

No	LEKWA FINAL TARRIF BOOK 2025 2026			COMMENST ON THE INCREASE
1	PROPERTY RATES TARRIF			
	PROPOSED ASSESSMENT ALIGNED TO SECTION 8 OF AMENDED MPRA ACT OF 2014	APPROVED 2024/2025	PROPOSED 2025/2026	Normal percentage increase
	ASSESMENT RATES	NO INCREASE	104%	
	RESIDENTIAL Excl first R 15 000 of Assesment Market Value	0.015595	0.01628163	
	Business and commercial	0.018191	0.01899188	
	Agricultural properties	0.003899	0.004070407	
	Industrial	0.027540	0.028752203	
	Vacant land	0	0.027771177	
	Mining properties	0.067507	0.070477077	
	State properties	0.144353	0.150704922	
	Public service infrastructure (psi) exl first 30%	0.003899	0.004070407	
	Public benefit organisation	0.003899	0.004070407	
2	TARIFFS FOR THE PROVISION OF SEWER	APPROVED 2024/2025	PROPOSED 2025/2026	

2.1	Residential houses	104.40%		
	Domestic Standerton	R253.74	R253.74	
	Sakhile	R143.08	R201.00	
	Morgenzon	R92.87	R112.00	
2.2	RESIDENTIAL WITH MORE THAN 1 DWELING / INCLUDING SPECIAL CONSENT USE / GUEST HOUSES/ FLATS /B & B/ MULTIPLE USE PURPOSE ,ETC ( ALL TOWNS )	New	R300.00	<p>A non-percentage-based increment applied to correct historical inequalities in sewer tariffs, ensure cost-reflective pricing, and gradually balance disparities between towns.</p> <p>The introduction of the "Residential with More Than One Dwelling / Including Special Consent Use / Guest Houses / Flats / B&amp;B / Multiple Use Purpose" category across all towns is essential to ensure fair and equitable billing that reflects the actual land use and service demand . Properties with multiple dwellings, guest houses, and mixed-use purposes place a higher strain on municipal services , including water, sanitation, refuse removal, and infrastructure maintenance , compared to single residential properties. The current residential category does not distinguish between single dwellings and high-consumption, revenue-generating properties , leading to under-recovery of costs and cross-subsidization by standard residential users . By creating this category, the municipality will ensure cost-reflective billing, improved revenue generation, and financial sustainability , while also promoting consistent and transparent tariff structures in alignment with municipal planning and economic development objectives.</p>
2.3	MUNICIPAL BUILDING	NEW	R0.00	
2.4	BUSINESS CATEGORY	104.90%	104.40%	
	Business	R296.53	R309.58	
	Industrial - additional sewerage per kl	R10.29	R10.74	

	Effluent charges per Month	<b>R13 903.55</b>	<b>R14 515.31</b>	
	Vacuum tanks per 5kl or part thereof	<b>R76.37</b>	<b>R79.73</b>	
	Vaccum tanks basic charge	<b>R538.51</b>	<b>R562.20</b>	
<b>3</b>	<b>TARIFF FOR PROVISION OF REFUSE REMOVAL</b>	<b>APPROVED 2024/2025</b>	<b>PROPOSED 2025/2026</b>	
3.1.	<b>REFUSE</b>	<b>104.90%</b>	<b>104.4</b>	A non-percentage-based increment applied to correct historical inequalities in sewer tariffs, ensure cost-reflective pricing, and gradually balance disparities between towns.
	Domestic - standerton	<b>R154.04</b>	R160.00	
	Domestic - sakhile	<b>R110.07</b>	R140.00	
	Domestic - morgenzon	<b>R108.02</b>	R130.00	
	Business - standerton	<b>R551.02</b>	<b>R578.01</b>	
	Business - morgenzon	<b>R551.02</b>	<b>R578.01</b>	
	Business- sakhile	<b>R551.02</b>	<b>R578.01</b>	
	RESIDENTIAL WITH MORE THAN 1 DWELING / INCLUDING SPECIAL CONSENT USE / GUEST HOUSES/ FLATS /B & B/ MULTIPLE USE PURPOSE ,ETC ( ALL TOWNS )	<b>New</b>	<b>R210.40</b>	
3.2	<b>BULK</b>	<b>R3 650.85</b>	<b>R3 829.75</b>	
	Removal of condemned foodstuff per load	<b>R500.00</b>	<b>522.00</b>	
	Removal of building rubble per load	<b>R800.00</b>	<b>835.20</b>	
	Issuing of disposal certificate	<b>R200.00</b>	<b>208.80</b>	
	Carcass removal (cow, dogs,donkeys,cats)	<b>R300.00</b>	<b>313.20</b>	
3.3	<b>STANDERTON LANDFILL SITE</b>			

