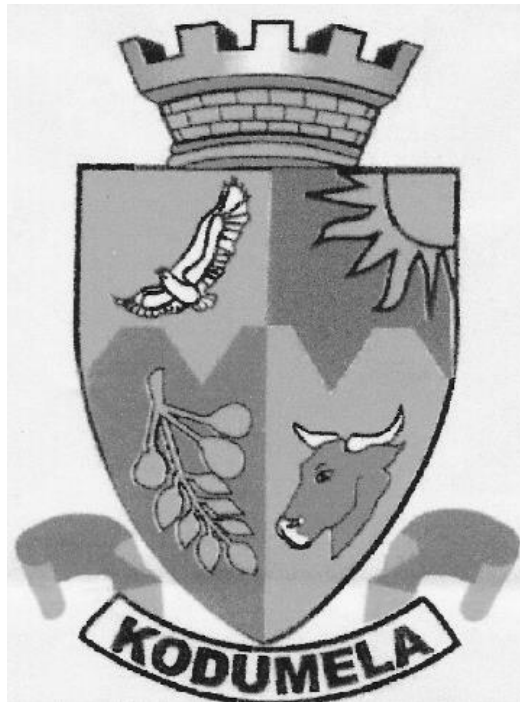


BLOUBERG MUNICIPALITY

APPROVED TARIFF STRUCTURE



2017 and 2018

A. FOREWORD

In terms of Section 62(1) of the Municipal Finance Management Act (MFMA) the Accounting Officer of a Municipality is responsible for the financial administration of the municipality; and in terms of S62 (1) (f), must for this purpose take all reasonable steps to ensure- “that the municipality has and implements a tariff structure referred to in Section 74 of MSA. In giving effect to S74 (1) of MSA, the municipality adopts the following as the framework policy within which the municipal council must adopt various policies.

B. Classification and Pricing Strategies of Services.

There are basically different categories of municipal services (i.e. trading, rate and general services) which were discussed in the various municipal policies. These services are defined as services whereby the consumption of the service is measurable and can be accurately apportioned to an individual consumer.

The tariffs for these services are budgeted for in such a way that at least a breakeven situation for the municipality will be realized. Examples of these services include amongst others electricity and property rate tariffs. The council's pricing strategy for these services is to recover the full cost of rendering the service to the communities.

C. Keeping Tariffs Affordable.

The Council is keenly aware of the financial situation of most residents within the municipal area. Therefore, the Council undertakes to keep tariffs at affordable levels. The tariff for a service must therefore be sufficient to cover the cost of the initial capital expenditure required and replacing the physical assets used in its provision.

However sustainability does not only mean that the price of the service must include all the relevant cost elements, it also means that charges to be levied must be collected.

APPENDIX B: APPROVED TARIFFS STRUCTURE 2017 AND 2018

1. BUILDING PLANS

- Residential buildings R 4.64/M2 with a minimum of R 278.50 (Whichever is the highest)
- Business buildings R 5.30/M2 with a minimum of R 348.00 (Whichever is the highest)

The building plans tariff will be increased by 6% from July 2017

2. ELECTRICITY

It is recommended that all costs related to installation of pre-paid electricity measuring system by the Council be borne by the registered owner of the property. This is to constitute of the cost of any measuring unit, costs related to the general maintenance thereof and any other costs that may be incurred by Council in relation thereto, be for the sole account of the registered owner and never the consumer (unless the consumer is the registered owner).

It is further recommended that the tariff for the supply of Electricity, in terms of Section 20 of MFMA of 2003, and with the approval of the National Electricity Regulator, be increased as follows with effect from July 2016

On behalf of all Consumers:

New connections

- Triple phase meter convention (Electricity cord to the maximum 20 meters) R 4,031,00
- Prepaid meter connection (60 Amps): R5,459.00
- Removal of meter from existing building to a new building: R 650,00
- Post connection (20amps):R 1,170.00
- Upgrading pre-paid meter from (20 to 60 Amps) : R 4,293.00
- Changing from conventional to prepaid meter: R1,170.00
- Temporary builders' connection (consumption excluded): R 542.00 plus a deposit of R 3,710.00
- LV upgrading :R 9,120.50

- Infrastructure contribution connection of transformers:

Description	Total Costs
TRANSFORMER 50 KVA	R 17,967.00
TRANSFORMER 25KVA	R 16,855.00
TRANSFORMER 16KVA	R 16,165.00
TRANSFORMER 32KVA	R 17,225.00
TRANSFORMER 100KVA	R 61,545.00

