



KORBITEC

Electronic Rates Clearance Process

GARDEN ROUTE

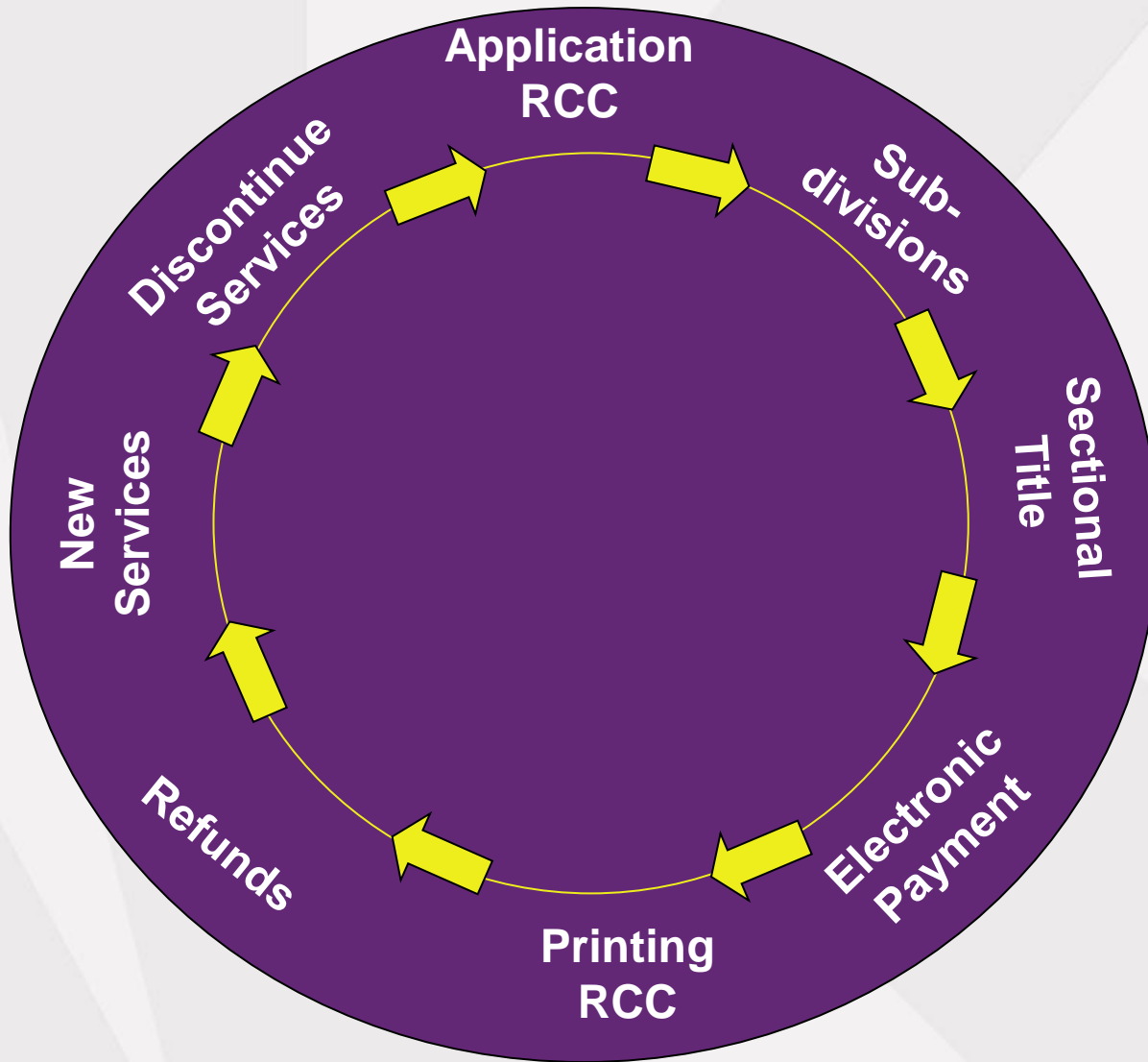
Presented by: Korbitec Integrated Services

Date: 21 and 22 February 2011

Agenda

- ▶ Introductions
- ▶ Process Explained
 - ▶ MosselBay, George
- ▶ Validity Periods and Costs
- ▶ Payment Procedures & Attachment Functionality
- ▶ Future Development
- ▶ Service Level Agreement
- ▶ Questions & Answers

