

YOUR STATEMENT EXPLAINED

To assist customers with understanding their municipal bill, the City compiled a glossary of terms to assist in reading residential or commercial municipal rates and services bill.

TAX INVOICE

You can contact us in the following ways:

- 1800 22 22 74
- (011) 264-2458
- info@joburg.org.za
- City of Joburg
- PO Box 5006 Johannesburg, 2008
- City@joburgZA

Page 1 of 2

Joburg Customer
Stand No: 50001
Joburgmunicipal
2001

11 Date: 2018/11/09
12 Statement for: November 2018
3 Physical Address: 61 Jackson Street
Stand No/Portion: 00001102 - 00000 - 00
Township: EmeraldkwaZulu

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
100-M2	1	2017/07/01	D1	Market Value: R1 804,000.00	REGION D (WARD) 21

Invoice Number: 1811090101
Next Reading Date: 2019/11/02
Client VAT number: 011 988 211

ACCOUNT NUMBER: 02 142 XXXX PIN CODE: XXXXX

	Amount
Previous Account Balance	4830.87
Less Incoming payments (Last payment made)	-4830.87
Sub Total	0.00
Current Charges (Excluding VAT)	4355.04
VAT @ 15%	505.62
Total Due	4860.66

RECEIVED: 0/00 DEBITS: 0/00 CREDIT: 0/00 BALANCE PLAN: 0/00 TOTAL ESTIMATED: 0/00
Due Date: 2018/11/09

Customers must please pay their municipal accounts in full & on time to avoid being cut off. Arrangements can be made at any Customer Service Centre if the full outstanding amount cannot be settled.

Joburg Easy Pay 01112 4011041010
Standard Bank City of Johannesburg Banking Details
Account No: 28196412
Branch: Joburg Customer
City of Johannesburg
Joburg Customer
011 26424581
Branch: Joburg Customer
City of Johannesburg
Branch: Joburg Customer
City of Johannesburg

Total Due: 4860.66
Due Date: 2018/11/09

THE FRONT PART OF THE BILL SECTION

- 1. Account Number** – A unique customer identification number
- 2. Postal Address** – Is the address to which the bill is being mailed.
- 3. Physical Address** – Is the address to which the bill is being mailed. The location where service is provided and usage is measured.
- 4. Township** – The name of your area as defined in the Town Planning and Townships Ordinance.
- 5. Number of Dwellings** - Refers to various types of structures used for accommodation. Such structures include houses, townhouses, flats / apartments, hostels, huts, informal dwellings such as shacks, semi-detached houses.
- 6. Stand number/Portion** - means any piece of land registered as an erf with a number, lot, plot in a deeds registry, and includes a stand or lot forming part of a piece of land laid
- 7. Valuation Date** – This reflects the last date your property was valued/assessed by the municipal valuer. Municipal valuations and the date of valuation is in line with the requirements of the Municipal Property Rates Act (MPRA).
- 8. Market Value** – The market value of the immovable property is the amount the property would have realised if sold on the open market by a willing seller to a willing buyer.

ACCOUNT NUMBER: 02 142 XXXX

21 City of Johannesburg Property Rates

Category of Property: Property Rates Residential
The Property Rates are based on the market value of the property and are calculated as follows:
R1 804,000.00 x 0.00734512 (2018/11/01)
Land/area of 100 000 000.00 of the market value
WAT 15.00%

	Sub Total	Total Amount
	1,338.44	1,338.44
	274.21	1,612.65
	8.99	1,621.64

22 City Power Electricity

Reading period: 2018/09/20 to 2018/10/20 = 31 days
Energy meter readings and consumption: meter no. 400031000 start reading 50,200.000 and end reading 51,047.800 = 1,271.800kWh - Actual Reading
Daily average consumption 40,974kWh
Charges for 1,271.800 kWh based on a sliding scale for a 31 day period
Step 1 0.1511 kWh @ 0.1584 (Billing Period 2018/10/1) Step 2 0.08 389 kWh @ R1.2008
Extended Service Package Charge
Service Charge
Network Charge
Network Surcharge kWh
WAT 15.00%

	Sub Total	Total Amount
	1,531.28	1,531.28
	9.98	1,541.26
	102.50	1,643.76
	30.20	1,673.96
	34.27	1,708.23
	307.34	2,015.57

