



Understanding Property Rates

Property Rates tariffs 2023/2024

Categories, ratios, and rate in the rand as approved by Council for 2023/2024 financial year.

All categories of properties were increased by 2%

No	Category	Ratio 2023/2024	Ratio 2023/2024
1	Agricultural	1:0.25	0.002198
2	Business and Commercial	1:2.5	0.021978
3	Industrial	1:2.5	0.021978
4	Mining land	1:2.5	0.021978
5	Multipurpose*1		
6	Municipal Property	0	0
7	Private Open Space	1:0.25	0.002198
8	Public Benefit Organisation	1:0.25	0.002198
9	Public Open Space	1:0.25	0.002198
10	Public Service Infrastructure	0	0
11	Public service Infrastructure - Private	1:0.25	0.002198
12	Public Service Purpose	1:1.5	0.013186
13	Religious	0	0
14	Residential	1:1	0.008791
15	Residential Consent Use	1:1.2	0.017582
16	Township Development	1:2.5	0.021978
17	Vacant Land	1:1.4	0.035164



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Understanding Property Rates

Penalty Tariff

1	Unauthorised Use	1:6	0.051713	1:6	0.052747	2%
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*1 Multipurpose properties will be rated according to the multiple purposes as defined in the Act. This can be defined as properties that have multiple categories; however, all the categories will be billed on the same stand and account. The tariff to be charged will follow the split that will be allocated to a property.

Rates Rebates for 2023/2024

Rates rebates for the City of Johannesburg as approved by Council for 2023/2024 financial year.

Rebates application forms can be collected from Customer Service Centres near you or downloaded from the City of Johannesburg website www.joburg.org.za.

Residential Threshold	R300 000
People who are on Expanded Social Package (ESP) who are not pensioners, whose property value does not exceed R500 000 .	100% rates rebate
Pensioners between ages 60 - 69 Pensioners whose gross monthly household income is lower than R11 904.01 and the property value up to R 1.5 million (inclusive of the residential threshold value) for pensioners from the age of 60.	100% rates rebate up to market value of R1.5 million (inclusive of the residential threshold value). Rates will be levied on the balance of the market value in excess of R1.5million.
Pensioners between ages 60 - 69 Pensioners whose gross monthly household income is more than R11 904.01 but equal to or less than R20 404, and the property value up to R 1.5 million (inclusive of the residential threshold value) for pensioners from the age of 60.	100% rates rebate up to market value of R1.5 million (inclusive of the residential threshold value). Rates will be levied on the balance of the market value in excess of R1.5million.
Pensioners of 70 years and above Income levels are not considered.	100% rates rebate up to market value of R2 million (inclusive of the residential threshold value). Rates will be levied on the balance of the market value in excess of R2million.



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Understanding Property Rates

INJURY ON DUTY

Owners who become pensioners due to injury on duty in the following services:

- South African Defence Force
- South African Police Service
- Emergency Service
- Johannesburg Metropolitan Police

100% rates rebate up to market value of R1.5 million (inclusive of the residential threshold value). Rates will be levied on the balance of the market value in excess of R1.5million.

Heritage Sites	20% rates rebate
High density rebate (Residential property)	5% rates rebate
Private Sports Clubs	40% rates rebate
Protection of Animals	100% rates rebate
Vacant Land (undevelopable land)	50% rates rebate
Housing Development Schemes for Retired Persons (life rights)	50% rates rebate
Registered Social Landlords	40% rates rebate
Child Headed Households	100% rates rebate up to market value of R1.5 million (inclusive of the residential threshold value).
Corridors of Freedom	Determined by Development Planning in line with the approved Strategic Area Framework.
Township Industrial Development (new developments)	75% rates rebate for two years during construction. 50% rates rebate for the first two years of operation.



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Understanding Prepaid electricity

Residential Prepaid (FY22/23)

Assumed Monthly Usage				374 kWh
	Size	Usage	Tariff (/kWh)	
Block 1	350	350	182,37	R638,30
Block 2	500	24	209,19	R50,21
Block 3	>500	0	238,37	R0,00
		374		
Total Charge for the Month				R688,50
Average Selling Price (c/kWh)				184,09

Residential Prepaid (FY23/24)

Assumed Monthly Usage				Increase	374 kWh
	Size	Usage	Tariff (kWh)		
Block 1	350	350	209,67	R95,55	R733,85
Block 2	500	24	240,51	R7,52	R57,72
Block 3	>500	0	274,05	R0,00	R0,00
		374			
Total Charge for the Month				R103,07	R791,57
Average Selling Price (c/kWh)				27,56	211,65





Understanding Prepaid electricity

The City of Johannesburg FY23/24 budget approval included an average increase of 14.97% for electricity tariffs, as a result the City Power residential prepaid tariff will increase by 14.97% with effect from 1 July 2023.

Therefore residential prepaid customers consuming 374kWh per month will pay R103.07 more for the same 374kWh. The total charge for 374kwh will increase by R103.07 from R688.50 to R791.57.

