

Circular 013-2025

22 April 2025

Dear Residents

COJ PROPERTY RATES BILLING: SECTION 15: of Municipal Property Rates Act (MPRA):

As previously mentioned in a circular to residents, the City of Johannesburg (COJ) has imposed a Section 15 MPRA adjustment of an additional R216.72 per property since December 2024. Evergreen has queried this charge with COJ and were informed that this charge is indeed correct as per Section 15 of Municipal Property Rates Act (MPRA) which is a legal framework for municipalities to regulate their power to impose rates on property. This section allows councils to exempt, rebate and reduction on property rates. It is the discretion of the council to mandate Section 15.

This happens to all municipalities, and council may increase or reduce the amount of the property rates. In Evergreen's case the adjustments of R216.72 was added/debited. (See extract from the act below)

Amendment of section 15 of Act 6 of 2004, as amended by section 28 of Act 19 of 2008

11. Section 15 of the principal Act is hereby amended—

(a) by the substitution in subsection (2) for the words preceding paragraph (a) of 35 the following words:

“(2) When granting in terms of subsection (1) exemptions, rebates or reductions in respect of owners of categories of properties, a municipality may determine such categories in accordance with section 8(2) and subsection (2A), and when granting exemptions, rebates or reductions in 40 respect of categories of owners of properties, such categories may include—”;

This charge came into effect in December 2024, which means that we will have to recover for the period December 2024 to May 2025 from residents in June 2025. To this effect you will see the 6 months back dated rates recovery on your June 2025 levy account. Your rates recovery will then increase with this R216.72 per month additionally on all levy accounts going forward.

Warm Regards



Wilma Swart
Village Manager



Account Number: 551839667

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,504,000.00 X R 0.0091250 / 12 (Billing Period 2024/12) Less rates on first R300 000.00 of market value Less property use rebate Add Section 15 of MPRA adjustment VAT: 0 %		1,143.67 - 228.13 - 457.77 216.72 0.00	674.49