23 Johannesburg Water & Sanitation

Reading period: 2018/09/01 to 2018/10/01 = 32 days
Meter readings and consumption: meter no. 110200000 start reading 1,000.000 and end reading 1,701.800 = 701.800 kL - Actual Reading
Daily average consumption 21,931kL
Charges for 701.800 kL based on a sliding scale for a 32 day period
Step 1 0.200 kL @ R1.2008 (Billing Period 2018/10/1) Step 2 0.050 kL @ R4.7000 Step 3 0.070 kL @ R10.0000 Step 4 0.027 kL @ R11.0000 Step 5 10.000 kL @ R10.0000 Step 6 0.000 kL @ R10.0000
Extended Service Package Charge
Customer Management Levy
Sanitary monthly charge based on Stand size 000 m2 (Billing period 2018/10/1)
WAT 15.00%

	Sub Total	Total Amount
	911.27	911.27
	9.98	921.25
	33.94	955.19
	178.55	1,133.74
	152.23	1,285.97

24 REFUSE Refuse

WASTE MANAGEMENT SERVICE
Refuse Charge
WAT 15.00%

	Sub Total	Total Amount
	307.34	307.34
	46.93	354.27

25 Current Charges (Including VAT)

4860.66

THE BACK PART OF THE BILL SECTION

- 21. Property Rates Section**
Will be levied on the market value of the property, no rates are levied on the first R350 000 of the market value of the residential property. Owners of Sectional Title properties will directly be charged for property rates.
Property Rates Calculations:
R1 958 000 – R350 000= R1 608 000 (this becomes your taxable property value)
Then R1 608 000x 0.007345= R11 810 (this becomes your annual payable property tax)
Then divide R11 810 / 12 = R984.23 (this becomes your monthly payable property tax)
- 22. Electricity** - This is a detailed analysis of your electricity consumption for a specific billing period which is included in the calculation of the charges for the month. There is also a portion of the tariff as would be applicable to your consumption for that billing period. Step tariffs are for the promotion of energy efficiency.
Reading Period - This is the date for either an actual or estimated reading for the account. "Actual" - Bill based on actual reading
Previous Reading Date - This is previous date on which the meter reading was taken.
Meter No. - This is the serial# found on the electricity meter
Average Consumption - is the difference between the Current Reading and the Previous Reading based on the number of days in the billing period.
Current Billing Charges - This amount shows the calculation of the applicable electricity tariff/rate multiplied by the total consumption

- 10. Previous Account Balance** – Past amount due for all prior billing periods (not including current billing cycle)
- 11. Bill Date** – Date customer's bill was created
- 12. Statement For** – This means the month of your statement. Always check the date to ensure that you are paying using the correct statement
- 13. Due Date** – Date customer's payment should be received by the City
- 14. Last Payment Made** – Date last payment received from customer
- 15. Incoming Payments** – Payments received on the account during the previous billing cycle
- 16. Current Charges** – The current charges due on your bill and are payable when you receive the bill. Current charges are considered delinquent after the date shown as the due date. If the amount due for current charges is not paid by the due date, you will automatically be put through credit control process.
- 17. Total Due** - How much you currently owe the City, and the amount due on your account as of the billing date.
- 18. Message section.** This area includes any special messages such as water rate increases or website information.
- 19. Ageing Analysis** - This indicates the payment pattern of our customers over a period of 30, 60 and 90+ days.
- 20. Easy Pay** - The EasyPay number allows you to make payments at any EasyPay pay-point. However, a payment takes three days to reflect in the City's account, so remember to pay your account well in advance.

23. Water and Sanitation – This is a detailed analysis of your water and sanitation consumption for a specific billing period which is included in the calculation of the charges for the month. It details the billing period used for consumption, be it estimated or actual with reading date. The meter number is also reflected in this column.

Previous Reading Date - This is previous date on which the meter reading was taken. This could be either an actual or estimated reading.
Meter No. - This is the serial# found on the water meter.
Average Consumption - This is the difference between the Current Reading and the Previous Reading based on the number of days in the Billing period. The number of days for the billing is the difference between the Current Reading Date and the Previous Reading Date.
Water Current Billing Charges - This amount shows the calculation of the applicable water tariff multiplied by the total consumption.

24. Refuse – The cost of your refuse determined by linking the tariff to the value of your property. A city cleaning levy for households and businesses has been introduced to recover costs associated with this service.

25. Current Charges - The total of the current month's consumption is reflected, with a breakdown of the services above.