



EMFULENI LOCAL MUNICIPALITY

ACCOUNTS: TARIFFS AND CHARGES





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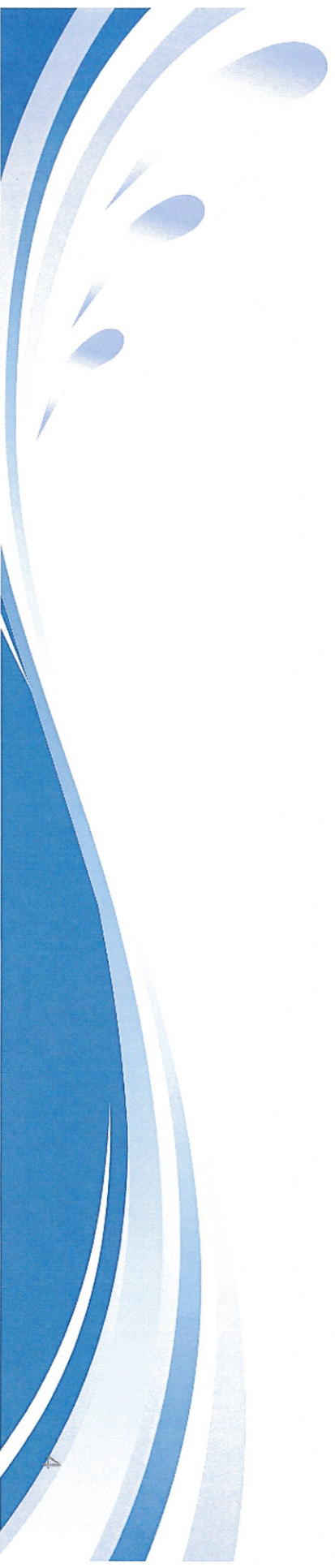
ASSESSMENT RATES

Assessment rates is payable by the owner of the property and the account is addressed to the property owner (Refer to the Local Government: Municipal Property Rates Act and Property Rates Policy)

Rates are based on the market value of the property (land and building). Rates payable will vary depending on the usage and market value of the property e.g. residential, business, vacant land etc.

ASSESSMENT RATES

The rates levy tariff on residential properties for the 2017/2018 financial year is 0.01201 cents in the rand and is subject to a rebate of 30%. The rate at which you actually pay is thus 0.00841 cent in the rand



Example based on a residential property that is valued at R500,000. The rates payable is calculated as follows:

Valuation of property	R500 000
Rebate(no rates payable)	(R 200 000) First R 200 000 exempted
Ratable	R300 000
Rate applicable (rate rebate 30%)	<u>R0.00841</u>
Rates payable per year	<u>R2523.00</u>
Payable over 12 equal monthly installments	<u>R 210.25</u>

ASSESSMENT RATES

Rebate: The rebate of R 200 000 means a 30% rebate on the rates levy, 30% of 0.01201 cents in the rand.

Accounts: Rates accounts are sent to the owner of the property. Th0000 means that on the first R200 000 of the value of the property no rates become payable. This rebate is only applicable for residential properties. The rate rebate e water and electricity account is sent to the person who consumes the services. Hence customers may receive two separate accounts because the owner and the occupant may be two different people. Should the consumer of water and electricity fail to settle this obligation with the municipality ,the municipality will pursue the owner for the outstanding debt.

SUBURBAN STATEMENT
46 LEEPPELHOUT STREET ACC NO: 10022660
VANDERBIJLPARK

MARKET VALUATION (IMPROVEMENTS R 1650000.00)

2018/01/19	BAL B/F	R2008.38
2018/01/31	PAYMENT – THANK YOU	-R2008.38
	ASSESSMENT RATES	
2018/01/16	RATE RESIDENTIAL PROPERTIES	R 1651.38



018/02/16

VA-VALUE-EXCLUSION

-R200.17

018/02/16

VA-DIS/SUR ON LEVY

-R435.36

REFUSE

018/02/16

REFUSE DOMESTIC

R190.02

ELECTRICITY

018/02/16

BASIC ELECTRICITY RESIDENTIAL

R 211.38

WATER SERVICES

018/02/16

METER NO: M120527742 TARIFF:WATER RESID

CURR: 1660.000 PREV: 1643.000 CONS: 17.000

READINGS DATE: CURR 2018/01/29 PREV 2018/01/04

WATER 17.000kI

R 421.55

SEWERAGE

018/02/16

ADD SEWERAGE RESID 17.000kI

R 116.86

018/02/16

DISC/SUR

-R 35.06

018/02/16

BASIC SEWER RESIDENTIAL 1.000kI

R 92.61

TOTAL CURRENT LEVY

R2013.21



TOWNSHIP STATEMENT

ACCOUNT :111120713

STAND NO 406 TSHEPONG

ELECTRICITY BASIC

ELECTRICITY CONSUMPTION(Eskom)