Closing the circle



MOSSELBAY MUNICIPALITY

- Information as Requested by the department
 - Email address of both parties if available
 - POSTAL ADDRESS: *Ask the Buyer where they would like to receive their municipal rates account! Use this on application for rates.
 - Attorneys should preferably supply office/work telephone land line numbers of transferors and transferees
 - Cell phone numbers are very welcome since we might start a "dam update & rates charge update & application for subsidy" sms system.
 - No telephone numbers should be copied from one field to another. In other words: **As much contact details as possible**
- Refunds
 - Seller must finalize his services account A.S.A.P after registration
 - Buyer must pay his services deposit to receive his water & electricity account.
 - With all of the execution sales that are being registered it is not possible for the Municipality to give refunds to sellers without a notification or authorization from the transferring attorney.
- Payment Procedures:
 - It is entirely up to the attorney. All that the Municipality would like is that RCC fees, rates and services amounts should be paid separately to each of the deposit references.

GEORGE MUNICIPALITY

- Information as Requested by the department
 - Please supply completed postal address of purchaser, especially for farms and Herolds Bay properties as there are no street delivery of mail there.
 - George Municipality hand over accounts to Nico Smit attorneys for debt collecting purposes. When such an account is settled, please attach a confirmation letter from Nico Smit regarding settlement of the account, as these payments do not reflect on our accounting system immediately.
 - For subdivision, consolidations and Opening of Sectional Title applications, please attach proof that these applications have been submitted to and circulated by the planning department.
 - If paying electronically, please make payment prior to the due date indicated, as electronic payments can take up to 4 days to reflect on our account.
 - Please always send a cost paid message as well as attach proof of payment of the outstanding rates, and our administration fees. If no proof of payment RCC cannot be issued.
 - When paying at cashier, please show the attorneys report you receive with outstanding amounts in order for the cashier to receipt the monies accordingly.
 - George Municipality does not refund any pro rated amounts, attorneys should pro rata their own amounts. The municipality has to collect for the full financial year.
 - Very Important request: Please do not query rates via phone or fax, please make use of the free format facility as well as the attachment facility on the electronic platform.

GEORGE LOCAL COUNCIL ATTORNEY'S REPORT

RatesClearance Attorney

Electronic Reference: 10001768

Sub Code	5141	Erf	Portion	Suburb	Extent
Stand Code				GEORGE	2091 Square metres
Scheme Name					
Scheme Reg.					
			Unit number		
			Parent		

RCA No	MAGDALENE	Annual Figures	10750.04
RATES ACC No	SHELL CASE 51 TO NEDBANK 5141	Property Value	R1 500 000.00
		Sale Price	R792 000.00
		Date Costs Issued	15/02/2011
		User Name	LGMW/whma

Physical Address: 8 FRIEDA STREET GEORGE

TOTAL COSTS				
Account No	Account Holder	Amount	Date Valid From	Date Valid To
100684555	SHELLCASE 51 PTY LTD	R37.62	14/02/2011	15/02/2011
100684556	SHELLCASE 51 PTY LTD	R17 276.29	14/02/2011	15/02/2011
Total Payable		R17 313.91		

Amount Description	Account No	Account Holder	Amount	Debit Type	Date Valid From	Date Valid To
Rates Clearance Administration fee	100684555	SHELLCASE 51 PTY LTD	R37.62	Debit	14/02/2011	15/02/2011
Valuation Administration fee	100684556	SHELLCASE 51 PTY LTD	R37.62	Debit	14/02/2011	15/02/2011
Miscellaneous	100684556	SHELLCASE 51 PTY LTD	R236.69	Debit	14/02/2011	15/02/2011
Assessment Rates	100684556	SHELLCASE 51 PTY LTD	R7 416.07	Debit	14/02/2011	15/02/2011
Refuse	100684556	SHELLCASE 51 PTY LTD	R3 459.09	Debit	14/02/2011	15/02/2011
Sewerage	100684556	SHELLCASE 51 PTY LTD	R4 292.22	Debit	14/02/2011	15/02/2011
Water	100684556	SHELLCASE 51 PTY LTD	R1 835.60	Debit	14/02/2011	15/02/2011
Total			R17 313.91			

Seller Name	ID No	Phone No
SHELL CASE 51 (PROPRIETARY) LIMITED	2003903157207	0439735553

Purchaser Name	ID No	Phone No
NEDBANK LIMITED	195100000906	011 4859831

Notes:

1. Payments and adjustments after this date were not taken into account.
2. If payment is not made on or before 15 February 2011 a new clearance application should be made.
3. To prevent unnecessary delays please attach this or duplicate thereof to your payment.
4. The Seller on application will be reimbursed for estimated advanced credit payments beyond date of transfer after account has been finalised.
5. Only cash, Bank Guaranteed Cheques or Attorney Trust Cheques and Electronic transfers are acceptable for all Councils Clearance payments.

