there is merit to believe that there was a meter reading error because of a mechanical reason / unexplainable consumption, the meter test fee will be refunded and an adjustment will be made to the water levy as follows:

- (i) The original levy will be reversed for the period affected;**
- (ii) The consumer's most recent fair 6 months' average consumption will be calculated and levied for the period affected.**

The following supporting documentation must be submitted before any adjustment will be made:

- (i) Affidavit from the consumer giving the background relating to the water consumption on the premises for the period under question, confirmation that the premises was inspected for any leakages and stating the reasons why they believe there was a meter reading error because of a mechanical reason / inexplicable consumption;**
- (ii) Meter test outcome report from external services provider if requested by the consumer.**
- (iii) A memo from the technical and financial department giving the result of the inspection of the meter and the findings relating to the investigation of the circumstances of the meter reading, together with a recommendation. This memo must be approved by the Director: Infrastructure Services and the Chief Financial Officer or their delegates.**

Amendment of Section 23

3. Section 23 is hereby amended-

(a) By the amendment of Section 23 as follows:

This policy will come into effect on 1 July **2021** [2020]

C PUREN
ACTING MUNICIPAL MANAGER

MOSSEL BAY MUNICIPALITY

RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 2021/2022

Notice is herewith given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act (Act 6 of 2004) that at its meeting of 27 May 2021, the Council resolved by way of council resolution number E139-05/2021, to levy the rates on property reflected in the schedule below with effect from 1 July 2021

Category of property	Rate Ratio	Cent amount in the Rand rate determined for the relevant property category
Residential property	1 : 1	R0.003884
Residential Vacant property	1 : 1,3	R0.005050
Business and commercial Property	1 : 2	R0.007768
Business / commercial Vacant Property	1 : 2,4	R0.009322
Industrial property	1 : 2	R0.007768
Mining	1 : 2	R0.007768
Agricultural property	1 : 0,25	R0.000971
Public Benefit Organisation Property	1 : 0,25	R0.000971
Public Service Properties	1 : 0,25	R0.000971
Public Service Infrastructure property	1 : 0,25	R0.000971
Public Service Infrastructure Impermissible property (Sect 93A of MPRA)	1 : 0	0
Municipal Property	1 : 0	0
Churches	1 : 0	0
Parsonages	1 : 0	0
Protected areas	1 : 0	0
National Monuments	1 : 0	0

SPECIAL RATED AREA

1. Mossel Bay Central Improvement District

- | | |
|------------------------|-----------|
| ○ Commercial Property | R0.000092 |
| ○ Residential Property | R0.000046 |

2. Vincent Park Central Improvement District R0.000060

(Please note that the tariff for the special rating areas are inclusive of VAT and a monthly tariff)

EXEMPTIONS, REDUCTIONS AND REBATES

- | | |
|--|--------------|
| 1. Business and Commercial properties: | R0.007768 |
| • 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 |

- 2. Residential Properties:** For all residential properties, the municipality will not levy a rate on the first R50 000 of the property's market value. The R50 000 is inclusive of the R15 000 statutory impermissible rate as per section (17)(1)(h) of the Municipal Property Rates Act.

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.

2.1 Discount to Pensioner's:

- | | |
|---|--------------|
| ○ Total gross income of husband and wife may not exceed R23 000 per month
(R276 000 per annum) | 30% discount |
| ○ Total income of husband and wife may not exceed R17 200 per month.
(R206 400 per annum) | 50% discount |

- 3. Agricultural:** Bona fide farmers with certified proof can apply for a 15% rebate on property rates

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.

