



Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

PROVINCE OF THE WESTERN CAPE

PROVINSIE WES-KAAP

# Provincial Gazette Extraordinary

8786

Friday, 30 June 2023

# Buitengewone Provinsiale Koerant

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## MOSSEL BAY MUNICIPALITY

### RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2023 TO 30 JUNE 2024

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 30 May 2023, the Council resolved by way of council resolution number E121-05/2023, to levy the rates on property reflected in the schedule below with effect from 1 July 2023.

Category of property	Rate Ratio	Cent amount in the Rand rate determined for the relevant property category
Residential Properties (RES)	1 : 1	R 0,003635
Vacant Land – Residential (RESV)	1 : 1,3	R 0,004726
Business and Commercial Properties (BUS)	1 : 2	R 0,007270
Vacant Land – Business (BUSV)	1 : 2,4	R 0,008724
Industrial Properties (IND)	1 : 2	R 0,007270
Vacant Land – Industrial (INDV)	1 : 2,4	R 0,008724
Agricultural Properties (AGRI)	1 : 0,25	R 0,000909
Mining Properties (MIN)	1 : 2	R 0,007270
Public Benefit Organisations (PBO)	1 : 0,25	R 0,000909
Public Service Purpose Properties (PSP)	1 : 0,25	R 0,000909
Public Service Infrastructure (PSI)	1 : 0,25	R 0,000909
Public Service Infrastructure – Impermissible (Sect 93A of MPRA) (PSII)	1 : 0	R 0,000000
Municipal Properties (MUN)	1 : 0	R 0,000000
Place of Worship – Church (POWC)	1 : 0	R 0,000000
Place of Worship – Parsonage (POWP)	1 : 0	R 0,000000
Protected Area (PROT)	1 : 0	R 0,000000
National Monument (NMON)	1 : 0	R 0,000000
Multi Purpose Properties (MULT)	By Apportionment	

### SPECIAL RATED AREA

1. **Mossel Bay Central Improvement District per month**
  - Commercial Property R 0,000110
  - Residential Property R 0,000055
2. Vincent Park Central Improvement District R 0,000034  
*(Please note that the tariff for the special rating areas is inclusive of VAT)*

### **EXEMPTIONS, REDUCTIONS AND REBATES**

1. **Residential Properties:** For all residential properties, the municipality will not levy a rate on the first R125 000 of the property's market value. The R125 000 is inclusive of the R15 000 statutory impermissible rate as per section (17)(1)(h) of the Municipal Property Rates Act. Properties that are used as Accommodation Establishments (1 to 4 rental units) will be levied on the residential tariff.

## 2. Rebates in respect of a category of owners of property are as follows:

### 2.1 Indigent owners:

- Indigent Valuation Household (Valuation up to R125 000) 100% discount
- Indigent Level 1 Household (Total gross monthly household income may not exceed two times the state funded social pension amount) 100% discount
- Indigent Level 2 Household (Total gross monthly household income may not exceed four times the state funded social pension amount) 50% discount
- Household housing a person with a disability (Total gross monthly household income may not exceed two times the state funded social pension amount) 100% discount

### 2.2 Owners who are dependent on Pension:

- Pensioner Level 1 Household (Total gross monthly household income may not exceed R24 200 per month (R290 400 per annum) 30% discount
- Pensioner Level 2 Household (Total gross monthly household income may not exceed R18 100 per month (R217 200 per annum)) 50% discount

### 3. Business and Commercial properties:

- 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

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

Full details of the Council resolution and rebates, reductions and exemptions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection at the municipality's offices, website ([www.mosselbay.gov.za](http://www.mosselbay.gov.za)) and public libraries within the municipality's jurisdiction.

**(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.**

**CB PUREN  
MUNICIPAL MANAGER  
MOSSSEL BAY MUNICIPALITY**

## MOSSELBAAI MUNISIPALITEIT

### PROMULGERING VAN EIENDOMSBELASTING VIR DIE 2023/2024 FINANSIËLE JAAR VANAF 1 JULIE 2023 TOT 30 JUNIE 2024

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 30 Mei 2023 ingevolge Resolusie E121-05/2023, die volgende belastings ten opsigte van eiendomsbelasting soos per die onderstaande skedule aanvaar het met implementering vanaf 1 Julie 2023

