

Circular 031

23 March 2023

Dear Residents,

SEWERAGE CHARGES FURTHER EXPLAINED:

Following on circular 017 send on 21 February 2023 breaking down how sewerage has been charged in the Village applicable to houses, questions have been raised specifically on how apartments and the Lifestyle Centre are being charged.

Despite various efforts made, Evergreen Lifestyle Village Broadacres is not being billed by COJ for Apartments or the LSC as yet. We realise this protracted process will eventually be corrected and realise that COJ will then simply go and back date these charges on our bill. We are thus recovering and putting these funds into a provision account for when this happens. We are recovering from apartment residents a rate of R267.32 per unit per month as well as from the developer EPI for unsold units. This amount is as per the tariff book for apartments

2.1. Dwelling on a single erf, per erf- R/month	
The following charges shall be payable in respect of land having a drainage installation thereon which is connected to Johannesburg Water's sewer network:	
(a) Erf size up to and including 300 m ²	R 267.32
(b) Erf size from 301 m ² to 1 000 m ²	R 520.38
(c) Erf size from 1 001 m ² to 2 000 m ²	R 787.24
(d) Erf size larger than 2 000 m ²	R 1,134.28
2.2. Block of Flats	
(a) Where information to the satisfaction of the Managing Director: Johannesburg Water, or his duly authorised representative, has been furnished as to the number of flats on premises: R 267.32 per unit per month.	
(b) Where information to the satisfaction of the Managing Director: Johannesburg Water, or his duly authorised representative, has not been furnished as to the number of flat units in a complex: For each kilolitre or part thereof of the metered or estimated water consumption: R31.34/kl."	
(c) This is a subsidized charge applicable to qualifying block of flats and qualifying households as per section 10.1	
2.3. Multi-dwellings	
(a) Where two or more dwelling units have been erected <u>on a single erf</u> , an erf size shall be determined in respect of each dwelling house erected <u>on such property</u> , by dividing the area of the erf by the number of dwelling units erected thereon. The charge shall then be levied in respect of each such dwelling unit in accordance with the provisions of section 2.1 above, provided that the minimum charge shall be: R 520.38 per unit per month.	
(b) Where information to the satisfaction of the Managing Director: Johannesburg Water, or his duly authorised representative, has not been furnished as to the number of dwelling units on a complex: For each kilolitre or part of the metered or estimated water consumption: R39.41/kl.	

Figure 2 extract of page 53 of the COJ Tariff book

We remain transparent and would like to encourage residents who might have questions or need further explanation to put their minds at ease to engage with the Village Manager to get facts.

Kind Regards,



Wilma Swart
Village Manager