WATER BASIC(Flat rate 30kl) 742.30

WATER CONSUMPTION(No meter)

GAS BASIC

GAS CONSUMPTION

SEWER BASIC 83.24

SEWER ADDITIONAL

REFUSE BASIC

REFUSE ADDITIONAL 131.01

ASSESSMENT RATES FREE

VAT 151.63

TOTAL 1234.77

Water Consumption

Your water consumption is measured monthly and you pay for the water that is consumed.

The water tariff structure (sliding scale) for the 2017 / 2018 financial year is as follows

Consumption

Rate

0–6kl	-6kl R14.47
6kl–12kl	-6kl R20.93
12kl–20kl	-8kl R26.98
20kl–30kl	-10kl R31.30
30kl– 45 kl	-15 kl R34.60
45kl and more`	R39.44



Example based on consumption of 30 kl per month , the amount you pay is calculated as follows

Tariff applicable (sliding scale)		
6 kl	@ R14.47 =	R 86.82
6 kl	@ R20.93=	R125.58
8 kl	@ R26.98 =	R215.84
10 kl	@ R31.30 =	<u>R313.00</u>
30 kl		<u>R741.24</u> Amount payable(Excl.VAT)R741.24

Electricity

Emfuleni Local Municipality sells electricity to its residents in two ways:

- **Prepaid meters**
- **Conventional meters**

The amount that is payable by you depends on:

- **The tariff increase that is approved by NERSA.**
- **A block tariff structure in the 2017 / 2018 financial year, has been implemented (Inclining Block tariff – ITB):-**

Electricity

Category	Block c/kWh	Average c/kWh plus increase for 2016/17 (Excl VAT)	
		High season (winter) c/kWh	Low season (summer) c/kWh
Residential Block 1	0 to 50	1.2859	1.9015
Residential Block 2	51 to 350	1.4491	1.0352
Residential Block 3	351 to 600	1.9391	1.3850
Residential Block 4	600 and above	2.3268	1.6621

BASIC ELECTRICITY

The basic charge is a charged per month or part thereof and shall be payable monthly by the owner, per erf or other area, with or without improvements, which is or, in the opinion of the Council, can be connected to the electrical network, whether electricity is consumed or not.

Electricity

Winter tariffs

Conventional Meters - July, August and September
Prepaid meters - June, July and August
Electricity consumption example(Excluding VAT):

SEWER CHARGE

The determination of charges payable is done as part of the annual budget cycle processes and are approved by Emfuleni Local Municipality. The charges also form part of the “tariff register” an annexure to the budget report. The clarification or methodology of the charges or tariffs forms part of the tariff policy which become effective by the approval and promulgation of the tariff by-law.

Basic sewer charge

The basic charge is a charge per month or part thereof and shall be payable monthly by the owner, per erf or other area, with or without improvements, which is or, in the opinion of the Council, can be connected to the sewer network, whether it is consumed or not. The charge is a fixed amount payable on a monthly basis, the current amount is R81.23

Additional sewerage

- In respect of residential properties, the additional sewer portion is charged per month or part thereof and shall be payable monthly by the owner, per erf or other area, and is based on a fixed tariff of R6.02 per kilolitre water consumed and capped on 70% of water consumed.
- Example; 30 kilolitres of water consumed
- 70% of 30 Kilolitres = 21 Kilolitres
- 21 Kilolitres @ R6.02 = R126.42 (VAT excluded)

REFUSE REMOVAL

- The determination of charges payable for refuse removal forms part of the annual budget cycle processes and approved by Emfuleni Local Municipality. The charge forms also part of the “tariff register” an annexure to the budget report. The clarification or methodology of the charges or tariffs also forms part of the tariff policy which is made effective by the approval and promulgation of the tariff by-law.
- Pertaining residential properties, it is a charge for a weekly service (payable on a monthly basis) and is linked either to a wheelie bin service or not.
- Wheelie bin service R163.74 per month (VAT excluded)
- No wheelie bin service R128.70 per month (VAT excluded)



Account Consolidation

We are in the process of streamlining and consolidating accounts. If you are receiving two accounts and need to consolidate please advise the Municipality by:

- **Fax: 016 950 5124 Telephone: 016 950 5119**
- **E-mail: MosidiM@emfuleni.gov.za**

Payment of Accounts:

All Municipal accounts for water, electricity, basic services and assessment rates are payable in terms of Council's Credit Control and Debt Collection Policy and By-Laws and must be settled before or on the due date as reflected on the monthly statement.

