



Understanding Law Matters

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SPEEDING UP RATES CLEARANCE CERTIFICATES

Dear Client

As most of you are aware, one of the delays that affects our registration turnarounds, is obtaining the rates clearance certificate timeously. In an effort to obtain rate clearance certificates quicker, we are piloting a project with the eThekweni Municipality. The project requires us to obtain and supply, the following information from our Sellers, to the eThekweni Municipality.

- Photo's of electricity and water meters clearly indicating meter number and readings
- Confirmation that all meters and Municipal accounts are included
- To indicate whether there is a pre-paid meter
- To confirm there was no tampering to services either by him/her/themselves or tenants
- Indication that if there is any objection, Appeal or S78 query outstanding against the property value as this would stall the process until the objection, appeal and S78 query is finalised. The other option is for the Seller to withdraw the process after consultation with the Municipal Valuer.
- To declare that all his accounts are in good standing with the Municipality this is inclusive of other properties.

- Note that where the selling price exceeds 25% of Municipal value then an investigation to the property is required.

We are hopeful that this will enable the eThekweni Municipality clerk's to issue figures without delay.

Yours Faithfully

A handwritten signature in black ink, appearing to be 'BF', with a long horizontal line underneath.

Bruce Forrest

Meumann White

Tel: 031 8359700

Fax: 086 685 1760

Email: bforrest@meumannwhite.co.za

Web: www.meumannwhite.co.za