- Infrastructure contribution upgrading transformers: R 6,500 transport cost plus the following:

Description	Unit price	Transport Costs	Total Costs
TRANSFORMER 50 KVA	R 36,732.00	R 6,890.00	R 43,622.00
TRANSFORMER 25KVA	R 27,877.00	R 6,890.00	R 34,767.00
TRANSFORMER 16KVA	R 19,022.00	R 6,890.00	R 25,912.00
TRANSFORMER 32KVA	R 34,729.00	R 6,890.00	R 41,619.00
TRANSFORMER 100KVA	R 58,495.00	R 6,890.00	R 65,385.00

Tampering with supply or provision of electricity

Unlawful/illegal connection of services: R 7,865.00 plus a deposit of R 658.00

Testing of meter on request of consumer where it is found that the meter doesn't show error of more than 6% either way; cost be R 132.00 Deposits

Bulk consumers and business sites (Bank guaranteed cheque or cash deposit equal to two months electricity payment)

Residential Sites: R 225.00

Basic Charges : **R 225.00**

- Bulk consumers
- Business and other small consumers
- Household consumers
- Vacant stands(Council property included)

As per the attached proposal

Private calls

Where the fault is found not to be on the side of the Council during normal hours: be increased from R 252.00 to R 266.50

Where the fault found to be on the side of the Council outside normal working hours: be increased from R 530.00 to R 561.00

3. ASSESSMENT RATES

The Blouberg Municipality will levy from 1 July 2017 the following assessment rates in respect of the different categories of *rateable* property.

CATEGORY	CURRENT TARIFF	APPROVED TARIFF (CENT IN A RAND)
Residential	0.0059	0.0059
Residential property consent use	0.0094	0.0094
Residential impermissible or illegal use	0.0118	0.0118
Residential vacant land	0.0083	0.0083
Farms	0.0018	0.0018
State owned properties	0.0349	0.0349
Churches properties	0.0105	0.0105
Exempted properties	0.105	0.105
Businesses\ commercial	0.0083	0.0083

Property rates tariffs are levied taking into account reductions, rebates, discounts and exemptions provided for in the rates policy and by-law

NB: ALL WATER RELATED TARIFFS ARE SUBJECT TO APPROVAL BY CAPRICORN DISTRICT MUNICIPALITY

4. Water

It is recommended that all costs related to installation of pre-paid or conventional water consumption measuring system by the Council be borne by the registered owner of the property. This is to constitute of the cost of any measuring unit, costs related to the general maintenance thereof and any other costs that may be incurred by Council in relation thereto, be for the sole account of the registered owner and never the consumer (unless the consumer is the registered owner).

Basic charges (month or part thereof): for each vacant stand (Council properties included) or per consumer/ meter/ connection:

Residential consumption per kilolitres:

Basic charge s(Water and Sewer) R 55.78

First 6 kilolitres free for indigents)

0 to 20 kilolitres R 3.52 per kilo

21 to 40 kilos R 3.71 per kilo

41 to 60 kilos R 3.89 per kilo

61 to 80 kilos R 4.09 per kilo

81 to 100 kilo R10.43 per kilo

Old age homes, welfare and charity organization, churches, halls, public schools and hotels availability fee per month/ per erf / meter connection: R 52.77

Old age homes, welfare and charity organization, churches, halls, public schools consumption per kilolitre:

Basic charge (Water and Sewer) R 52.77

First 50 Kilolitre	R 2.53 per kilo
51 to 100 kilolitres	R 2.85 per kilo
101 to 150 kilos	R 3.02 per kilo
151 to 200 kilos	R3.69per kilo
201 to 300 kilos	R 4.21 per kilo
301 to 400 kilo	R 4.69 per kilo
401 to 500 kilo	R 5.40 per kilo
501 and above	R 6.71 per kilo

Business consumption per kilolitres:

Basic charge Water	R 64.87
Basic charge Sewer	R 124.23
First 25 Kilolitre	R 6.23 per kilo
26 to 50 kilolitres	R 7.61 per kilo
51 to 100 kilos	R 8.35per kilo
100 and above	R8.85 per kilo

Flat rates were there are no metered connections: Residential: R 39.17

Type of Service	Current Tariff	Revised
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New connection fees	609.74	646.32
For 15mm/20mm diameter connection		
For a connection with diameter exceeding 20mm- actual cost of material, labour and machinery plus 15% administrative cost and R1050.00	1,581.01	1,675.87
For a change from 15 to 20mm – actual cost of material, labour and machinery plus 15% administrative costs		
For more than 25mm pipe, actual cost of material, labour and machinery plus 15% admin cost		
Re-Installing of existing service connection (Remedial action)		
Where the consumer is allowed or personally unlawfully re-connected , or redirected the service		
If the consumer made an unlawful connection	R 732.10	R 776.03
Tested by Council itself	R 697.20	R 739.03