- Payments can be made during normal office hours at the Municipal offices in Vanderbijlpark and Vereeniging as well as at any other pay points such as Checkers, Pick a Pay etc. Standard Bank Account number 420502084 Branch Code:014737(Use your account number as reference)

- **Be reminded that if accounts are not paid before or on the due date credit control and debt collection actions such as the following shall be instituted: Disconnection of Services.**
- **Please note: - Late payments: Once you receive a cut off notice, kindly pay at the Municipal offices i.e. rates hall at Vereeniging or Vanderbijlpark during normal office hours; 08H10 to 15H30.**

Payment of Arrears

- **In terms of Council's approved Credit Control and Debt Collection Policy as well as Principle and Policy on Recoverable Debt and Writing Off of Irrecoverable Debt, a debtors may enter into a written agreement with the Municipality to repay any outstanding and due amount to the Municipality under the following conditions**
- **The outstanding balance, cost and any interest thereon shall be paid in regular and consecutive monthly installments.**

- **The current monthly amount must be paid in full and**
- **The written agreement has to be signed on behalf of the Municipality by a duly delegated Municipal Official.**
- **All arrangement must be made with the Municipality's Credit Control and Debt Collection Department, Ground Floor, Municipal Offices Vanderbijlpark**



Phone in Your Meter Readings:

If you want to submit your electricity and water meter readings, all you need to do is to send an e-mail or make a telephone call to

080 121 2191/ vereeniging@redantsecurity.co.za and submit your electricity and/or water meter reading. Please have your municipal account number on hand when phoning in

Indigent Registration

In terms of the Council's approved Principles and Policy on Indigents the indigent grants may be allocated if such a person or any occupier of the property concerned can submit proof or declare under oath that all occupants over 18 years of age or in the case of child headed household consumers have no income or if the total income of all occupants is not more the amount received by two state pensioners.

To apply an applicant must : Complete an indigent application form person and must present the following documentation

- **Latest municipal account**
- **Account holders and spouses ID documents**
- **Child headed households inherited must be specified**
- **Names and ID numbers of all over the age of 18**
- **Proof of income or an affidavit of financial status**
- **Statement of monthly income and expenditure**
- **Bank statement for past three months where applicable**

Note: Any person who submits false information will be disqualified from further participation in the subsidy scheme and will be liable for immediate repayment of all subsidies received and the Council may institute criminal proceedings.

All applications must be made with the Municipality's Health and Social Development Department.

Consumer Deposits

- **Service deposits are required as meters are read monthly and monthly statement generally reach the consumers approximately a month later. The monthly statements allow a period of grace for payment, which results in most payments being received approximately two months after the actual consumption period. This means that the Municipality is continually exposed to the risk of two full months of unpaid consumption. As electricity/water is not supplied on credit, deposits are held in payment of this unpaid period**

In line with the Municipalities water and electricity By-laws as well as the Credit Control, Debt Management and Customer Care Policy all property owners receiving water or electricity services should be treated equally and be responsible to pay a water and electricity deposit.

- In an effort to be equitable and fair to all consumers within the Emfuleni area the Council is in the process to investigating the possibility of increasing the consumer's service deposits:
- Minimum service deposit per consumer category.
- Increasing of services deposits where consumers default on payment of services Minimum

How Can We Help?

- We would prefer sending your account electronically by e-mail and would prefer payments to be made by EFT.
- If you would like to receive your account via e-mail then:
- Send an e-mail to the Municipality, e-mail address Customercare@emfuleni.gov.za / info@muss.co.za
- In your e-mail kindly indicate your account number e.g. 11002600

Payments by EFT:

- **If you are paying electronically make sure that you put your account number as a reference number.**
- **Failure to do this will result in difficulties in allocating your payment.**
- **The outstanding balance, cost and any interest thereon shall be paid in regular and consecutive monthly installments.**