Kategory van Eiendom	Ratio	Sent in die Rand waarde bepaal vir die relevante eiendoms-kategorie
Residensiële Eiendom (RES)	1 : 1	R0.003635
Vakante Erf - Residensiële Eiendom (RESV)	1 : 1,3	R0.004726
Besigheid en Kommersiële Eiendom (BUS)	1 : 2	R0.007270
Besigheid / Kommersiële Vakante Erf (BUSV)	1 : 2,4	R0.008724
Industriële Eiendom (IND)	1 : 2	R0.007270
Vakante Erf – Industriële Eiendom (INDV)	1 : 2,4	R0.008724
Landbou Eiendom (AGRI)	1 : 0,25	R0.000909
Mynbedryf (MIN)	1 : 2	R0.007270
Publieke Voordeel Organisasie Eiendom (PBO)	1 : 0,25	R0.000909
Publieke Diens Eiendom (PSP)	1 : 0,25	R0.000909
Publieke Diens Infrastruktuur Eiendom (PSI)	1 : 0,25	R0.000909
Publieke Diens Infrastruktuur ontoelaatbare eiendom (Artikel 93A van die Eiendomsbelasting-wet) (PSII)	1 : 0	R0.000000
Munisipale Eiendom (MUN)	1 : 0	R0.000000
Plekke van aanbidding – Kerke (POWC)	1 : 0	R0.000000
Plekke van aanbidding – Pastorieë (POWP)	1 : 0	R0.000000
Beskermdede areas (PROT)	1 : 0	R0.000000
Nasionale Monumente (NMON)	1 : 0	R0.000000
Veeldoelige eiendomme (MULT)	Proporsioneel	

#### SPESIALE AANSLAGGEBIEDE per maand

##### 1. Mosselbaai Sentrale Verbeteringsdistrik

- Kommersiële Eiendom R0.000110
- Residensiële Eiendom R0.000055

##### 2. Vincent Park Spesiale Aanslaggebied R0.000034

(Let wel dat die tarief vir spesiale aanslaggebiede BTW insluit)

## VRYSTELLING, AFSLAG EN KORTINGS

### 1. Residensiële Eiendomme:

Die Munisipaliteit sal nie 'n belasting hef vir die eerste R125 000.00 van die eiendomwaardasie vir alle residensiële eiendomme nie. Die eerste R125 000.00 sluit die R15 000.00 ontoelaatbare heffing in soos per artikel 17(1)(h) van die Wet op Eiendomsbelasting. Eiendomme wat aangewend word as Akkommodasie Instellings (1 tot 4 uur eenhede) sal gehef word op die residensiële tarief.

### 2. Kortings ten opsigte van die volgende kategoriee van eienaars van eiendom as volg:

#### 2.1 Deernis eienaars

- Deernis waardasie huishouding (Waardasie tot en met R125 000) 100% Korting
- Deernis Vlak 1 huishouding (Totale bruto maandelikse inkomste van huishouding mag nie twee keer die staat gesubsidieerde pensioenbedrag oorskry nie) 100% Korting
- Deernis Vlak 2 huishouding (Totale bruto maandelikse inkomste van huishouding mag nie vier keer die staat gesubsidieerde pensioenbedrag oorskry nie) 50% Korting
- Huishoudings wat 'n gestremde persoon huisves (Totale bruto maandelikse inkomste van huishouding mag nie twee keer die staat gesubsidieerde pensioenbedrag oorskry nie) 100% Korting

#### 2.1 Eienaars afhanklik van Pensioen

- Pensioernaris Vlak 1 huishouding (Totale bruto maandelikse inkomste van Huishouding mag nie R24 200 oorskry nie (R290 400 per jaar) 30% Korting
- Pensioenaris Vlak 2 huishouding (Totale bruto maandelikse inkomste van Huishouding mag nie R18 100 oorskry nie (R217 200 per jaar) 50% Korting

### 3. Besigheid en Kommersiële Eiendomm:

- Akkommodasie Instellings (5 -7 uur eenhede) 30% afslag
- Akkommodasie Instellings (8-11 uur eenhede) 15% afslag
- Akkommodasie Instellings (12 of meer eenhede) 0% afslag
- Plaasbesigheid 30% afslag

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

Volle besonderhede van die Raadsbesluit, vrystellings, kortings en afslae spesifiek tot elke kategorie van eienaars van eiendom of eienaars van 'n spesifieke kategorie van eiendomme soos bepaal deur middel van kriteria soos vervat in die Munisipaliteit se Eiendomsbelastingbeleid is beskikbaar vir inspeksie by the munisipale kantore, webwerf ([www.mosselbay.gov.za](http://www.mosselbay.gov.za)) en openbare biblioteke binne die munisipale jurisdiksie.

### 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.

CB PUREN  
MUNISIPALE BESTUURDER

**UMASIPALA WASE MOSSEL BHAYI**

**ISIGQIBO SOKUMISELWA KWEMIRHUMO YEMIHLABA KUNYAKA-MALI 1 JULAYI  
2023 UKUYA KOWAMA 30 JUNI 2024**

Esi sisaziso esikhutshwa phantsi kwecandelo 14(1) no (2) lika Rhulumente waseMakhaya: uMthetho weMirhumo Yemihlaba kaMasipala (uMthetho 6 ka 2004); ukuba kule ntlanganiso yomhla wama 30 Meyi 2023, iBhunga ligqibe phantsi kwesigqibo sebhunga nombolo E121-05/2023, ukuba limisele imirhumo kwimihlaba ngale ndlela kubonakaliswe ngayo apha ngezantsi ukusukela kowe 1 Julayi 2023.