Tested by an authority consented to actual cost plus 15% admin fee	R 1,650.00	R 1,749.00
Service Call-outs		
Per call-out where the problem is not due to a fault arising on Council's side- during normal working hours	R 210.00	222.60
Per call-out where the problem is not due to a fault arising on Council's side- outside normal working hours	R 209.10	221.65
Damages to Council property shall be based on actual cost of material ,labour and machinery plus 15% admin fee	R 186.10	197.27
Special Meter reading		
<p>Non-payer/Re-connection fee</p> <p>If the service account is not paid (on date of disconnection) (after hours: above tariff X 4)</p> <p>If re-connected (new consumers after temporary connection) (after hours: above tariff X 4)</p>	R 157.00	166.42
Consumer deposit for water: (Bank guaranteed cheque or cash deposit equal to two months water payment)	R 52.30	R 55,44

	R 34.86	R 36.95
Residential Site	R 209.18	R 221,73

5. Refuse Removal

Refuse Removal & processing fee (monthly)	CURRENT	Revised
Residential Refuse (per month) for one removal per week	R 34.98	R 37.08
Business refuse (big businesses)	R 1,504.14 Per Month	R 1,594.50
Bulky refuse (building refuse excluded) refuse that cannot be stored in or taken out scribed plastic bag due to its mass or size per load or a portion thereof per month	R 754.72	R 800.00
Bulky refuse. Daily collection of industrial bins supplied by the municipality.	R 168.54	R 178.65 per industrial bin.
Removal of rubble. (per load as prescribed or to be billed with water & lights accounts end of month)	R 943.40	R 1000.00
Bona fide sport clubs for one removal per week	R 117.66	R 125.00
Refuse dumping per week	R 522.58	R 554.00
Garden refuse removal arising from normal gardening activities e.g.	R 413.40	R 439.00

moving of lawns, sweeping- on request, after prepayment of amount for a load		
Garden refuse removal arising from normal gardening activities e.g. moving of lawns, sweeping- refuse stickers per bag	R 82.66	R 88.00
Clearing of erven is as a tender price tendered plus 15% admin cost, on request, payable to the owner of the site	R 567.10	R 601.50
Refuse removal(Government) Businesses (medium)i.e. Surgeries	R 1,504.14 per month	R 1,594.50
Survivalist Businesses (Small) sewing, welding, salons.	R 754.72 per month	R 800.00
Refuse removal in Schools	R 310.58 per month	R330.00

All refuse removals will be increased by 6% in July 2017. The escalation is due to the economic conditions.

6. Sewerage

Sewerage tariffs (monthly tariffs)		Revised
Residential sites used only for residential purposes	R 52.00	R 55,12
Churches, church halls, welfare / charitable organization, public schools, school hotels (where the sites are used for said purposes alone)-per cistern	R 49.00	R 51,94
Churches, church halls, welfare / charitable organization, public schools, school hostels (where	R 28.00	R 29.68

the sites are used for said purposes alone)-per urinal		
Business, office, lodging-house, guest house, organization, shop restaurant and factory sites-per cistern	R 52.00	R 55.12
Business, office, lodging-house, guest house, organization, shop restaurant and factory sites-per urinal	R 28.00	R 29.68
Sewer connection	R 1,753.00	R 1,858.18
Bona fide sport clubs-per cistern	R 28.00	R 29.68
Bona fide sport clubs-per urinal	R 26.00	R 27.56
Sewerage services (per load or portion of during normal office hours)	R 138.00	R 146,28
Sewerage services (per load or portion of after normal office hours) plus kilometres travelled calculated @	R 414.00	R 438.84
Erf up to 300 square meters	R 64.00	R 67.84
Erf from 301 to 1000 square meters	R 123.00	R 130,38
Erf from 1001 to 2000 square meters	R 189.00	R 200,34
Erf greater than 2001 square meters	R 270.00	R 286,20
Flats	R 64.00	R 67,84
NB		
Water domestic	R 28.00	R 29.68

All sewer tariffs will be increased by 6% from July 2017.