C PUREN
ACTING MUNICIPAL MANAGER

MOSSELBAAI MUNISIPALITEIT**PROMULGERING VAN EIENDOMSBELASTING VIR DIE 2021/2022 FINANSIËLE JAAR**

Kennis geskied hiermee ingevolge artikel 14(1) en (2) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting (Wet 6 van 2004) dat die Munisipale Raad op 27 Mei 2021 ingevolge Resolusie E139-05/2021, die volgende tariewe ten opsigte van eiendomsbelasting soos per die onderstaande skedule aanvaar het met implementering vanaf 1 Julie 2021

Kategory van Eiendom	Ratio	Sent in die Rand waarde bepaal vir die relevante eiendoms-kategorie
Residensiële Eiendom	1 : 1	R0.003884
Vakante Residensiële Eiendom	1 : 1,3	R0.005050
Besigheid en Kommersiële Eiendom	1 : 2	R0.007768
Besigheid / Kommersiële Vakante Eiendom	1 : 2,4	R0.009322
Industriële Eiendom	1 : 2	R0.007768
Mynbedryf	1 : 2	R0.007768
Landbou Eiendom	1 : 0,25	R0.000971
Publieke Voordeel Organisasie Eiendom	1 : 0,25	R0.000971
Publieke Diens Eiendom	1 : 0,25	R0.000971
Publieke Diens Infrastruktuur Eiendom	1 : 0,25	R0.000971
Publieke Diens Infrastruktuur ontoelaatbare eiendom (Artikel 93A van die Eiendomsbelastingwet)	1 : 0	0
Munisipale Eiendom	1 : 0	0
Kerke	1 : 0	0
Pastorieë	1 : 0	0
Beskermdede areas	1 : 0	0
Nasionale Monumente	1 : 0	0

SPESIALE AANSLAGGEBIEDE

1. Mosselbaai Sentrale Verbeteringsdistrik

- | | |
|------------------------|-----------|
| ○ Kommersiële Eiendom | R0.000092 |
| ○ Residensiële Eiendom | R0.000046 |

2. Vincent Park Spesiale Aanslaggebied R0.000060

(Let weld at die tarief vir spesiale aanslaggebiede BTW insluit asook 'n maandelike tarief)

VRYSTELLING, AFSLAG EN KORTINGS

1. Besigheid en Kommersiële Eiendomm: R0.007768

- | | |
|---|------------|
| • Akkommodasie Instellings (5 -7 huur eenhede) | 30% afslag |
| • Akkommodasie Instellings (8-11 huur eenhede) | 15% afslag |
| • Akkommodasie Instellings (12 of meer eenhede) | 0% afslag |
| • Farm Business | 30% afslag |

2. Residensiële Eiendomme:

Die Munisipaliteit sal nie 'n belasting hef vir die eerste R50 000.00 van die eiendomswaarde vir alle residensiële eiendomme nie. Die eerste R50 000.00 sluit die R15 000.00 ontoelaatbare heffing in soos per artikel 17(1)(h) van die Wet op Eiendomsbelasting.

Die eerste R81 000.00 van die waardasie van Deernisvlak 1 huishoudings en huishoudings wat 'n persoon met gestremdhede huisves, is vrygestel van die hef van belasting.

2.1 Afslag aan Pensioenarisse

- | | |
|---|------------|
| ○ Die totale bruto inkomste van die man en vrou mag nie meer as R23 000.00 per maand (R276 000.00 per jaar) wees nie. | 30% afslag |
| ○ Die totale bruto inkomste van die man en vrou mag nie meer as R17 200.00 per maand (R206 400.00 per jaar) wees nie. | 50% afslag |

3. Landbou: Bona fide boere met gesertifiseerde bewys kan aansoek doen vir 'n 15% korting op eiendomsbelasting.

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.