KODA 1.0.6

ATTORNEYS REPORT

Validity Period of costs:

George: Until 15th of each month
 Mossel bay: 30 Days from date of issue
 Knysna: 30 Days from date of issue
 Bitou: 30 Days from date of issue

Validity period of RCC:

George: 60 Days
 Mossel Bay: 120 Days to change to 60
 Knysna: 120 Days
 Bitou: 120 Days

Administration Fees:

George: R37.62 VC & R37.62 RCC
 Mossel Bay: R70 VC & R33 RCC
 Knysna: R237
 Bitou: R57

Period Collecting for:

George: Full Financial year
 Mossel bay: Full Financial Year
 Knysna: Full Financial Year
 Bitou: Full Financial Year

GEORGE LOCAL MUNICIPALITY

CLEARANCE CERTIFICATE FOR MUNICIPAL SERVICES, SURCHARGES ON FEES, PROPERTY RATES, OTHER MUNICIPAL TAXES, LEVIES, DUTIES ON TRANSFER OF PROPERTY

Authority is hereby granted in terms of section 118 of the Local Government Municipal Systems Act, 2000 (32 of 2000), for the registration of the transfer of the properties mentioned herein.

Certificate Nr.: 10001768
 Date: 15/02/2011
 Valid Until: 10/04/2011
 Conveyancer Ref Nr: NED1/1214WB

Transfer from: SHELL CASE 51 (PROPRIETARY) LIMITED Id. Nr: 200303157207

Transfer to: NEDBANK LIMITED Id. Nr: 195100000906

Erf/Farm portion: 5141 Township /Farm: GEORGE
 Council: George

Declaration By Conveyancer:
 I acting on behalf of RatesClearance Attorney - Newlands hereby certify that this is a true copy of the rates clearance certificate drawn from GhostConvey.
 Mr M. M. Cupido for: Executive Director: Financial Manager Signature: Date:

Use and reliance on information contained herein is subject to the terms and conditions contained in the Korbitec End User License Agreement. Page 1 of 1 GhostConvey 2.3.0.601.0.6

RATES CLEARANCE CERTIFICATE

VALIDITY PERIOD OF FIGURES AND RCC

EFT VS. CASHIER

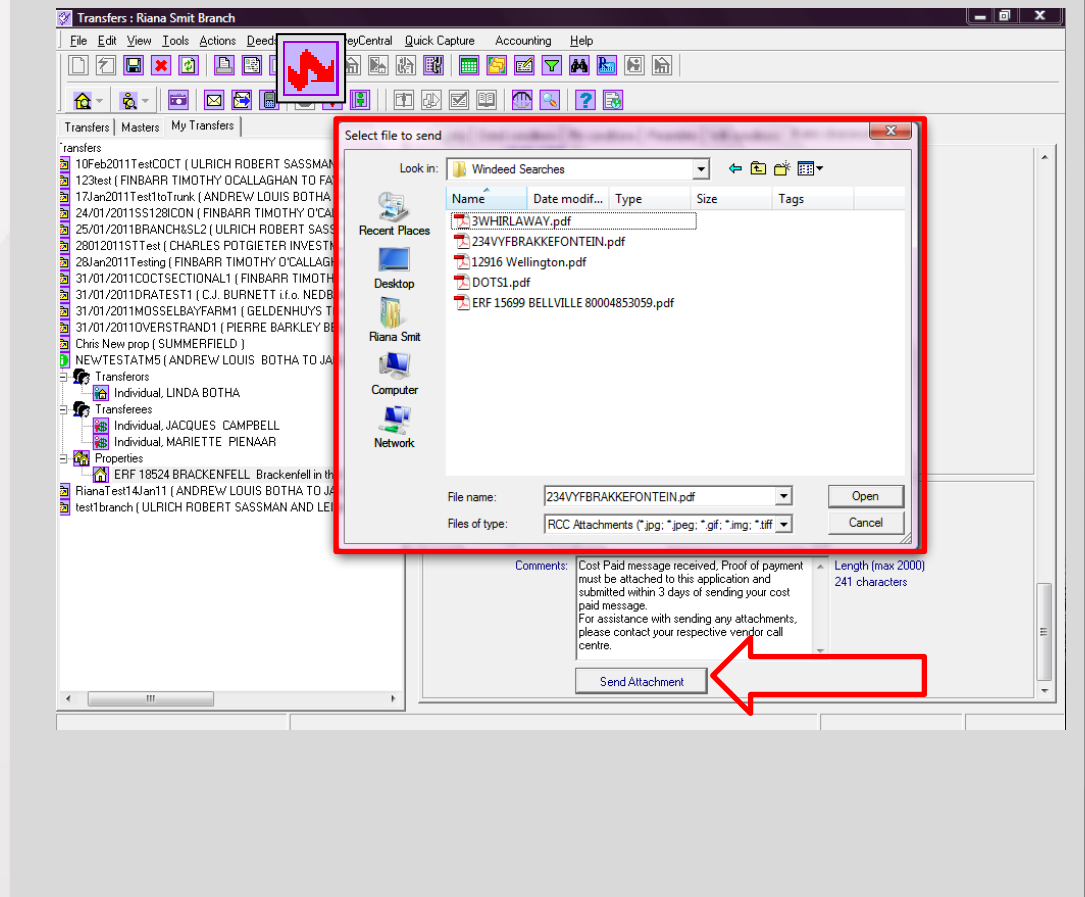
If paying electronically :