<b>INqanaba lomhlaba/lendawo</b>	<b>Umyinge wexabiso</b>	<b>Isixa-mali esiyi-senti kwiRandi phantsi komiselo lomhlaba/indawo echaphazelekayo</b>
Imihlaba / iindawo zokuhlala	1:1	R0,003635
Umhlaba Ovulekileyo-Wokuhlala (RESV)	1:1,3	R0,004726
Imihlaba Yoshishino neyoRhwebo(BUS)	1:2	R0,007270
Umhlaba Ovulekileyo-Ushishino (BUSV)	1:2,4	R0,008724
Imihlaba yemizi-mveliso (IND)	1:2	R0,007270
Umhlaba Ovulekileyo-Eyoveliso (INDV)	1:2,4	R0,008724
Imihlaba Yezolimo (AGRI)	1:0,25	R0,000909
Imihlaba yeMigodi/Izimbiwa (MIN)	1:2	R0,007270
Imibutho eXhamla kuRhulumente	1:0,25	R0,000909
Imihlaba Yenkonzo zikaRhulumente (PSP)	1:0,25	R0,000909
Iziseko Zenkonzo kaRhulumente	1:0,25	R0,000909
Iziseko Zenkonzo kaRhulumente-Evaliweyo (Candl. 93A le MPRA) (PSII)	1:0	R0,00000
Imihlaba kaMasipala (MUN)	1:0	R0,00000
Iindawo zokukhonzela-liCawa (POWC)	1:0	R0,00000
Iindawo zokukhonzela-izindlu zaBefundisi – iiMishini ((POWP)	1:0	R0,00000
Iindawo ezikhuselweyo (PROT)	1:0	R0,00000
IMonyumententi yeSizwe (NMON)	1:0	R0,00000
Imihlaba esetyenziswa kwizinto ezahlukeneyo ezininzi (MULT)	Ngendlela eyakumiselwa	

**IIINDAWO EZIMISELWE IMIRHUMO EKHETHEKILEYO**

- Indawo ekuMbindi-dolophu ephuhliswayo ngenyanga**
  - o Imihlaba Yorhwebo R0,000110
  - o Imihlaba yeendawo zokuhlala R0,000055
- Isithili soPhuhliso eVincent Park R0,000034  
(Nceda uqwalasele ukuba ixabiso elikhethekileyo elimiselweyo libandakanya iRhafu)

**IZINGACHAPHAZELEKIYO, IZAPHULELO NEEMBUYEKEZO**

- Iindawo Zokuhlala:** Kuzo zonke iindawo zokuhlala, umasipala akayi kumisela umrhumo kwi R125 000 yokuqala kwindawo leyo ngokwexabiso layo lomhlaba. Le R125 000 ibandakanya le R15 000 imiselwe phantsi komthetho ngokomrhumo kwicandelo (17)(1)(h) loMthetho

weMirhumo kaMasipala.lindawo ezisetyenziswa njengezo zokuBonelela ngeendawo (1 ukuya ku 4 zerente) ziyakumiselwa imirhumo phantsi kwexabiso leendawo zokuhlala.

**2. Iimbuyekiso malunga necandelo labanini-mihlaba zimi ngolu hlobo lulandelayo:**

**2.1 Abanikazi-zindawo abahluphekileyo:**

- o Ixabiso lamakhaya ahluphekileyo (Umiselo-xabiso olufikelela kwi R125 000) 100% isaphulelo
- o Abahluphekileyo kuMgangatho 1 ngekhyaya (Ingeniso iyonke ngenyanga yekhayaingadluli kabini kwisibonelelo sikaRhulumente sendodla 100% isaphulelo
- o Abahluphekileyo kuMgangatho 2 ngekhyaya (Ingeniso iyonke yekhaya Akufuneki iyiphinde kane imali yendodla karhulumente kwikhaya 50% isaphulelo
- o Ikhaya eligcine umntu okhubazekileyo (Iyonke ingeniso ngenyanga akufuneki igqithise kabini kwimali yomhlala-phantsi karhulumente 100% isaphulelo

**2.2 Abanikazi-makhaya abaxhomekeke kwipenshini:**

- o Umamkeli-ndodla weSigaba 1 (Ingeniso iyonke ngenyanga kwikhaya akufuneki ibe ngaphezu kwe R24 200 (R290 400 ngonyaka) 30% isaphulelo
- o Umamkeli-ndodla weSigaba 2 (Ingeniso iyonke yekhaya ngenyanga Akufuneki ibe ngaphezu kwe R18 100 (R217 200 ngonyaka) 50% isaphulelo

**3. Imihlaba Yoshishino noRhwebo:**

- Iindawo Zokubonelela ngendawo yokuhlala (5-7 amagunjana) 30% isaphulelo
- Iindawo Zokubonelela ngendawo yokuhlala (8-11 amagunjana) 15% isaphulelo
- Iindawo Zokubonelela ngendawo yokuhlala (12 nangaphezulu amagunjana) 0% isaphulelo
- Ushishino lwaseziFama 30% isaphulelo

**4. Ezolimo:** lifama eziqinisekisiweyo ezinobungqina zingenza izicelo zesaphulelo se 15% kwimirhumo yemihlaba

Iingqongolo ezipheleleyo zesigqibo ngemirhumo, izaphulelo kunye nokungachaphazeleki ezingqamene necandelo ngalinye lomnini-mihlaba okanye amanqanaba athile abanini-mihlaba ngokokumiselwa ngokwenqobo yomgaqo-nkqubo wamaxabiso kamasipala nefumanekayo ukuze ihlolwe kwii-ofisi zikamasipala, kwikhasi likamasipala ([www.mosselbay.gov.za](http://www.mosselbay.gov.za)) nakumathala eencwadi kawonke-wonke kummandla kaMasipala.

