



a world class African city

Computer generated

COPY OF TAX INVOICE

EDEN PROPERTY INVESTMENTS PTY LTD EDEN
PROPERTY IN
UNIT:21 RED IVORY ESTATE
77 LEOPARD STREET
PRETORIA
0182

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194
VAT NO: JOHANNESBURG WATER: 4270191077

VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER 4710191182

Date	2025/12/09
Statement for	December 2025
Physical Address	65 EAST ROAD
Stand No./Portion	00000857 - 00000 - 00
Township	REGENTS PARK ESTATE

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
991 m2	1	2023/07/01	F1	Market Value R 3,093,000.00	Region F WARD 57

Invoice Number: 28006734587

Next Reading Date: 2025/12/24

Client VAT Number:

Deposit: R 9,709.45

Account Number: 558725018

PIN CODE: xxxxxx

Previous Account Balance	412,159.05
Sub Total	412,159.05
Interest on Arrears	1,346.02
Current Charges (Excl. VAT)	24,385.63
VAT @ 15%	3,140.11
Total Due	441,030.81
Due Date	2025/12/24

COJ Debt Relief Programme Phase 4 is now open (1 Nov 2025 to 31 Oct 2026). Apply & reduce what you owe. Visit: www.joburg.org.za and click on Debt Relief icon.

You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

 Remittance Advice: This stub must accompany payment, please do not detach if paying at the post office	Date: 2025/12/09 EDEN PROPERTY INVESTMENTS PTY LTD EDEN PROPERTY IN Acc. No.: 558725018 65 EAST ROAD
 EasyPay 91115 5587250183	 Standard Bank City of Johannesburg Banking details: Internet banking - Use the banks pre-loaded Company details SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr. Client Account No/Deposit Reference 558725018
Postal Office 0146 558725018	Total Due 441,030.81 Due Date 2025/12/24

51600880011159 55872501801



Account Number: 558725018

City of Johannesburg			
Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Business The property rates are based on the market values of the property and are calculated as follows: R 1,031,000.00 X R 0.0238620 / 12 (Billing Period 2025/12)		2,050.14	
Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: R 2,062,000.00 X R 0.0095447 / 12 (Billing Period 2025/12)		1,640.11	
Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Less rates on first R300 000.00 of market value VAT: 0 %		- 238.62 0.00	3,451.63

City Power			
Electricity	VAT 4710191182	Sub - Total	Total Amount
(Reading period = 2025/11/05 to 2025/12/09 = 35 days) Meter: 14216245994; Register: ; Multiply factor: ; Start reading: 233,613.556; End reading: 234,380.222; Difference: 766.665; Consumption: 766.665; Units: kWh; Type: Estimated Readings. Meter: 14350074895; Register: ; Multiply factor: ; Start reading: 165,672.958; End reading: 168,510.292; Difference: 2,837.334; Consumption: 2,837.334; Units: kWh; Type: Estimated Readings. Daily average consumption 102.972 kWh Charges for 766.665 kWh are based on a sliding scale for a 35 day period Charges for 2,837.334 kWh are based on a sliding scale for a 33 day period Step 1 766.666 kWh @ R 3.4907 (Billing Period 2025/12) Service charge (Billing Period 2025/12) Network charge (Billing Period 2025/12) Network Surcharge kWh Step 1 2,168.378 kWh @ R 2.6444 (Billing Period 2025/12) Step 2 668.956 kWh @ R 3.0348 Extended Social Package Grant Service charge (Billing Period 2025/12) Network charge (Billing Period 2025/12) Network Surcharge kWh Network Surcharge kWh VAT: 15.00%		2,676.20 816.85 783.16 46.00 7,764.21 0.00 278.98 903.69 40.16 1,996.39	15,305.64

Johannesburg Water			
Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Category of Water: Consumption - Multiple Dwelling (Reading period = 2025/10/18 to 2025/11/23 = 37 days) Meter: 220004553; Register: 1; Multiply factor: 1; Start reading: 896.155; End reading: 916.155; Difference: 20.000; Consumption: 20.000; Units: KL; Type: Estimated Readings. Meter: CUJK0144; Register: 1; Multiply factor: 1; Start reading: 19,468.000; End reading: 19,525.000; Difference: 57.000; Consumption: 57.000; Units: KL; Type: Actual Readings.			

Daily average consumption 2.082 KL		
Charges for 20.000 KL are based on a sliding scale for a 30 day period		
Charges for 57.000 KL are based on a sliding scale for a 34 day period		
Step 1 26.809 KL @ R 0.0000 (Billing Period 2025/12) Step 2 17.873 KL @ R 29.840 Step 3 12.318 KL @ R 31.150	917.04	
Demand Management Levy (Billing Period 2025/12)	628.18	
Step 1 20.000 KL @ R 0.0000 (Billing Period 2025/12)	0.00	
Extended Social Package Grant	0.00	
Water Demand Levy per 1 living Unit(s) @R 65.08 (Billing Period 2025/12)	260.32	
Category of Sewer: Consumption - Business		
Charges for 57.000 KL are based on a sliding scale for a 34 day period		
Sewer charge per 1 living unit(s) (Billing Period 2025/12)	1,433.68	
Sewer monthly charge based on Water 57.000 units (Billing Period 2025/12)	3,012.45	
VAT: 15.00%	937.75	7,189.42

PIKITUP	VAT 4790191292	Sub - Total	Total Amount
Refuse			
Refuse removal: 1-bin @ R 495.97 X 1 (Billing Period 2025/12)	495.97		
City cleaning levy (Billing Period 2025/12)	257.00		
Refuse Residential (Billing Period 2025/12)	456.00		
VAT: 15.00%	181.35		1,390.32

City of Johannesburg	VAT 4760117194	Sub - Total	Total Amount
Sundry			
Surcharge on business services, excluding property rates	78.59		
Surcharge on business services, excluding property rates	85.52		
VAT: 15.00%	24.62		188.73

Current Charges (Including VAT)	27,525.74
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Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).

YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the CoJ on or before the due date.

Change of address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?

This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.