

rates and taxes

the paperwork party!

Before you can raise a glass to your new home, there's a bit of paperwork and admin to tackle. We will guide you through the process of obtaining a rates clearance certificate from the Stellenbosch Municipality, decoding the administrative jargon along the way. Let's tackle this together!

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Rates clearance and billing



Talk of the town

Your admin lingo is decoded here - unlock the mysteries of applying for your rates clearance certificate with these key terms:

Section 118 of the Municipal Systems Act 32 of 2000

STBB:

your trusted property law firm. By now, you're familiar with them (also referred to as the Conveyancer in this next bit, because it sounds so fancy).

Cloetesdal:

the behind-the-scenes magic-makers (also known as the developer and seller in the paperwork world). You've probably seen their name a lot in your admin journey so far!

Deeds office:

the guardian of all things property. They ensure that when you buy or sell a place, it's all official and properly recorded. It's also where the property transfer is sorted out.

So, here's the deal

As you're signing the transfer and bond documents with STBB, you'll also be filling out a **rates clearance form** for Stellenbosch Municipality with them. Think of it as your official RSVP to homeownership!

Cloetesdal, the developer, must **pay their current rates and services** up to date and about 60 days of future rates and services, known as "**advanced collections**".

Once all the paperwork is in, **Stellenbosch Municipality** will send a **rates clearance certificate** with both your and Cloetesdal's names, plus property details to STBB. This certificate is **valid for 60 days**, which means that if the transfer takes longer, the Conveyancer (STBB) will simply request updated figures and Cloetesdal may need to make an additional payment.

Once your property is registered and now officially yours, the Conveyancer will let **Stellenbosch Municipality** know about the good news. They like to double-check with the Deeds Office before they close the seller's (Cloetesdal's) account.

Stellenbosch Municipality will handle all the number crunching, take what's due from you (the purchaser), refund Cloetesdal and then you'll get an account from the council for your rates from the registration date. This update on **Stellenbosch Municipality's** system can take **four to six weeks** from date of registration.

Your post-registration need-to-know

After all the paperwork is sorted, here's your post-registration need-to-know:

- The Deeds Office issues confirmation of registration directly to the municipality
- This confirmation is then used by the municipality to update its internal records; after which the new owners are issued with their statements accordingly

What's next?

You'll start getting a monthly bill from Stellenbosch Municipality. This statement covers your property rates, sewer charges and waste management fees each month. Just so you know, the rates go up every 1st of July, as per the municipality's rules.

A head's up - it could be as long as three months before Stellenbosch Municipality updates their accounts and sends your first bill.

If you haven't heard from the municipality, give them a buzz just to make sure everything's on track. It's a good idea to set some cash aside for rates and taxes, even if you don't get a bill right away. Trust us, they'll come knocking for it eventually.

Stay ahead of the game and don't get caught off-guard. You've got this! Neither the developer nor the agents can pitch in here, so it's up to you.



Check out extra know-how on newinbosch.co.za/welcome-home

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