**(Yonke imirhumo yamaxabiso ISEKELWE KU-0 ngokweenjongo zeRhafu)**

**Kwiimeko apho kukho ukungangqinelani khona phakathi kwenguqulelo yesiXhosa, yesiBhulu okanye yesiNgesi, inguqulelo yesiNgesi iyakudlala indima ephambili.**

**C PUREN  
UMPHATHI KAMASIPALA  
UMASIPALA WASE MOSSEL BHAYI**

## 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 published its amendments to the Policy in the Extraordinary Provincial Gazette, 8453 dated 28 June 2021 for general information;

**And whereas** the Council of the Mossel Bay Municipality has published its amendments to the Policy in the Extraordinary Provincial Gazette, 8636 dated 27 July 2022 for general information;

**And whereas** the Council of the Mossel Bay Municipality has adopted the following amendments to the Policy on 30 May 2023, Resolution E121-05/2023;

**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] and ~~striketrough~~

### **Amendment of Section 5**

1. Section 5 is hereby amended-

(a) By the amendment of the following definitions:

“Total household income or household income” refers to the total formal and informal gross income, including but not limited to salaries, wages, commissions, overtime, bonuses, standby, dividends, pensions, grants, rentals, board and lodging, interest received and any investment income of all people living permanently or temporarily on the property on which the account is based. Grants exclude “Care Dependency” [~~grants~~], “Foster Child” [~~grants~~], “Child Support” [~~grants~~], “Grant-in-aid”, “**Top-up to CSG**” and “Social Relief of Distress” **social** grants **as determined by SASSA**. Any reimbursement allowances will also be excluded from household income;

(b) By the insertion of a new definition as follows:

**“State funded Pension” refers to the “Old Age (Above above 75 years)” Social Grant amount as determined by the South African Social Security Agency (SASSA);**

### **Amendment of Section 9**

2. Section 9 is hereby amended-

(a) By the amendment of subsection 9.4(e) and (f) 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;

(f) All arrangements [~~should be~~] **are** subject to periodic review;

### Amendment of Section 10

3. Section 10 is hereby amended-

(a) By the amendment of the heading of section 10 as follows:

10. INDIGENT HOUSEHOLDS, **PENSIONER HOUSEHOLDS** AND **HOUSEHOLDS**  
HOUSING A PERSON WITH A DISABILITY MANAGEMENT POLICY

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

(a) determine the criteria for qualification [~~of indigent households and households housing a person with a disability~~];

(c) By the amendment of subsection 10.3 as follows:

10.3 Criteria for Indigent Households, **Pensioner Households** or Households housing a person with a disability

(d) By the amendment of subsection 10.3.1 by the deletion of (c),(d) and (e) as follows:

~~[(c) [The average monthly purchase of electricity by the household over the previous four months may not exceed 600kWh; and]~~

~~[(d) [The average monthly consumption of water by the household over the previous four months, excluding water leakages, may not exceed 30kl.]~~

~~[(e) [Arrear debt on the account may not exceed 90 days for more than 2 consecutive months; and]~~

(e) By the amendment of subsection 10.3.4 as follows:

10.3.4 Households housing a person with a disability

To qualify as a Household **housing** [~~including~~] a person with a disability, a household must comply with the following criteria:

(f) By the insertion of a new subsection 10.3.5 and renumbering of subsequent subsections as follows:

#### **10.3.5 Pensioners**

**(a) Registered owners of Residential Properties who are pensioners qualify for special rebates according to gross monthly household income of all persons permanently residing on that property. To qualify for the rebate a property owner must be the registered owner of a property which satisfies the requirements of the definition of Residential Property. This property owner must:**

**occupy the property as his/her Primary Residence, and**

**be at least 60 years of age, or**

**has been declared medically unfit, and**

**be in receipt of a gross monthly household income not exceeding the amount determined by Council during the Municipality's budget process.**

- (b) 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 2027) or until an audit has been performed that indicates that not all qualifying criteria are met anymore.
- (c) New applications may be submitted at any time during the year, after which the rebates will be pro-rated from the month following successful application. (Application forms can be obtained from the Municipality).
- (d) Should the beneficiary's status relating to 10.3.5(a) of this policy change, it is the responsibility of the beneficiary to notify the municipality. After notification, the municipality will remove the "Pensioner" status on the property. Should the beneficiary neglect or omit to notify the municipality of such status change and the municipality becomes aware of such change, the municipality will remove the "Pensioner" status and reverse any rebates that was granted on the property from application date.
- (e) In the case of change in ownership, "Pensioner" status will automatically be removed.
- (g) By the insertion of a new subsection **10.4.2** as follows:

**10.4.2 The following criteria for Indigent Valuation Households may lead to the cancellation of the subsidy:**

- (a) The average monthly purchase of electricity by the household over the previous four months exceed 600kWh; or
- (b) The average monthly consumption of water by the household over the previous four months, excluding water leakages, exceed 30kl; or
- (c) Arrear debt on the account exceed 120 days.
- (d) It is found that a person in service of state is part of the household (indigent status will be cancelled when the municipality have been made aware of this).

If an Indigent Valuation Household gets disqualified because of criteria limits in (a), (b) or (c) above, subsidies will be cancelled after 14 days of notification. These household may apply for criteria 10.3.2, 10.3.3 or 10.3.4, depending on their gross monthly income.

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

10.5.1 Application for Indigent Households or Pensioner Households

- (i) By the amendment of subsection 10.6(c) as follows:

- (c) The household may not apply to be registered as an indigent household, pensioner household or household housing a person with a disability for the next year.

(j) By the amendment of subsection 10.7 as follows:

10.7 Local Audit (Verification) of Indigent Households, / **Pensioner Households** and Households housing a person with a disability

(k) By the amendment of subsection 10.8 as follows:

10.8 3 Year Re-Application for Indigent Households and Households housing a person with a disability in accordance with 10.3.2, 10.3.3 and 10.3.4 / . **5 Year Re-Application for Pensioner Households in accordance with 10.3.5.**

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 / . **It will be expected from approved Pensioner Households to re-apply prior to the implementation date of the new General Valuation Roll every 5 years**

If no re-application [~~have~~] **has** been received at least 3 months before the 3 / **5** 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 **subsidy** [~~indigent~~] status will lapse and that the applicant is [~~needed~~] **required** to do a full re-application within 3-months after delivery of the notification.

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

(l) By the amendment of subsection 10.9(b), (d), (e) and (f) as follows:

(b) Subsidised services may include water, electricity, sanitation, refuse removal and [~~assessment~~] **property** rates or any other sundry levies;

(d) All consumers who qualify for a subsidy 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. **This excludes pensioner households;**

(e) Where a qualifying consumer's account is paid in full at the date of application, or regularly maintains a paid-up account after receiving the subsidy, the restriction on service levels will be waived. If the account is cleared due to the arrear debts being written off, the restriction on service levels can only be waived after usages normalised and during which the account was paid in full every month. **This excludes pensioner households;**

(f) Where the household qualifies for the subsidy but is not the owner or account holder of the property and the owner cannot be traced, a tenant account can be opened for the occupier. A deposit must be paid as stipulated in the tariff policy. **This excludes pensioner households.**

(m) By the amendment of subsection 10.10.3(b) as follows:

(b) Electricity - 25 kWh and ~~[50% of]~~ basic charges per month

(n) By the insertion of new subsections **10.10.6** and **10.10.7** as follows:

**10.10.6 Informal settlements**

(a) **Water – 100% on all charges onfor metered standpipes**

(b) **Electricity - 50 kWh and basic charges per month**

**10.10.7 Pensioner Households**

(a) **Electricity – 50% / 30% on basic charges per month**

(b) **Sanitation – 50% / 30% on basic charges per month**

(c) **Property Rates – 50% / 30%**

**Amendment of Section 11**

4. Section 11 is hereby amended-

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

(l) When the debtor qualifies as an indigent household or household housing a person with a disability and are receiving a subsidy (this write-off will include all debt on the owner's / previous tenant's account on the property that have accumulated during the time the ~~[new]~~ applicant ~~[have]~~ **has** been the occupier).

**Amendment of Section 15**

5. Section 15 is hereby amended-

(a) By the amendment of Section 15 as follows

This Policy will come into effect on 1 July ~~[2022]~~ **2023**

CB PUREN  
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 Mossel Bay Municipality has published its amendments to the policy in the Extraordinary Provincial Gazette, 8453, dated 28 June 2021 for general information;

**And whereas** the Council of Mossel Bay Municipality has published its amendments to the policy in the Extraordinary Provincial Gazette, 8636, dated 27 July 2022 for general information

**And whereas** the Council of the Mossel Bay Municipality has adopted the following amendments to the Property Rates Policy on 30 May 2023, Resolution E121-05/2023;

**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] and ~~strikethrough~~

CB PUREN  
MUNICIPAL MANAGER

### Amendment of Section 2

1. Section 2 is hereby amended-

(a) By the amendment of section 2.5 as follows:

2.5 **The municipality will in terms of Section 8(1) of the Municipal Property Rates Act, levy different rates for different categories of rateable property according to “(c) A combination of (a) and (b)”.** [~~In terms of Section 8(1) of the Municipal Property Rates Act]. The Municipality will categorize properties on the “(a) Use of the property”, [and levy property rates accordingly] **except, if there are no use identified, in case the “(b) Permitted use of the property” will be used to levy property rates accordingly.**~~

### Amendment of Section 3

2. Section 3 is hereby amended-

(a) By the amendment of definitions as follows:

“Agricultural Property” means a property that is used primarily for agricultural purposes but, without derogating from section 9 of the Municipal Property Rates Act, (Act 6 of 2004), excludes any portion thereof that is used commercially for the hospitality of guests and excludes the use of the property for the purpose of eco-tourism or for the trading **in, breeding, rearing** [in] or hunting of game;

“Industrial” means a branch of trade or manufacturing, production assembling or processing of finished or partially finished products from raw materials or fabricated part **and or the storage and warehousing of goods and products on a property,** [~~on so large scale that capital and labour are significantly involved].~~

### Amendment of Section 4

3. Section 4 is hereby amended-

(a) By the amendment of subsection 4.3 as follows:

4.3 A municipality must, according to Sec 78 of the MPRA, whenever necessary, cause a supplementary valuation to be made in respect of any rateable property- If

- (a) Incorrectly omitted from the valuation roll;
- (b) Included in a municipality after the last general valuation;
- (c) Subdivided or consolidated after the last general valuation;
- (d) the market value has substantially increased or decreased for any reason after the last general valuation;
- (e) Substantially incorrectly valued during the last general valuation;
- (f) it must be valued for any other exceptional reason;
- (g) the category has changed;
- (h) the value recorded in the valuation roll was incorrect as a result of a clerical or typing error.

Furthermore, a supplementary valuation in respect of any rateable property will be triggered when:

- (a) Occupation certificate has been issued;
- (b) ~~[Improvement on a property reaches roof height]~~ **A property is occupied although no occupation certificate has been issued;**
- (c) Change of land usage/zoning;
- (d) Demolishing certificate;
- (e) Consolidation / Subdivision of properties;
- (f) Any other reason that may cause the valuation of the property to increase or decrease.

#### **Amendment of Section 5**

4. Section 5 is hereby amended-

(a) By the amendment of subsection 5.8 as follows:

5.8.1 A farm is an area of land, including various structures thereon, devoted primarily to the practice of producing and managing food (produce, grains or livestock) or forestry products. The farming activity must ~~[be intense, must not be a mere hobby and must]~~ contribute to the local economy. (Bona fide farmer)

5.8.2 In terms of the MPRA, the definition of agricultural purpose excludes the use of a property for the purpose of eco-tourism or for the trading in, **breeding, rearing** or hunting of game. For the purpose of defining "Trading in, **breeding, rearing** or hunting of game" the usage of the property for this purpose must be more than 50% of the total size.

5.8.3 If agricultural properties are not used solely for agricultural purposes and where the municipal ~~[valuator]~~ **value** considers it reasonable to apply the category of multiple-use properties, the apportionment of value for each distinct use of the property will be calculated by the municipal **value** ~~[valuator]~~ and used for billing at the applicable rate of the specific property rates category.

5.8.4 Bona fide farmers with certified proof can apply for a 15% rebate on property rates.

(b) By the amendment of subsection 5.12.2 as follows:

5.12.2 In order to be considered, the organisations must be **listed in item 1 (welfare and humanitarian), item 2 (health care) and item 4 (education and development) of Part 1 of the Ninth Schedule to the Income Tax Act.** ~~[PBOs that qualify for tax-exemption as contemplated by Part 1 of Section 30 of the Ninth Schedule of the Income Tax Act].~~ Proof of such registration must be supplied upon request.

(c) By the amendment of subsection 5.13.2 as follows:

5.13.2 In order to be considered, the organisations must be registered as NPOs under the Non-Profit Organisations Act, (Act no., 71 of 1997). **Proof of such registration must be supplied upon request**



**Amendment of Section 6**

5. Section 6 is hereby amended-

(a) By the amendment of subsection 6.4 as follows:

6.4 All rate payers will be placed on the monthly rates payment arrangement, but on application can be changed to an annual rates payment. Application for annual rates payment must be received annually before ~~[31 August]~~ **30 June**

**Amendment of Section 18**

6. Section 18 is hereby amended-

(a) By the amendment of section 18 as follows:

18. This policy will come into effect on 1 July **2023** ~~[2022]~~.

CB PUREN  
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 published its amendments to the Tariff Policy in the Extraordinary Provincial Gazette, 8453, dated 28 June 2021 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, 8636, dated 27 July 2023 for general information;

**And whereas** the Council of the Mossel Bay Municipality has adopted the following amendments to the Tariff Policy on 30 May 2023, Resolution E121-05/2023;

**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 imbhambhano kwezilwimi xa kutolikwa lemigaqo, ulwimi lwesiNgesi luyakulandelwa.**

Insertions are indicated in **bold** and underlined

Deletions are indicated in [brackets] and ~~strikethrough~~

### **Amendment of Section 3**

1. Section 3 is hereby amended-

(a) By the amendment of Sub-section 3.3 as follows:

- 3(d) Tariffs are set at levels that facilitate the financial sustainability of the service, ~~[taking into account]~~ **considering** subsidisation from sources other than the service concerned. A service is financially sustainable when it is provided in a manner that would ensure its financing from internal and external sources is sufficient to cover the costs of the initial capital expenditure required, operating the service, maintaining, repairing and replacing the physical assets used in its provision;
- 3(i) It can be further stated that tariffs, rates and the employment of resources, in general, ~~[take into account]~~ **considers** the Council's IDP principles and goals;

### **Amendment of Section 15**

2. Section 15 is hereby amended-

(a) By the amendment of subsection 15.1(a) as follows:

- 15.3(a)(iii) ~~[Due to the fact that]~~ **Since** a large part of the operating expenditure consists of bulk electricity purchases, tariff structures and levels are very sensitive to any change in the cost of supply by Eskom.

(b) By the deletion of subsection 15.1(c)(i) as follows:

- [i] ~~[one-part tariff~~  
~~[This tariff consists of a tariff expressed as a cent per kWh charge only and does not contain a fixed monthly charge (basic or minimum charge)]~~

(c) By the amendment of subsection 15.1(c) as follows:

~~[(ii)]~~**(i)** Two-part tariff

This tariff is ~~[also]~~ applicable to residential and business application and contains a fixed or basic fee, combined with an energy fee.

~~[(iii)]~~**(ii)** Two-part demand tariff

a demand meter is installed to determine the demand factor. It is applicable for larger commercial, industrial and agricultural customers.

~~[(iv)]~~**(iii)** Three-part tariff

a demand meter is installed to determine the demand factor It is applicable for larger commercial, industrial and agricultural customers.

~~[(v)]~~**(iv)** Three-part time-of-use tariff (TOU tariff)

This tariff is applicable for larger commercial, industrial and agricultural customers who ~~[are able to]~~ **can** shift load into off-peak periods, thus effecting savings both to themselves and the distributor.

~~[(vi)]~~**(v)** SSEG feed - Domestic single and three phase

Subjected to approval by technical department.

~~[(vii)]~~**(vi)** SSEG feed - Commercial single and three phase

Subjected to approval by technical department.

(d) By the amendment of subsection 15.2(b) as follows:

(b) All Households with a prepaid meter ~~[using less than 400 kWh (based on the average purchases of the previous four months) will]~~ **will** automatically be placed on the domestic two-part tariff except in the following cases:

(i) Indigent or poverty-stricken consumers

~~[(ii)]~~ ~~[Consumers identified as permanent inhabitants for at least nine month of a year. To be identified as such, a consumer has to hand in a sworn affidavit signed by a Commissioner of Oath. The nine months will be from date of application for services in the case of a tenant with a lease agreement —this lease agreement must be for nine months going forward. If it is found that a sworn affidavit is false, a consumer will be put on the 2-part tariff and may not apply to be put on the 1-part tariff for the next year]~~

~~[(iii)] [Schools, Churches, crèches, registered welfare organisations, state subsidised museums, airport hangers used as storage, general lighting, swimming pool pumps and lifts, on prepaid.]~~

(e) By the deletion of subsection 15.2(c) as follows:

~~[(c)] [A one part tariff — all household consumers with single phase pre-paid meters who use more than 400kWh electricity per month and who permanently occupies the property for at least nine months of a year. This is subjected to an affidavit and rental contract (active for at least 9 months after date of application). This tariff is also applicable to schools, churches, crèches, registered welfare organisations, state subsidised museums, airport hangers used as storage, general lighting, swimming pool pumps and lifts.]~~

(f) By the amendment of subsection 15.2~~(d)~~**(c)** as follows and the renumbering of subsequent subsections to the following alphabetical number:

~~[(d)]~~**(c)** A **two** ~~[one]~~-part Indigent inclining block Tariff - for permanent residents who qualify for an indigent subsidy. **The basic fee will be subsidised from the equitable share based on the actual cost of the service for a 20 Amp single-phase residential connection.**

(g) By the deletion of existing subsection 15.2(h) as follows:

~~[(h)] [Domestic prepaid for life line machine. Approved medical certificate to this effect is to be provided.]~~

(h) By the amendment of subsections 15.2~~(i)~~**(h)** and 15.2~~(j)~~**(i)** as follows:

~~[(i)]~~**(h)** Accommodation (1 to 4 rental units): Domestic Single-Phase Credit or Pre-paid. ~~[This can only be a two part tariff.]~~

~~[(j)]~~**(i)** Accommodation (1 to 4 rental units): Domestic Three Phase Credit or Pre-paid. ~~[This can only be a two part tariff.]~~

(i) By the deletion of the last paragraph of subsection 5.2 as follows:

~~[Domestic Consumers can be transferred between the one part and two part tariff once per financial year, if the request is made in writing. Where a Domestic Consumer was previously on the two part tariff where a deposit was paid, the deposit will not be refunded in case of this transfer. Where a Domestic Consumer was previously on the one part tariff, a deposit will be payable / adjusted as per tariff list.]~~

(j) By the amendment of subsection 15.3 as follows:

15.3 Commercial Supply

(a) A two-part tariff structure is applied in respect of single- phase credit meters and prepaid meters. This tariff includes airport hangers used as a business premises.

