

Voting form - COURTRAI SPECIAL RATING AREA

Owner:.....

Authorised representative (if legal entity):.....

Registration number (if legal entity):.....

ID or Passport number of owner or authorized representative:.....

Street address.....

Email address & Cell number:.....

I support the establishment of Courtrai as a Special Rating Area. I approve that the proposed levy of R250 + VAT pm will be debited monthly by Drakenstein from my bank account. This levy will increase annually in line with the official inflation rate of South Africa. This levy will be used by neighborhood elected directors of a Non Profit Company primarily for safety upgrades and monitoring of public areas in Courtrai in line with the published business plan for the Special Rating Area.

I DO NOT support the establishment of Courtrai as a Special Rating Area.

PLEASE INDICATE YOUR VOTE BY WRITING X IN THE APPROPRIATE CIRCLE. PLEASE NOTE THAT ONLY ONE VOTE PER ERF WILL BE COUNTED. A SPECIAL RATING AREA WILL BE PROCLAIMATED IF AT LEAST 60% OF 266 COURTRAI HOME OWNERS VOTE IN FAVOUR.

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Signature

.....

Date

Discussion guideline

1. I am here to establish if you are in favour of Courtrai being established as a special rating area.

- Courtrai neighborhood committee in cooperation with Drakenstein municipality

2. What is a special rating area?

- A neighborhood that is willing to work together for the common good of all that own properties in the neighborhood, and contribute levies to this end, within a legally recognized arrangement with the municipality.
- Promoting safety of public spaces (streets, sidewalks and parks)

3. What are the benefits of a special rating area for me?

- Safer streets and safer parks in Courtrai
- Well kept and well lit parks
- Increase in property values

4. What will the special rating area additional monthly fee be that will be levied by Drakenstein Municipality?

- Proposed fee is R250 pm - additional to current municipal fees.
- 60% +1 home owners will have to vote in favour in order for the fee to be applicable to all.

5. Who will manage the money and ensure that I get value for my money?

- Board of Directors of a Not for Profit Company that will be elected annually at the annual general meeting for Courtrai home owners
- It is therefore envisaged that the Board of Directors will be constituted from Courtrai residents
- The Board of Directors will serve voluntarily and do not receive any remuneration.

6. How and when will I get opportunity for input and feedback?

- The owners of Courtrai properties will have opportunity to receive feedback and give suggestions at the annual general meeting held in Courtrai – either in the school hall or church building
- Statements will be audited annually according to the Companies Act, and shared with home owners at the annual general meeting

7. What will happen with the current Courtrai Neighbourhood Watch?

- The CNW will be incorporated into the Not for Profit Company

8. Residents be able to make donations toward infrastructure projectes like cameras to be erected at entrances to Courtrai

- The SRA board will draw up a list of urgent projects to receive priority, for with these funds can be used.

DRAKENSTEIN MUNICIPALITY

FREQUENTLY ASKED QUESTIONS as compiled by Fabian Sitzer: SPECIAL RATING AREAS

1. What is a Special Rating Area?

A Special Rating Area (SRA) refers to a clearly defined geographical area within a municipal area, approved by Drakenstein Municipality Council, in which property owners have agreed to pay an extra levy to fund 'top up' services.

2. What types of 'top-up' services are provided in a SRA?

Typically, these would be services dealing with issues of 'crime and grime' such as additional public safety measures, cleansing services, maintenance of infrastructure, upgrading of the environment, and social services to deal with vagrancy, etc.

3. How is an SRA established?

The Municipality has an approved Business Improvement District By-law and an approved Special Rating Area Policy. In terms of these documents the process starts with a prior determination of an area within the Municipality. Once the area has been determined, the majority of the property owners within that area must meet and agree that a Special Rating Area must be established. It is necessary that 60% +1 of the property owners must agree. Once the meeting has been held an application must be submitted to the Municipality by the end of September of that year. The application must include a formal business plan of how the Special Rating Area will function and how the institutional arrangements will work. Once the Special Rating Area is approved by Council an addition levy is on the participating owners within the boundaries of the determined area.

4. Who manages the SRA?

The Special Rating Area is managed independently from the Municipality and the property owners need to decide what institutional arrangement will be suitable for them. The policy provides that a Non Profit Company be established in order to manage the affairs of the Special Rating Area. The Non Profit Company will ensure that all governance and reporting requirements are adhered to.

5. What are the benefits for SRA members?

By pooling their resources in an SRA, individual property owners can enjoy the collective benefits of a well managed area, a shared sense of communal pride, safety and social responsibility, and access to joint initiatives and programmes, etc. In the end, these all translate into a tangible boost in property values and capital investments

6. How is an SRA funded?

An SRA is funded entirely from the levies paid by its members. It does not receive any subsidies from the municipality.

7. How is the SRA levy calculated?

The SRA management prepares an overall budget for the year based on the specific needs of the area. The SRA budget and proposed levy have to be approved by the municipality.

8. What kind of property is allowed under the policy?

The policy provides for residential, commercial and industrial properties.

9. Who can I contact if I need further assistance?

Mr. Fabian Sitzer from the Economic Growth Section can be contacted at 021 8074758 or 082 945 7630 or email at fabian.sitzer@drakenstein.gov.za