7. Space & Place Holding / Occupying Tariffs

	Period	Deposit	Number of Posters	Non-Profit	Profit	Vat	Total
Sign Posts							
Fixed-permanent	Annually	R1,692.00	1420	R 8,456.50	R 8,879.00		
Fixed-temporary	R 2.25	R 94.00	1x poster	R 36.00	R 72.00		
Fixed-temporary	R 36.00	R 167.50	1x poster	R 66.50	R 142.00		
Bills Boards							
Fixed-permanent	Annually	R1, 692.00	1491	-	-	R 237.00	1,929.00
120 x 200cm							R 1,392.00
60x 120cm							R 1,326.00
48 X 60CM							R 1,193.00
Floating-temporary	1-26	R 84.00	1x poster	R 89.00	R1,705.50		
Floating-temporary	29	R177.50	1x poster	23.50	R 40.50		
Banners							
Suspended / Hanging per Banner	1-26	R36.00	1x poster	R 5.00	R18.00		
Suspended / Hanging per Banner	32.50	36.00	1x poster	R 9.00	R 36.00		

Posters							
Hanging per poster	1-26	17.00	1x poster	R 2.00	R 5.00		
Hanging per poster	1-26	18.00	1x poster	R 4.00	R 9.00		
Pasted per poster	1-26	18.00	1x poster	R 4.00	R 9.00		
Pasted per poster	25.00	18.00	1x poster	R 8.00	R 19.00		
Antennas / Masts							
Erected permanent	Annually	R1,775.00	R 168,00 per poster	-	-	R248.50	R 2,023.50
Erected temporary	On Application	R 98850		R 2.00	R 377.00		
Taxi / Bus Ranks							
Fixed / Temporary per taxi	Annually	R 533.00		-	-	R 75.00	R 608.00
Adverts and display of items within municipal open spaces/Pre-paid	Per week					R 661.00	
Other promotions	Per week					R 331.50	
Street traders	Per month					R 41.50	
Hawkers stalls	Per month	R 130.00				R 196.50	

All advertisements will be increased by 6% from July 2017.

8. HIRING OF COMMUNITY HALLS.

Type of Service	Suggested Tariff	Revised
Hiring of Halls & Amenities (Situational)		
Dances, receptions, marriages & exhibitions, auctions, conferences etc.(people living in the Blouberg municipality)	R 549.05	R 582.00

Dances, receptions, marriages, & exhibitions ,auctions etc(people not living in the Blouberg municipality area)	R 915.09	R 970.00
Concerts, educational exhibition, conferences, meetings & non political meetings- local	R 549.05	R 582.00
Concerts, educational exhibition, conferences, meetings & non political meetings- local (people not living in the Blouberg municipality area)	R 915.09	R 970.00
Public political meetings	R 823.54	R 873.00
Meetings of non-profit –seeking organizations(educational, welfare, charity, sports organizations-locals	R 496.08 p/d R 681.33 p/d	R 526.00 p/d R 722.00 p/d
Meetings of non-profit –seeking organizations(educational, welfare, charity, sports organizations-other peoples	R 274.51	R 291.00
Committee meetings	R 118.72	R 126.00
Churches services	R 620.10p/d R 744.12	R 657.00 p/d R 790.00
Deposits for damages & is repayable if there are no damages-public political meetings	R 823.62	R 873.00
Deposits for damages & is repayable if there are no damages-other renting of premises	R 457.92	R 485.00

Storage of repossessed, confiscated and derelicts	R 304.56	R 323.00
Goods or and properties		
09. Traffic Services		
Escorting of Funerals	R 371.64	R 394.00
10. Hiring of Machinery		
<ul style="list-style-type: none"> Grader, Excavator, Tipper Truck / honey sucker and or plus kilometers travelled @ R 3.00 per kilometre Compressor Water tanker – 8000l 	R 991.10 R 508.80 per hour R 991.10 plus kilometers	R 1,051.00 R 540.00 R 1,051.00

Type of Services	Suggested	Revised
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11. Cemetery		
Single grave site per single grave / extra deep grave: Child	R 291.50	R 309.00
Single grave site per single grave / extra deep grave:Adult	R 347.68	R 367.00
Single grave site not dug by Municipality: Child	R 214,12	R 227.00
Single grave site not dug by Municipality: Adult	R 280.90	R 298.00
Double grave site	R 606.32	R 643.00
Memorial wall-per memorial plate (cremation)	R 220.48	R 234.00
Double grave dug by Municipality	R 638.12	R 676.00
Double grave not dug by Municipality	R 315.88	R 335.00

