

Municipal Household Rates, Costs and Tariffs for 2011 tot 2012

(Information to determine possible savings.)

Property rates for single residential properties, group housing, retirement homes, flats, and sectional title schemes.

Property rates are determined by the value of the property. The value of the property is two fold i.e. the value of the ground as well as the value of the buildings are taken into consideration when calculating the rates. Fortunately the tariffs for both are the same, thus one only has to take the total value of the property into consideration. All households are entitled to an initial rebate of R50 000. Undeveloped sites qualify vir rebate of R15000

In order to calculate your annual rates, first obtain your properties latest evaluation. Then you subtract R50 000 from that figure which you then multiply by 0.00326 and again by 0.8, as completed buildings receive a further 20% rebate. The figure reached in this way is your annual rates. To calculate your monthly instalment if you pay monthly, divide your annual rates by 12.

Example. If the value of your property is R950 000 for the ground and buildings, the calculation is done as follows:

- Step 1. R950 000 – R50 000 = R900 000
 Step 2. R900 00 x 0.00326 = R2 934
 Step 3. R2 934 x 0.8 = R2347.20c. This is your annual rates
 Step 4. R2 347.20 divided by 12 = R195.60c and this monthly instalment.

Rebates on property rates on single residential properties, group housing, retirement homes, flats, and sectional title schemes. for PENSIONERS

Conditions for applying:

1. The properties must be permanently occupied;
2. The applicant must be the registered owner of the property;
3. The applicant may not own any other property; and
4. Only one living unit is allowed on the property.

Rebates:

The rebates are calculated by taking into consideration the monthly income of the applicant as well as the income of **all other residents** on the property. That amount is then compared with the present state pension. Presently the social or state pension is R1140 per month. Age has also a roll to play in these calculations.

Monthly income of the household	Rebate
State pensioners with a joint income is less than 2 times the state pension thus less than R2280	100%
Less than 4 times the state pension thus less than R4560 AND older than 60	40%
Less than 8 times the state pension thus less than R9120 AND older than 60	30%

Water, Sewerage, Refuse and Electricity.

(All costs include VAT)

Water.

- (a) **Infrastructure:** R24.28 per month
- (b) **Availability:** R100 per month.
- (c) **Consumption:** Is measured and stated in kiloliters (1 kl = 1000 litres. The cost is expressed in Rand per kl as shown below:

Consumption	Normally Per kℓ	Water restrictions level 1 Per kℓ	Water restriction level 2 Per kℓ
0 – 6 kℓ	0	0	0
7 – 30 kℓ	R8	R8	R8
31 – 60 kℓ	R20	R26	R32.01
More than 60 kℓ	R27	R35.1	R43.2

Kindly note that the dates upon which readings are taken and the periods between such readings are very important.

A month is taken to be 30.4 days. For every month of 30.4 days a consumer receives the first 6 kℓ free of charge.

In the event of the reading being taken after 20 days, the free amount is reduced on a pro rata basis. In this case it will be reduced to 3.95 kℓ. (20 divided by 30.4 x 6 = 3.95)

Should the next reading be taken after 40 days, the free amount of 6 kℓ will automatically increase to 7.87 kℓ. This automatic adjustment will also apply to the rest of the calculation. A consumption of up to 31.57 kℓ will be charged at R8 per kℓ. To be charged R20 per kℓ the consumption must be more than 31.57 kℓ.

Refuse removal.

- (a) **Infrastructure:** No levy
- (b) **Availability:** R57.00 per month. This only applies to empty plots.
- (c) **Removal:** **One** removal per household per week is R95 per month.

Sewerage.

(a) **Infrastructure** R16.20 per month. Every household has to pay this amount.

Undeveloped Properties.

Where the sewerage infrastructure exists and you are **ABLE** to connect but have not because there is no water connection or building

(b) **Basic:** R183.60cc per month

Properties **connected** to the sewerage infrastructure

(b) **Basic:** R86.20 per month.

(c) **Usage:** Usage is calculated on the basis that 70% of the water usage up to a maximum of 50 kℓ lands in the sewerage line. Every kℓ thus calculated is charged at the rate of R9.25. Note that the maximum number of kℓ thus calculated is 35 (as 70% of 50 is 35.)

Thus the maximum amount that can be charged is R323.75. (35 x R9.25)

Properties with a septic tank or a tank that is regularly pumped,

In this instance you have a choice. Please confirm it with the appropriate municipal official.

Option 1

(b) **Basic:** R58.30 per month

(d) **Pumping.** *During office hours:* Up to 6 kl per pump R400, thereafter R480.
After office hours and weekends: For tanks up to 6 kl per pump, R800, thereafter R960.

Option 2

(b) **Basic:** R86.20 per month.

(c) **Usage:** Usage is calculated on the basis that 70% of the water usage lands in the sewerage line up to a maximum of 35 kl. Every kℓ so calculated is charged at the rate of R9.25 per kℓ.

NOTE that the maximum amount that can be charged in this manner is R323.75. (35 x R9.25)

(d) **Pumping:** *During office hours:* Free if it is requested BEFORE 15h00.
After office hours and weekends. For tanks up to 6 kl per pump, R800, thereafter R960.

Electricity.