	Disposal of waste weighing between 1 and 100kg	<b>Free</b>	<b>Free</b>	
	Disposal of waste weighing between 100 and 500 kg	<b>R150.00</b>	<b>156.60</b>	
	Disposal of waste weighing between 500 kg and 1000kg	<b>R250.00</b>	<b>261.00</b>	
	Disposal of waste weighing between 1000kg and more	<b>R500.00</b>	<b>522.00</b>	
4	<b>TARIFF FOR PROVISION OF WATER</b>	<b>104.90%</b>	<b>104.4% ( Pending confirmation of Dept of Water affairs</b>	
4.1	Residential			
	<b>Basic water</b>	<b>R73.67</b>	<b>R76.91</b>	
	Water leak adjustment	<b>R8.03</b>	<b>R8.38</b>	
	<b>Free water</b>	<b>R54.71</b>	<b>R57.12</b>	
	<b>Domestic/residential/church/ngo</b>			
	<b>1 - 10kl</b>	<b>R9.12</b>	<b>R9.52</b>	
	<b>11 - 20KL</b>	<b>R11.30</b>	<b>R11.80</b>	
	<b>21 - 30KL</b>	<b>R16.38</b>	<b>R17.10</b>	
	<b>31 - 50KL</b>	<b>R20.21</b>	<b>R21.10</b>	
	<b>51-9999KL</b>	<b>R23.09</b>	<b>R24.11</b>	

				The introduction of the Residential with More Than One Dwelling / Including Special Consent Use / Guest Houses / Flats / B&B / Multiple Use Purpose category across all towns is essential to ensure fair and equitable billing that reflects the actual land use and service demand . Properties with multiple dwellings, guest houses, and mixed-use purposes place a higher strain on municipal services , including water, sanitation, refuse removal, and infrastructure maintenance , compared to single residential properties. The current residential category does not distinguish between single dwellings and high-consumption, revenue-generating properties , leading to under-recovery of costs and cross-subsidization by standard residential users . By creating this category, the municipality will ensure cost-reflective billing, improved revenue generation, and financial sustainability , while also promoting consistent and transparent tariff structures in alignment with municipal planning and economic development objectives.
4.2	RESIDENTIAL WITH MORE THAN 1 DWELING / INCLUDING SPECIAL CONSENT USE / GUEST HOUSES/ FLATS /B & B/ MULTIPLE USE PURPOSE ,ETC ( ALL TOWNS )	New		
	Basic water	New	R115.00	
4.3	BUSINESS , PUBLIC SERVICE PURPOSE , ETC			
	BASIC CHARGE	166.65	R173.98	The proposed increase in the basic water charge for businesses as well as new charges is essential to ensure cost-reflective pricing, financial sustainability, and equitable service delivery. The current tariff is significantly below the actual cost of water supply, infrastructure maintenance, and treatment operations, leading to a funding shortfall that impacts service reliability. Additionally, businesses generally consume higher volumes of water, placing greater demand on municipal resources and infrastructure. The revised charge aligns with comparative municipalities while ensuring that the municipality can recover costs, invest in infrastructure upgrades, and maintain water quality standards.
	1 - 50KL	12.24	10.84	This increase remains reasonable and justifiable, considering inflation, operational costs, and the need to enhance long-term water sustainability for both businesses and the broader community.
	51 - 100KL		15.72	
	101 - 200KL		17.77	