C PUREN
ACTING MUNICIPAL MANAGER

UMASIPALA WASE MOSSEL BHAYI

UKUBHENGEZWA KWAMAXABISO EENDAWO KUNYAKA-MALI KA 2021/2022

Esi siSaziso esikhutswa phantsi kwesolotya 14(1), (2) likaRhulumente waseMakhaya: uMthetho wamaXabiso eeNdawo zikaMasipala (uMthetho 6 ka 2004) sokuba iBhunga likaMasipala ngomhla wama 27 Meyi 2021 (iSigqibo E139-05/2021) liye lamkela la maxabiso alandelayo eendawo: Ukurhafisa iirhafu kwipropathi ebonakaliswe kule shedyuli ingezantsi ukususela nge 1Julayi 2021

Udidi lwepropathi	Umyinge weryithi	Isixa semali kwirhafu yerandi emisela udidi lwepropathi enxulumene noko
iiNdawo yokuhlala	1 : 1	R0.003884
Indawo yokuhlala engenamntu	1 : 1,3	R0.005050
UShishino noRhwebo	1 : 2	R0.007768
Isishini / ipropathi engenamntu yorhwebo	1 : 2,4	R0.009322
Ezemizi-Mveliso	1 : 2	R0.007768
Imigodi	1 : 2	R0.007768
Ezolimo	1 : 0,25	R0.000971
Imibutho apho kuxhamla kuyo uluntu	1 : 0,25	R0.000971
IiNdawo zeNkonzo kaRhulumente	1 : 0,25	R0.000971
Amaziko akwiiNdawo zikaRhulumente	1 : 0,25	R0.000971
Amaziko akwiiNdawo zikaRhulumente ezingavumelekanga (i-90% yazo epheliswayo phantsi kweSolotya 93A le MPRA)	1 : 0	0
IiNdawo zikaMasipala	1 : 0	0
IiCawa	1 : 0	0
Izindlu ezihlala abeFundisi	1 : 0	0
Iingingqi ezikhuselweyo	1 : 0	0
Imiyezo yeSizwe	1 : 0	0

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

- | | |
|--|-----------|
| 1. Isithili se- Mossel bay esiphambili sokuphucula | |
| o iiNdawo zoRhwebo | R0.000092 |
| o iiNdawo zokuHlala | R0.000046 |
| 2. Vicent park isithile sokuphucula | R0.000060 |

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

Ukukhululwa, Ukuncitshiswa kunye neZaphulelo

- | | |
|--|--------------|
| 1. UShishino noRhwebo: | R0.007768 |
| • lindawo zobonelelo ngendawo yokuhlala(5-7 zoqeshiso) | 30% discount |
| • lindawo zobonelelo ngendawo yokuhlala(8-11 zoqeshiso) | 15% discount |
| • lindawo zobonelelo ngendawo yokuhlala(12 nangaphezulu) | 0% discount |
| • Ushishino lwamaFama | 30% discount |
2. **lindawo zokuhlala:** Isixa esiyi R50 000 sokuqala kummiseloxabiso lweNdawo yokuHlala ayihlawuliswa mirhumo yamaxabiso. I-r50 000 ibandakanyiwe i-r15 000 yexabiso elisemthweni elingavumekanga ngokwecandelo (17)(1)(h) lomthetho kamasipala intlawulo yepropathi.
- Isixa esiyi R81 000 sokuqala sommiselo-xabiso lwamakhaya aHluphekileyo kuMgangatho 1 kunye namakhaya anabantu abakhubazekileyo awahlawulidwa mithumo yamaxabiso.
- | | |
|---|----------------|
| 3. Isaphulelo kwabo barhola iNkam-nkam | |
| o Ingeniso iyonke xa idibene yomyeni nenkosikazi akufuneki idlule ngaphaya kwe R23 000.00 ngenyanga (R276 000 ngonyaka) | 30% isaphulelo |
| o Ingeniso iyonke yomyeni kunye nenkosikazi akufuneki ibe ngaphaya kwe R71 200.00 ngenyanga (R206 400 ngonyaka) | 50% isaphulelo |
3. **Ezolimo:** Amafama aqinisekisiweyo kwaye anobungqina angenza Isicelo sembuyekezo ye 15% kwimirhumo yeendawo

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.

C PUREN

Umphathi we-actin kamasipala

