

SUBJECT: IMPLEMENTATION OF CORRECT WASTE MANAGEMENT TARIFFS ON BUSINESSES AND MALLS WITHIN THE CITY OF EKURHULENI

The Waste Management Business Unit has a mandate to implement the following legislative Acts, policies and procedures:

PRIMARY LEGISLATION

- Constitution of the Republic of South Africa, 1996:
- National Environmental Management Act (NEMA), 1998 (Act 107 of 1998)
- National Environmental Management: Waste Act (NEM: WA), 2008 (Act 59 of 2008)

KEY REGULATORY INSTRUMENTS AND STRATEGIES

- National Waste Management Strategy (NWMS)
- Waste Classification and Management Regulations
- Extended Producer Responsibility (EPR) Regulations
- Municipal by-laws and Integrated Waste Management Plans (IWMPs)
- Extended Producer Responsibility (EPR) regulations (R. 1184),
- National Norms and Standards.
- Waste Management Policy, procedures and approved tariffs.

UNDERSTANDING THE WASTE TARIFF STRUCTURE: POLICY CLAUSES & IMPLEMENTATION

To ensure that Businesses, including the malls understand the Waste Management Tariff structure, a Webinar was convened in December 2025 and Businesses including malls were invited. Over and above that Public Participation meetings were held with all Businesses in preparation for each Budget approval each year.

Implementation of the approved tariffs:

We would like to bring to your attention the recent audit conducted by the City of Ekurhuleni Waste Management Business Unit, aimed at ensuring appropriate levies for waste management charges across all business properties within the City in accordance with our policy and legislative guidelines.

The levying of waste management charges to Businesses and Malls is informed by the following policy:

The City of Ekurhuleni Waste Management tariff policy, section 6(f) outlines the business billing for collection and disposal as follows:

BUSINESS BILLING FOR COLLECTION AND DISPOSAL

- I. In all instances the registered account holder will be billed.
- II. Business properties will be billed per container size and required number of services per week for those properties using the City's service. A service agreement will be entered into for all clients.
- III. Business properties subdivided into different units and usage shall be charged individually.
- IV. In addition, all properties that are not zoned as business and are found to be operating a business either from a residential property or other properties will be liable for business property tariffs.
- V. An availability charge is payable by all properties where this service is readily available, and the City has the necessary capacity to provide service to the property.
- VI. Litter picking is provided at all businesses and industrial zoned erven where a scheduled litter picking service is provided at least once per week.

Section 7.4 defines the availability charge as follows:

The Availability Charge refers to a monthly charge that the municipality may levy against any property, vacant property and vacant stand which do not utilize the municipal waste management services, where this service is readily available, and the City has the necessary capacity to provide service to the property. This charge is used to defray the cost of the waste generated by the user; to defray the cost of operations and maintenance

of waste disposal facilities; and for the preservation, conservation, sustenance and enhancement of the environment.

The tariff will be based on the different and minimum storage containers used in or by the business. The different business units or sub-divisions that are situated in a single stand without any registered sectional titles must also be charged an availability charge equivalent to the minimum service **utilised or required based on the frequency of the different storage bins or containers that are used in the business.**

These must include all shopping malls, clustered office complexes or residential and similar areas where there are several independent businesses or subdivided activities conducted in the area. The availability charge will be based on the minimum of the various bulk storage containers per size and frequency in the business. Any vacant stand or developed stand registered at the deeds Office with a separate title deed shall attract an availability charge.

The applicable charges in the table below are found in Schedule 5 - Section 5 of the Waste Management services and incidental tariffs.

5.2 ALL OTHER PROPERTIES		
Availability Charge The following containers are used in the business complexes and a minimum tariff must be based on type of container and service frequency:	Tariff Per Month 2025/26	Tariff Per Month 2026/27
Minimum charge: All other properties not being levied a CoE Refuse Removal Tariff and not falling within 1,75 and 6 cubic meters below including vacant stands.	R584,46 Per month	R604,33 Per month
Minimum charge: 1,75 cubic metre containers for non-food premise	R526,21 Per week	R544,10 Per week
Minimum charge: 6 cubic metre containers for restaurants, food handling or manufacturing premises and businesses with food outlets.	R1 654,15 Per week	R1 710,39 Per week

Waste Management Tariff Policy paragraph 13 adjustment to accounts provides the following:

- 13.1 An official as delegated by Head of Waste management Business Unit shall adjust accounts on documented proof of an amended service level agreement (letter, email, etc.) and the applicable date of change.
- 13.4 During data clean-up exercises City of Ekurhuleni may adjust the account, backdated to three years, if City of Ekurhuleni has provided a service, and the financial billing is different to the current service level.

CONCLUSION

The current tariffs, as outlined in Schedule 5 of the Waste Management tariff structure, reflect charges based on property categories. Specifically, the minimum charge as outlined in the table above for properties not levied under Refuse Removal Tariff.

We trust this clarifies the City's position on the matter. Should you require further engagement or wish to propose a policy review for future consideration, the Department remains open to constructive dialogue.

CONTACT DETAILS IN CASE OF ANY QUERIES

The Officials in the table below will receive your queries and direct them to the Revenue Task Team for responses.

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