Pauper Burial (Adult)	R 464.28	R 492.00
Pauper Burial (child)	R 464.28	R 492.00
Development fund	R 25.00	R 25.00
Issuing of proof of residence	R 10.00	R 10.00
12. Library Service		
Library affiliations per year	R 34.98	R 37.00
Library fines-lost membership bags / cards		
Fine for books, records & artwork videos & films per week or portion thereof	R 4.56	R 5.00
Reservation of library materials per item	R 4,66	R 5.00
Temporary loaners(visitors) deposit per book	R 63.60	R 67.50
Library halls per event or occasion	R 91.16	R 96.50
13.. Services		
Valuation certificate	R 37.10	R 39.00
Clearance certificate	R 214.12	R 227.00
Address list for estate agents	R 238.50	R 253.00
Tender documents	R 318.00	R 337.00
Database registration-non refundable fee	R 100.70	R 107.00
Database registration-non refundable for contractors	R 206.70	R 219.00
Photocopies per A4 pages	R 1,70	R 2.00
Photocopies per A3 pages	R 3,40	R 3.50
Faxes per A4-pages	R 9.00	R 9.50

Supplying of information regarding index, book, register, account & for perusal of any deed, document, plan ,drawing or any other	R 37.10	R 39.00
Small work permit (internal changes)	R 164.30	R 174.00
Sewerage per Re-inspection	R 245.92	R 260.50
Re-instatement due to non compliance with legislation & requirements	R 238,50	R253.00
Penalty fee in cases where the building took place without approved building plans	R 9,153.10	R 9,702.00
Damages deposits	R 871,32	R 923.50

14. Building Plan Copies		
Photostat / Plan copy A0	R 44,52	R 47.00
Photostat / Plan copy A1	R 19.08	R 20.00
Photostat / Plan copy A2	R 9.54	R 10.00
Photostat / Plan copy A3	R 3,71	R 4.00
Photostat / Plan copy A4	R 7.42	R 8.00

Type of Service

Suggested Tariff

Revised

15. Application of Services		
Application for consent use	R 567.10	R 601.00
Special consent: EVAP (Every additional property).	R 657.20 + R 64.66	R 696 50 + R 68.50
Temporary consent: EVAP	R 129.32 + R 64.66	R 137.00 + R 68.50

Rezoning in terms of Ord.15 & 20/86	954.00 + R 259.70	R 1,011.00 + R 275
Township establishment (For every additional 100 sites)	R 1,29.32 + R64.66	R 137.00 + R 68.50
Application for subdivision/consolidation Ordinance 15/86 and any other app.law		
Subdivision	R 383.72 + R 37.10	R 406.50 + R 39.00
Consolidation	R 167.48 + R 33.92	R 177.50 + R 36.00
App. Municipal Council's reason	R 245.92	R 260.50
Building line relaxation	R 169.90	R 180.00
Application for site plan	R 31.80	R 33.50
Sale of sites : Senwabarwna , Alldays and all other villages within Blouberg	Determined by Council Resolution	
Site inspection fee	R 620.10	R 657.00
Application for PTO	R 185,50	R 196.50
Application for zoning certificate	R 43.46	R 46.00
APPLICATION FOR RELAXATION OF COVERAGE		
Between 50% and 60%	R 275.60	R 292.00
Between 60% and 70%	R 408.10	R 433.00
Between 70% and 80%	R 545.90	R 579.00
Between 80% and 90%	R 679.46	R 720.00
Between 90% and 100%	R 818.32	R 867.00
Erection of an advertising sign	R 220.40	R 233.50
Fencing permit	R 182.32	R 193.00

16. Deviation as per Article (15(1) (a) (i)

Deviation of building (Article(15(1) (a)(i)- erven smaller than 500 square meter	R 128.26	R 136.00
Deviation of building (Article(15(1) (a)(i)- erven more than 500 but less than 750 square meter	R 182.32	R 193.00
Deviation of building (Article(15(1) (a)(i)- erven more than 750 square meter	R 365.70	R 387.50
Subdivision: up to 20 even per subdivision	R 128.26	R 136.00
Subdivision: for each additional erf above 20 erven per subdivision	R 10.50	R 11.00
	R 128.26	R 136.00
Sundry fees		
Vehicle entrance (per single entrance)	R 914.78	R 969.50

All services will be increased by 6% from July 2017.