~~[(b)] [A one part tariff structure is applied in respect of single phase prepaid meters. This tariff includes airport hangers used as a business premises.]~~

~~[(c)]~~**(b)** A two-part tariff structure is applied in respect of three phase credit and prepaid meters. This tariff includes airport hangers used as a business premises.

~~[(d)] [A one part tariff structure is applied in respect of three phase prepaid meters. This tariff includes airport hangers used as a business premises.]~~

~~[(e)]~~**(c)** Commercial SSEG feed Tariff - Single Phase. This is only applicable to credit meters.

~~[(f)]~~**(d)** Commercial SSEG feed Tariff – Three Phase. This is only applicable to credit meters.

~~[(g)]~~**(e)** Accommodation (5 or more rental units): Business Single Phase Credit or Pre-paid.

~~[(h)]~~**(f)** Accommodation (5 or more rental units): Business Three Phase Credit or Pre-paid.

All new consumer agreements, new commercial installations and increased capacity applications will automatically be placed on the two-part tariff as in (a) and **(b)** ~~[(c)]~~ above.

~~[Existing Commercial Consumers will be allowed to be transferred between the two part and one part tariffs once per financial year, provided that the consumption is not less than 500 units for 10 months in a year. Where a Commercial Consumer was previously on the two part tariff where a deposit was paid, the deposit will not be refunded in case of this transfer. Where a Commercial Consumer was previously on the one part tariff, a deposit will be payable / adjusted as per tariff list].~~

A circuit breaker with Ampere of 5A will ~~[only]~~ be allowed, provided consumption does not exceed 15 units per month for single & three phase. ~~[In all other instances the minimum Ampere will be 15A].~~

(k) By the amendment of subsection 15.4 as follows:

#### 15.4 Light Industrial / Bulk Supply

- (a) A three-part tariff structure is applied in respect of light industrial meters
- (b) A three-part tariff structure is applied in respect of bulk supply meters
- (c) A three-part time-of-use tariff structure is applied in respect of special bulk supply meters
- (d) Application may be made to wave the demand charge if the business stops operations for more than 3 months. The minimum demand charge will automatically be re-instated when the actual demand exceeds the minimum demand as per the tariff list.**

(l) By the amendment of subsection 15.6(c),(e),(g) as follows:

- (c) The developer or registered owner ~~[is at all times]~~ **is always** responsible for payment of services on a property;
- (e) The owner/occupier ~~[is at all times]~~ **is always** responsible for the maintenance and safekeeping of the meter;
- (g) Installation of a pre-paid meter is free of charge for indigent and subsidised households **where it replaces an existing credit meter.**

(m) By the insertion of a new subsection 15.7 as follows:

#### **15.7 Discount to Pensioners**

##### **(a) Requirements**

- (i) occupy the property as his/her Primary Residence, and**
- (ii) be at least 60 years of age, or**
- (iii) has been declared medically unfit even if not yet 60 years of age, and**
- (iv) be in receipt of a gross monthly household income not exceeding the amount determined by Council during the Municipality's budget process.**
- (v) The applicant must be the registered owner of the property; and**

##### **(b) Discount to qualifying Pensioners**

**The percentage discount will be determined by council during the compilation process of the annual budget. This discount will apply to basic charges / availability charges.**

**Amendment of Section 17**

3. Section 17.1 is hereby amended-

(a) By the amendment of subsection 17.1(i),(j),(o) as follows:

- (i) In caravan parks or camping areas **or any other accommodation establishments** ~~[two-stands, bungalows and/or chalets will be levied as]~~ one refuse removal unit **will be levied per month per accommodation unit, as defined in the tariff list, on application.**
- (j) A refuse fee will be charged for each dwelling on an improved property **or where an occupation certificate has been issued**, whether or not an electricity meter has been installed. A refuse levy will still be payable where a building/house is unoccupied or under construction, where an electricity meter has been installed. The levy will be from the installation date of the electricity meter **or occupation date.**
- (o) Refuse levy will be payable on properties used as storage. This however is not applicable to a garage ~~[on a residential property]~~ which is used for storage or as a workshop or as a hanger.

**Amendment of Section 18**

4. Section 18 is hereby amended-

(a) By the amendment of subsection 18.4(b) as follows:

- (b) Discount to qualifying Pensioners

The percentage discount will be determined by council during the compilation process of the annual budget. **This discount will apply to basic charges / availability charges / emptying of septic tanks.**

**Amendment of Section 23**

5. Section 23 is hereby amended-

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

This policy will come into effect on 1 July **2023** ~~[2022]~~

CB PUREN  
MUNICIPAL MANAGER