The customer will however for the first 350kWh per month pay R2.0967/kWh compared to R1.8237/kWh for the current financial year, which will be R95.55 more per month. The next 24kWh/m will be at R57.72 which is R7.52 more than what it is costing now.

City Power prepaid tariff is based on the inclining block tariff methodology as prescribed by NERSA.

The tariff applicable increases as actual monthly consumption exceed respective threshold for block 1, block 2 and block 3 of 350kWh, >500kWh and >500kWh/m. In other words consumption of up to 350kWh/m will be at R2.0967/kWh, the next 150/kWh will be at R2.4051/kWh while consumption of more than 500kWh (block 3) will be at R2.7405 /kWh. All amounts are exclusive of VAT. The increases are as per NERSA approval.



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Understanding Prepaid electricity

Residential Prepaid (FY22/23)

Assumed Monthly Usage				524 kWh
	Size	Usage	Tariff (/kWh)	
Block 1	350	350	182,37	R638,30
Block 2	500	150	209,19	R313,79
Block 3	>500	24	238,37	R57,21
		524		
Total Charge for the Month				R1 009,29
Average Selling Price (c/kWh)				192,61

Residential Prepaid (FY23/24)

Assumed Monthly Usage				Increase	524 kWh
	Size	Usage	Tariff (/kWh)		
Block 1	350	350	209,67	R95,55	R733,85
Block 2	500	150	240,51	R46,98	R360,77
Block 3	>500	24	274,05	R8,56	R65,77
		524	-		
Total Charge for the Month				R151,09	R1 160,38
Average Selling Price (c/kWh)				28,83	221,45



Understanding Prepaid electricity

In the instance that the customer uses 524kWh/m the overall tariff increase will be R151.09 from R1 009.29 to R1160.38 or from R1.9261/kWh to R2.2145/kWh. This is because the charge for the first 350kWh will remain the same as in the previous example. As block 2 is up to 500kWh the customer will in this case pay R46.98 more for the 150kWh of block 2 at R2.4051/kWh.

All consumption over and above 500kWh per month will be charged at R2.7405/kWh. As the customer in the above example uses 524kWh the consumption in the last block is only 24 kWh for an additional R8.56.

In the instance that the customer on the first day of the month buys 350kWh, the customer will pay R733.85, however should the customer in the middle of the month ran out of electricity and would like to buy further 174kWh the charge will be R426.54, this is because the customer will be buying at block 2 and block 3 tariffs which are higher due to the inclining block tariff methodology. All amounts are exclusive of VAT. The increases are as per NERSA approval.



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Understanding Water Tariffs

Deemed Consumption areas

This refers to erven within previously disadvantaged areas where a flat rate for water consumption was charged and it has not been possible to assess metered water consumption over the past 12 months:

Deemed Consumption	2022/23	2023/24
5 KL of water	Free	Free
10 KL of water	89.04	97.32
20 KL of water	368.04	402.27

Informal Settlements

Informal dwelling structures on an erf, which is not connected to the water reticulation system of the Council and is supplied by water from a communal water point:

Water is free of charge per month.



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Understanding Water Tariffs

Domestic Water Tariff – Conventional Water Meters

Bands (kilolitres) per month	2022/23	2023/24	% Increase
0-6	-	-	
>6-10	22.26	24.33	9.30%
>10-15	23.23	25.39	9.30%
>15-20	32.57	35.60	9.30%
>20-30	45.01	49.20	9.30%
>30-40	49.23	53.81	9.30%
>40-50	62.11	67.89	9.30%
>50	66.56	72.75	9.30%

Domestic Water Tariff – Prepayment Meters

Bands (kilolitres) per month	2022/23	2023/24	% Increase
0-6	-	-	
>6-10	19.17	20.95	9.30%
>10-15	19.78	21.62	9.30%
>15-20	23.63	25.83	9.30%
>20-30	42.78	46.76	9.30%
>30-40	46.05	50.33	9.30%
>40-50	57.55	62.90	9.30%
0>50	62.93	68.78	9.30%

Prices illustrated exclude the demand management levy of R33.97 and VAT.



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Understanding Water Tariffs

Sanitation Tariffs: Private Dwelling Domestic

ERF Size (m ²)	2022/23 Tariff (R/erf/ month)	2023/24 Tariff (R/erf/ month)	% Increase
Up to and including 300m ²	267.32	292.18	9.30%
Larger than 300m ² to 1000m ²	520.38	568.78	9.30%
Larger than 1000m ² to 2000m ²	787.24	860.45	9.30%
Larger than 2000m ²	1 134.28	1 239.77	9.30%

Prices illustrated exclude VAT.

Sanitation Tariffs: Other Classes

Descriptions	2022/23 (R/kl)	2023/24 (R/kl)	% Increase
Institutional Buildings per KL	31.34	34.25	9.30%
Industrial / Commercial per KL	39.41	43.08	9.30%
Other classes of property per KL	39.41	43.08	9.30%

A 2% surcharge is levied on business customers (Institutions, Commercial and Industrial).

Prices illustrated excludes VAT.



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Understanding Water Tariffs

Institutions

Prices illustrated exclude the demand management levy of R299.88 and VAT.