17. Animal Pounds

	POUNDING						REVISED TOTAL
	CURRENT	REVISED	TENDING	REVISED	PER DAY	REVISED	
Cattle	185.82	197.00	123.88	131.00	123.88	131.00	459.00
Horses	185.82	197.00	123.88	131.00	123.88	131.00	459.00
Mules	185.82	197.00	123.88	131.00	123.88	131.00	459.00
Donkeys	185.82	197.00	123.88	131.00	123.88	131.00	459.00
Goats	105.29	111.50	92.91	98.50	61.95	65.50	275.50
Sheep	105.29	111.50	92.91	98.50	61.96	65.50	275.50
Pigs	161.04	171.00	136.27	144.00	161.04	171.00	486.00

NO	NATURE OF SERVICES	DESCRIPTION OF THE SERVICE	APPROVED 2016/2017 F/Y TARRIFFS	PROPOSED 2017/2018 F/Y TARRIFFS
18.	ENVIRONMENTAL AND HEALTH ISSUES	Illegal Dumping	R 1,839.10 incident	R 1,949.00
		Minor illegal Dumping	R 250.00 incident	R 265.00
		Littering	R 121,90 incident	R 129.00
		Hair salon non compliance	R 309.52 incident	R 328.00
		Public indecency	R 250.00 Incident	R 265.00
		Deforestation	R 434.60 Incident	R 460.50
		Sand mining	R 1,240.20 incident	R 1,314.50
		Building rubbles per load	498.20 Per load	R 528.00
			R 1,839.10 incident	R 1,949.00
19.	COMMUNITY HALLS ,BOARDROOM AND COUNCIL CHAMBER RENTALS	Activities	R 250.00 incident	R 265.00
		Boardroom, Council Chamber and School Activities Farewell .	R 116.60	R 123.50
		Boardroom	R 116.00	R 123.00
		Council chamber may also be used for smaller meetings, but not private events.	R 227.90	R 241.50
		Community halls is covered in item 8.		
		Church Activities	R 620.10	R 657.00
		Government Department	R 742.00	R 786.50
		Funeral Activities	620.10	R 657.00
		Weddings/Reception/Parties	R 869.20	R 921.00
		Graduations	R 116.60	R 123.50

	Use of Facilities on monthly basis(Land and Office space)	Rental of office space and community(situational): lease contract must be signed and renewed as agreed period	Based on lease agreement	
20.	SPORT CENTRE	Soccer (Non-Profit) Soccer (Profit making) Festivals(Profit making) p/d Deposit None/ refundable if no broken items reported Festivals(Non-Profit) Cultural Activities with no gate takings Cultural Activities with gate takings Church activity Funeral activity Government departments Where the municipality has partnered with another sector, we should go 50/50. E.g. athletics, schools sports, etc.	R 1,240.20 R 1,240.20 + 15% R 1,240.20 + 20% R 620.10 R 1,240.20 R 1,240.20 1,240.20 R 1,240.20 R 1,240.20 R 1,240.20	R 1,314.50 R 1,314.50 +15% R 1,314.50 +20% R 657.00 R 1,314.50 R 1,314.50 R 1,314.50 R 1,314.50 R 1,314.50 R 1,314.50

Mr M J Machaba
The Acting Municipal Manager
Blouberg Municipality
P O Box 1593
Senwabarwana
0790

Per E-mail: machabam@blouberg.gov.za

Dear Mr Machaba,

ELECTRICITY TARIFFS FOR THE PERIOD 1 JULY 2017– 30 JUNE 2018

Your application dated 21 April 2017 refers.

The Energy Regulator at its meeting held on 13 April 2017 approved the guideline increase of 1.88% for municipalities applicable for 2017/18 financial year. Consequently, the Energy Regulator considered your application for a tariff increase for the period 1 July 2017 - 30 June 2018 and approved the tariffs as follows:

Domestic Tariffs

• Residential customers

Tariff blocks	c/kWh
Block 1 (0-50 kWh)	89.00
Block 2 (51 – 150 kWh)	111.00
Block 3 (151 – 350 kWh)	130.00
Block 4 (350-600 kWh)	147.00
Block 5 (>600 kWh)	171.00

Commercial Tariffs

• Commercial Prepaid

- Energy charge: 162.00 c/kWh

Regulator Members: Mr JRD Modise (Chairperson) Ms MMD Nkomo (Deputy Chairperson) *Mr C Forster (Chief Executive Officer)
Mr Y Adam *Ms N Masele *Mr M Ntseze Ms KR Mhlumye Mr FK Sibanda
*Full-Time Regulator Members

NERSA is a Regulatory Authority established in terms of the National Energy Regulator Act, 2004 (Act No 40 of 2004)