Electricity can be purchased in a few different ways i.e. on **account**, or on **a pay as you go scheme**, where again there is a choice between of **ONE PART** option (no longer available for households) and **TWO PART** option. The final way is the **“life line one part”** way.

1. Obtaining electricity on credit. (Existing account holders)

(a) **The deposit.**

When a new account is opened, a deposit of R3300 is required. This will happen if the person responsible for the account changes. New buildings must install prepaid meters.

As from this year the existing deposit of existing accounts will be adjusted to this year’s rand value of twice the average monthly electricity consumption in the previous year plus two times the basic charge (see below). It is possible that this calculation will be made in August of each year, based on the consumption in the previous municipal budget period. With the rising cost of electricity it can be expected that this amount will increase each year and that the shortfall will be levied soon after.

- (b) **Infrastructure:** R6.90 per month.
 (c) **Basic:** R173 per month.
 (d) **Usage:**

Purchases in kWh per month	Cost per kWh unit
The first 350 units purchased	R0.8208
More than 351, but less than 600 purchased	R1.1172
More than 600 purchased	R1.2996

If you use 800 units, the cost is calculated as follows:

Purchase of 800 units	Cost
The first 350 per purchase	R 287.28
The following 250 units	R 279.30
For the last 200 units	R 259.92
Total cost for 800 units	R 826.50

2. Prepaid Electricity – The Two part option

- (a) **Deposit** R346
 (b) **Infrastructure:** R6.90 per month.
 (c) **Basic:** R173 per month.
 (d) **Usage:**

Purchases in kWh per month	Cost per kWh unit
The first 350 units purchased	R0.8208
More than 351, but less than 600 purchased	R1.1172
More than 600 purchased	R1.2996

If however you purchase 800 units, the cost is calculated as follows:

Purchase of 800 units	Cost
The first 350 per purchase	R 287.28
The following 250 units	R 279.30
For the last 200 units	R 259.92
Total cost for 800 units	R 826.50

Please take note that the purchasing of units for the new month starts at 24h00 on the last day of the previous month. After the first purchase of the month have been made the machine will definitely detect a second purchase as such. Thus after the first 350 units have been bought in a specific month, the machine will automatically start charging at the higher rate until the next month commences.

3. Prepaid Electricity – The one part option

There are still certain households that purchase power in this way. A survey of the tariffs however shows why the municipality is busy phasing out this option.

This option will in future only be available for businesses, flats, sports grounds and churches. A requirement will however be that at least 800 kWh (units) be purchased per month.

Availability: Nil

Use: R1.3908 per kWh unit as from the first unit

4. The Life Line One Part option

The maximum supply is 30A and the maximum usage per month (measured as an average over a period of 12 months) is 350 units. Every unit costs R0.8208. Please read the last paragraph titled “Rebate on Water, Sewerage, and Refuse and Electricity tariffs” below.

The question is now which option is the best. Is it worthwhile to get a prepaid meter?

Taking the municipality’s new deposit scheme into account, when your highest electricity consumption in any month of the year is more than 673 units per month, the answer is a resounding yes. If your highest electricity consumption in any month of the year is less than 530 units, is, is beter to buy electricity on account. Between these two figures you’ll have to decide for yourself whether the cost to install of R975 and the deposit of R346 will be to your benefit. (See **Obtaining a prepaid meter** below – page 7)

Rebate on Water, Sewerage, and Refuse and Electricity tariffs – INDIGENT SUPPORT.

Conditions for applying:

1. The applicant must be a permanent resident of the Overstrand Municipal area;
2. The applicant must be a South African citizen;
3. The applicant must reside on the property;
4. The average water consumption over the previous 12 months may not exceed 18 kl per month;
5. The average electricity usage over a period of 12 months may not exceed 400 kWh (units) per month;
6. The applicant must switch to a prepaid meter; and
7. The total income of all residents on the property must be less than 4 times the state pension, thus less than R4560 per month.

An application form, “Application for Indigent”, obtainable at the municipal offices, must be completed.

If the application is successful, the following will apply:

1. The applicant will be absolved from all basic levies;
2. The sewerage levy on 70% of the water consumption must be paid;
3. The switch to a prepaid electricity meter is done free of charge;
4. The first 50 electricity units per month. Is free of charge;
5. All infrastructure levies are payable; and.
6. The normal levy for consumption of water greater than 6 kl, is payable.

Obtaining a prepaid meter.

There are two types of meters:

1. The type you will install **when building the house**. In this case you will purchase the meter from the municipality and have it installed by a private qualified electrician. Cost at the moment is R3955.
2. The **PLC unit**. (PLC means "Power Line Communication").
 - (a) The installation is done by a municipal electrician; and.
 - (b) The costs are R975 for switch over and a deposit of R346.



The installation is two fold.

In the first instance an apparatus (see below) is placed in the existing meter box. The existing meter box is usually built into an outside street wall of the house to enable the meter readers to record the monthly reading from there. In certain residential areas the meter boxes of flats or cluster houses are installed in a larger meter box on the boundary of the property, making reading so much easier.

Secondly you are given another piece of apparatus, which is portable and can be plugged into any plug. Whenever you want to new units or would like to know how many are still available, you simply plug it into a The said apparatus is approximately 140mm 110 mm wide and 50mm thick.



load
units
plug.
high,