- Please note Administration Fees need different references as they go to a Vote number on the council side.
- If on Attorneys report there are more than one rates account numbers applicable, please ensure to correctly reflect them on your payments. Please make separate payments per account number.
- Each Municipality has it's own bank account
- Electronic payments can take up to 4 days to reflect in the bank account of the municipality

If paying over the counter:

- Please make sure the monies are receipted as per the breakdown on your attorneys report.
- Do not leave your documents at the counter

Send a cost Paid Message
Send supporting documents via attachment



Click Ok, Export Costs and then export via the Transfer Electronic Interface icon as before

7. Import & Export

Transfers: Riana Smit Branch

File Edit View Tools Actions Desktop Central Quick Capture Accounting Help

Transfers | Masters | My Transfers

Property Deed conditions PA conditions Preambles Will conditions Rates clearance

Use issued: 2011/02/14

RCC number:

Rates costs

View

- Prepayment costs entries
- Outstanding costs entries
- Advanced costs entries

Cost description	Transaction...	Amount De...	Amount Cr...	Receipt No.	Valid from	Valid to	Im...
Advance R...	Imported: out...	1726.72			2011-02-14	2011-03-16	20...
Advance S...	Imported: out...	168.4			2011-02-14	2011-03-16	20...
Advance W...	Imported: out...	3167.28			2011-02-14	2011-03-16	20...
Admin Fee ...	Paid: outstan...	57		2011-02-14	2011-02-14	2011-03-16	
Outstanding...	Paid: outstan...	1250		2011-02-14	2011-02-14	2011-03-16	
Refuse	Paid: outstan...	431.68		2011-02-14	2011-02-14	2011-03-16	
Sewerage	Paid: outstan...	42.1		2011-02-14	2011-02-14	2011-03-16	
Water	Paid: outstan...	791.82		2011-02-14	2011-02-14	2011-03-16	
Advance R...	Paid: outstan...	5000		2011-02-14	2011-02-14	2011-03-16	
Advance R...	Paid: outstan...	1726.72		2011-02-14	2011-02-14	2011-03-16	
Advance S...	Paid: outstan...	168.4		2011-02-14	2011-02-14	2011-03-16	
Advance W...	Paid: outstan...	3167.28		2011-02-14	2011-02-14	2011-03-16	

Process cost entry: [dropdown]

Cost description:

Transaction description:

Account number:

Tenant number:

1. Select all costs

2. Select pay costs

Information

The following message/s have been queued for exporting: "Costs Paid"

OK

Payment Advice

Receipt number

Payment date

Payment date: 2011/02/14

OK

Rates clearance interface

Export costs

5. Click Export Costs

Message to export:

Comments:

Length (max 2000)
0 characters

Send Attachment

3. Complete payment date

4. Click OK

6. Click ok to export

SOON TO BE AVAILABLE

- ▶ Corrections
- ▶ Extensions
- ▶ Opening of SS
- ▶ Registered Rights
 - ▶ Servitude
 - ▶ Leases
 - ▶ Right to extend
- ▶ Application for Refund

SERVICE LEVEL AGREEMENT

- ▶ Turn around times
 - ▶ From application to Acknowledgment
 - ▶ From Acknowledgment to Figures
 - ▶ From Payment to RCC

Thank you



KORBITEC

Physical Address:

Great Westerford, 240 Main
Road, Rondebosch,
Cape Town, South Africa

Postal Address:

P.O.Box 243, Newlands,
Cape Town, 7725,
South Africa

Tel: 021 658 9700

Fax: 021 658 9701

www.korbitec.com

Customer Service Centre: 0860 266 839