

SECTION 118 (1) & SECTION 118 (3) OF THE MUNICIPAL SYSTEMS ACT 32 OF 2000

RESTRAINT OF TRANSFER ON PROPERTY:

“118 (1) A registrar of deeds may not register the transfer of property except on production to that registrar of deeds of a **prescribed certificate**—

(a) issued by the municipality or municipalities in which that property is situated;

and

(b) which certifies that all amounts that became due in connection with that property for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for the certificate have been fully paid.

(3) An amount due for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties is a charge upon the property in connection with which the amount is owing and enjoys preference over any mortgage bond registered against the property”



New Ventures Consulting & Services is the Municipal Debt Specialist.

New Ventures Consulting & Services has been in operation since 2002. We have concluded in excess of 12,000 successful transactions saving Rates Payers & Property Owners staggering amounts of money when transferring property. New Ventures Consulting & Services was one of the pioneers in properly implementing the correct interpretation of Section 118 (1) of the Municipal Systems Act after it was amended in 2001.

New Ventures Consulting & Services acts for most of the major banks, transferring attorneys, estate agents and property groups.

We perform a detailed audit of the Municipality's claims. We work very closely with the Municipality in order to agree to the correct amounts and settle the debts. If need be we will institute legal action to protect our clients at our own cost. There is no up-front cost. We recover our fees out of the savings created.

<http://www.municipaldebt.co.za>

Our services include:

The reduction and settlement of clearance figures in order to obtain a Clearance Certificate in term of Section 118(1) of the Municipal System Act for ALL TYPES OF TRANSFERS.

The reduction and settlement of the outstanding historical debt in terms of Section 118(2) & Section 89 of the Insolvency Act to ensure that the full outstanding debt is settled in the case of LIQUIDATIONS OR SEQUESTRATIONS.

The reduction and settlement of the OUTSTANDING HISTORICAL DEBT in terms of Section 118(3).

Lastly, we have incorporated a brand-new value add to our service offering: we have partnered with a bridging finance company and can also offer bridging finance on the amounts payable to the municipality. Furthermore, there may be no extra cost for the bridging finance as well, as the cost for bridging finance is usually recovered out of the savings that we create.

LATEST TESTIMONIALS

*ey Thank you Mr Livanos and staff for helping me save almost 50% of the debt is wa
ry obligated to pay. Also thanks for always keeping me update and guiding me. Will
recommending you guys to all my friend and family. Wishing you all well.*

Judith 2015-08-22 : [CLICK HERE TO VIEW FULL TESTIMONIAL](#)

MUNICIPAL CLAIMS

R445 890.00

We Reduced it to:
R200 00.02

.....

**A HUNDREDLOAD OF
WORRY WILL NOT PAY
AN OUNCE OF DEBT**

GEORGE HERBERT

LATEST TESTIMONIALS

*Thank you so much for helping the client we referred. They were very happy with
your service and the amount you saved them. They had been trying so long to do it on
their own with no joy at all.*

.....

Denis – Estate Agent – Nigel 2014/06/25 : [CLICK HERE TO VIEW FULL TESTIMONIAL](#)

MUNICIPAL CLAIMS

R3 044 654.54

We Reduced it to:
R1 544 510.01

BEELD NEWSPAPER:

5 August 2017

Munisipaliteit in bek geruk

Beeld Newspaper

[Read Article>>](#)

BEELD NEWSPAPER:

29 July 2017

Pasop vir Ou Munisipale Skuld

Beeld Newspaper

[Read Article>>](#)

MDS ARTICLE: EKURHULENI PRESS RELEASE

3 May 2017:

Phasing out of tenants' accounts from 1 July 2017

[Read Article>>](#)

SOUTHCOAST HERALD:

29 May 2017

Judgement has been reserved in this landmark case

southcoastherald.co.za

[Read Article>>](#)

MDS ARTICLE: "DAVID & THE 3 GOLIATH'S"

24 May 2017: UPDATE

FULL PANEL OF 11 JUDGES to hear our Case on 23 May 2017

[Read Article>>](#)

LIVE RADIO: CAPE TALK

20 May 2017

Africa Melane talks to our Director about our upcoming 23 May 2017 ConCourt Case

[Click here to Listen>>](#)

MONEYWEB:

24 May 2017

Merits of historical municipal debt argued at ConCourt

moneyweb.co.za

[Read Article>>](#)

702:

20 May 2017

ConCourt expected to rule on municipal debt liability

702.co.za

[Read Article>>](#)

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FREE RATES HELP DESK

We have a free service for attorneys and/or clients whereby you may scan in and send us the clearance figures to our Rates Help Desk (rateshelp@livanosgroup.co.za) for a free analysis. We will reply back to you within 24 hours with the results of the analysis.

This will enable you to know up front, whether or not the figures are in fact correct or whether or not we will be able to create a saving on the property.

The best thing about our service and business model is that there is absolutely no extra cost to the client whatsoever.

We recover our fees out of the savings.

Lastly, we have incorporated a brand-new value add to our service offering: we have partnered with a bridging finance company and can also offer bridging finance on the amounts payable to the municipality. Furthermore, there may be no extra cost for the bridging finance as well, as the cost for bridging finance is usually recovered out of the savings that we create.

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