| A - F (32 – 2026)<br>CM 23/06/2026 | FINANCE DEPARTMENT: MEDIUM-TERM REVENUE AND EXPENDITURE FRAMEWORK (MTREF) FOR 2026/27 TO 2028/29 AND THE AMENDMENT 2022/23 TO 2026/27 INTERGRATED DEVELOPMENT PLAN (IDP) (2026/27). |
|---|---|

**9.10**. That **Council APPROVE** the amended **Policies** and **By-Laws** as contained in **Annexure E** to guide the implementation of the municipality's annual budget**.**

POLICIES


Annexure E1 Medium – Term Budget Statement Policy (Reviewed)………………..…....

Annexure E2 Pricing Policy Statement (Reviewed)……….………..……………………

Annexure E3 Property Rates Policy (Reviewed)…………………………………………… ...................

Annexure E4.1 Provision of Free Basic Electricity Policy (Reviewed)……………………. ......................

Annexure E4.2 Provision of free Basic Water supply services (Reviewed)……….…….

Annexure E5 Waste Management Tariff Policy (Reviewed)……………………………….....................

Annexure E6 Consumer Deposit Policy (Reviewed)……………………………………….. ...................

Annexure E7 Indigent Support Policy (Reviewed)…………………………………………. ....................

Annexure E8 Credit Control & Debt Collection Policy (Reviewed)……………………... ......................

Annexure E9 Provision for Doubtful Debt and Debt Write-Off Policy) (Reviewed).............................

Annexure E10 Budget Implementation and Monitoring Policy (Reviewed)……………. ........................

Annexure E11 Municipal Entity Financial Support Policy (Reviewed)……………………. ......................

Annexure E12 Accounting Policy (Reviewed)…………………………………………….....................

Annexure E13 Electricity Metering for Residential and business Customers (Reviewed)… .................

Annexure E14 Policy for the vending of pre-paid electricity (Reviewed)………………........................

Annexure E15 Policy for the Estimation and Correction of Energy or Demand Meter Reading and Billing Data (Reviewed)………………………………………………… ......................................

Annexure E16 Electricity Tariff Policy (Reviewed)……………………………………….. ....................

Annexure E17 Virements Policy (Reviewed)……………………………………………….....................

Annexure E18 Consumer Agreement Policy (Reviewed)…………………………………....................

Annexure E19 Supply Chain Management Policy (Reviewed)……………………………. ....................

Annexure E20 Treasury Policy (Reviewed)…………………………………………………. ...................

Annexure E21 Expanded Public Works Programme Policy (Reviewed)………………… ......................

Annexure E22 Asset Management Policy (Reviewed)……………………………………… ...................

Annexure E23 Cost Containment Policy (Reviewed)……………………………………….. ...................

Annexure E24 Policy for the wheeling of Electricity (Reviewed)………………………… ......................

Annexure E25 Policy for Embedded Generation Ekurhuleni (Reviewed)……………….. ......................

Annexure E26 Ekurhuleni Community Enterprise Development Fund Policy (Reviewed)..……………………………………………………………………………… ..............

Annexure E27 Long Term Financial Strategy 2020/21-2029/30 (Reviewed).……………. ....................

Annexure E28 Ekurhuleni Public Employment Programme & Implementation Framework Policy **(Reviewed)**…………………..…………………………………………………………

**Annexure E29 CoE Inventory Management Policy (Reviewed) …………….……………..**

**Annexure E30 Unauthorised, Irregular and Fruitless and Wasteful Expenditure Policy (UIFW) (Reviewed)…..………………………………………………………………**

**Annexure E31 Investment Support Package for Developers Policy (Reviewed)……**

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# INVESTMENT SUPPORT PACKAGE FOR DEVELOPERS POLICY

## 1. PROBLEM STATEMENT

The City of Ekurhuleni faces challenges in attracting large-scale private sector investment due to regulatory complications. Developers frequently encounter financial constraints linked to bulk infrastructure contributions, extended approval timelines, and zoning limitations. These challenges discourage investment, slowing development in key growth areas and preventing economic expansion and infrastructure enhancement. To address these barriers, the City proposes an investment support package that will offer bulk contribution rebates and other incentives to stimulate development and drive sustainable urban growth.

## 2. OBJECTIVE

The primary objective of this incentive programme is to encourage large-scale investments by reducing upfront infrastructure costs for developers. By offering bulk contribution incentives, the City aims to stimulate development in key growth areas, enhance job creation, and promote sustainable urban expansion.

## 3. PROPOSED INVESTMENT SUPPORT INITIATIVES

### 3.1 FINANCIAL SUPPORT

#### 3.1.1 Bulk Infrastructure Contribution Discounts

- ✓ Developers investing in large-scale projects will be eligible for discounted bulk infrastructure contributions, reducing initial capital expenditure.
- ✓ The discount rate will be determined based on project scale, strategic location, and socio-economic impact.
- ✓ Developers contribution rebate incentive will be as follows:

  - R10million : 2.5%
  - R10million to R20million : 3.5%
  - R20million to R50million : 5%
  - R50million to 100million : 7.5%
  - R100million+ : 10%
  - R250million+ : 15%

#### 3.1.2 Tax Incentives and Rebates

- ✓ Qualifying projects may benefit from property tax incentives for a specified period to offset initial investment costs.

#### 3.1.3 Strategic Partnership & Public-Private Partnership Opportunities

- ✓ Collaboration with developers to finance bulk infrastructure, with the municipality committing to reimbursement through formal service agreements.

- ✓ Partnership with development financial institutions to jointly fund bulk engineering services for strategic projects.
- ✓

## 3.2 NON-FINANCIAL SUPPORT

### 3.2.1 Expedited Approval Process

- ✓ Streamlining planning and approval procedures for qualifying developments to accelerate project timelines.
- ✓ Establishment of an investment facilitation team to assist developers in going through regulatory requirements.
- ✓ The Development Facilitation Committee, Mayoral Investment Clearing Committee and the Investment Committee implement a system of delegation to streamline and expedite the processing of pre-approval applications. This approach will enhance efficiency and reduce turnaround times.
- ✓ Implementation of a streamlined system to enhance the timely distribution and collection of feedback from all relevant departments on land development applications. This will improve interdepartmental coordination, optimize the review process, and minimize delays.

### 3.2.2 Zoning and Land Use Flexibility

Promotion of mixed-use developments to enhance economic viability and urban development.

## 4. CONCLUSION

The City's investment support package for bulk contribution incentives represents a strategic initiative to attract and sustain investment. Through these incentives, the City seeks to create a conducive business environment that stimulates economic growth, enhances infrastructure development, and fosters long-term urban sustainability.