Kilolitres per connection per month	2022/23 Tariff (R/kl)	2023/24 Tariff (R/kl)	% Increase
Consumption up to 200kl	41.74	45.62	9.30%
Consumption exceeding 200kl	48.88	53.43	9.30%

Commercial / Industrial

Kilolitres per connection per month	2022/23 Tariff (R/kl)	2023/24 Tariff (R/kl)	% Increase
Consumption up to 200kl	52.71	57.61	9.30%
Consumption exceeding 200kl	55.61	60.78	9.30%

Prices illustrated exclude the demand management levy of R299.88 and VAT.



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Understanding Water Tariffs

Residential Indigent Consumers

Where a residential pre-paid meter has been installed for the supply of water, where such water is consumed by a consumer that is declared indigent in terms of the Council's Expanded Social Package policy resolution, the table below will be applicable.

A reduction in tariff will be given to a consumer who is having a drainage installation, connected to Johannesburg Water's sewer network and who is declared indigent in terms of the Council's Expanded Social Package policy resolution. The table below will be applicable.

Indigent Category	Score on Prevailing CoJ Poverty Index	Monthly allocation cap of free water per household limited to the actual consumption if less than the allocated cap.	Reduction in Sewerage tariff
Band 1	1-15	Not applicable	Not applicable
Band 2	15-30	10kl	100%
Band 3	30-70	12kl	100%
Band 4	70 and above	15kl	100%

- **Band 1** refers to individuals / households on the lowest vulnerable range defined by the approved CoJ Poverty index of the Expanded Social Package policy.
- **Band 2** refers to individuals / households within the low vulnerability range defined by the approved CoJ Poverty index of the Expanded Social Package policy.
- **Band 3** refers to individuals/ households with some formal income that nonetheless falls below the survival range threshold set by the approved CoJ Poverty index of the Expanded Social Package policy.
- **Band 4** refers to individuals/ households with no formal income from either grants or employment, or incomes below the individual survival level as set by CoJ Expanded Social Package policy.



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Understanding Refuse Tariffs

Residential Tariffs (Increased by 7%)

Residents have to pay the prescribed fee, for the provision of the municipal service, which must be in accordance with any nationally prescribed norms and standards for rates and tariffs.

Refuse charge is levied on residential customers (domestic) based on the values of properties.

- Properties valued at and below R350 000, as well as indigent's households are exempt from this charge.
- A standard residential/domestic refuse removal service will comprise the removal of one 240 litre wheelie bin, once per week.
- Refuse charge is billed once monthly.
- Refuse charge/tariff is applicable to properties from the date of registration and apply to all residential properties base within the jurisdiction of the City of Johannesburg.

Residential Refuse Charges

The table below depicts the property categories in terms of their values and related refuse charges aligned to each category.

Property Categories		Tariff (increased by 7%)
From	To	
0	R350 000	Exempt
R350 001	R500 000	R165
R500 001	R750 000	R218
R750 001	R1 000 000	R275
R1 000 001	R1 500 000	R290
R1 500 001	R2 500 000	R404
R2 500 001	R5 000 000	R422
R5 000 000>		R431



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Understanding Refuse Tariffs

Landfill Safe Disposal (per ton)

The tariffs in this category relates to safe disposal of putrescible (food) waste at City Landfill sites for which destructible certificates are issued. This service is charged per ton of waste disposed as follows:

	Tariff (excl. vat)
a. Price per ton	R 3 579
b. Price per 500kg and under	R 1 791

General

All other council services not itemised above will increase by 7%.

- The charge in respect of any waste management services rendered and not provided for elsewhere in the tariffs for 2023/24 shall be negotiated directly with Pikitup.
- The City/Pikitup reserves the right to refuse the rendering of any service if the rendering thereof is impractical.

Value Added Tax

All the above charges are exclusive of VAT.



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Understanding Refuse Tariffs

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Value Added Tax

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Understanding Refuse Tariffs

Non Sectional Title Properties (7% increase)

The tariffs below apply to properties other than sectional title properties used for habitation and charged as follows:

- Non Sectional Title Properties with multiple living units will be R108 per unit.
- Non Sectional Title Properties containing living rooms will be R45 per room with shared facilities per month.

Landfill Disposal Fees/tariffs (7% increase)

Disposal fees/tariffs

The categories below reflect charges for the waste disposed of at various Landfills Sites within the City. This method of waste disposal involves treatment of waste materials by burial and is categorized and charged per type and weight being disposed of as follows:

	Tariff (excl. vat)
a. Refuse Disposal for each 500kg - except Special Industrial Waste	R 142
b. Refuse Disposal for each 250kg - Special Industrial Waste	R 142
c. Refuse Disposal - except Special Industrial Waste done after 12:00pm on Saturday, the whole day on Sunday and Public Holidays	R 171
d. Refuse Disposal - organic (garden) waste (Free at Garden Sites)	R 151
e. Refuse Disposal - Soil and Other Material suitable for Covering Landfills	R 0
f. Refuse Disposal Outside of COJ- Soil and Other Material suitable for Covering Landfills.	R 212



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