	201 - 500KL		22.15	
	501 ABOVE		R25.16	
	Current Industrial – NO BLOCK INDUSTRIAL , MINNING			
	1 - 50KL	12.24	12.74	
	51 - 100KL		18.72	
	101 - 200KL		22.00	
	201 - 500KL		25.50	
	501 ABOVE		38.50	
4.4	UNDEVELOPED STAND ( VACANT )	NEW	R69.00	
4.5	Printing of proof of payment	NEW	R 5	

FINES & TAMPERING	2024/2025	2025/2026	COMMENTS	FINES & TAMPERING	2024/2025	2025/2026
<i>Domestic Consumers</i>				<i>Domestic Consumers</i>		
First Time Offence	R2 217.30	R21 565.43		R 8 000.00 plus Average back charges on average consumption	Not percentage base affordability	
Second Time Offence	R4 434.59	R43 130.86		R15 028.61		
Third Time Offence	R6 651.89	R64 696.28		R37 542.92		
<b>Note Third time Offence Fine &amp; New Connection</b>						
<i>Business/Industrial Consumers</i>						
First Time Offence	R6 651.89	R64 696.28	R2 846.64	R67 542.92- plus Average back charges on average consumption		
Second Time Offence	R11 086.48	R107 827.14	R4 744.39	R112 571.53.		
Third Time Offence	R17 738.37	R172 523.42	R7 591.03	R180 114.45		
<b>Note Third time Offence Fine &amp; New Connection</b>						
BACK CHARGES FOR NON BUYERS			AVERAGE ACTUAL CHARGES CALCULATED BASED ON CONSUMPTION			
<b>Telephone Warning Fees by</b>						
Landile	R7.50	R72.95	R3.21	R76.16		
SMS	R0.66	R6.38	R0.28	R6.66		
MMS	R0.66	R6.38	R0.28	R6.66		

<b>Banking</b>						
Tracing electronic payments made on Council's bank account without any references per transaction	R14.16	R137.69	R6.06	R143.75		
Levy on repudiated cheques	R65.63	R638.30	R28.09	R666.39		

Zoning that cater for business activities	
Retail Business (Business)	Car Wash, Conference Center, Creche , Funeral Parlour, Gymnasium, Hotel, Institution, Lodge, Medical Suites, Office, Parking Garage, Place of Amusement, Place of Education, Place of Public Worship, Place of Refreshment, Retail Shop, Vehicle Sales market, Veterinary Clinic etc.
Businesses operating on residential properties with special consent.	Back yard rooms and Spaza shops/tuck shops. Boarding houses.
Commercial Business	Factory shops, alcohol and liquor distribution, Animal Refuge, Auction Centre, Bulk Retail Trade.
Heavy Industry	industries which are noxious and have high levels of air, water, and noise pollution and heavy traffic associated with them in areas that are able to accommodate their requirements and minimise their impacts on surrounding uses.



	<i>Activities includes (Abattoir, Brickyard, Coal Yard/ Sand Mining, Crematorium, Noxious Industry,)</i>
Light Industry	Industries with less impact on the neighbourhood such that it minimises the impacts noxious on surrounding areas.  <i>Activities includes (Heavy Vehicle Parking Depot/ Diesel Depo, Industry, Scrap Yard, Recycling centre)</i>
<b>Zonings that cater for residential activities.</b>	
Residential Single (Res 1 )	Household ( dwelling house) Maximum 2 units
Residential Multiple (Res 4)	Dwelling units (Including Flats/ town houses, complex)
Tourism	Guest houses/BnB , Hotel, Lodge  <i>(Hotel and Lodge are also catered for under the business zoning)</i>