

SPECIAL RATING AREAS (SRA) / CITY IMPROVEMENT DISTRICT (CID) LEVIES 2010/2011

The SRAs must submit a budget annually in terms of the SRA By-Law. This budget must be in accordance with the approved business plan of the SRA. Any amendment to the approved business plan must be applied for in writing as required in terms of Section 14 (2) of the SRA By-Law.

The SRA By-Law (Section 14(3)) permits Council to approve an amendment to a budget which will not materially affect the rights and interests of property owners in terms of the adopted business plan of the SRA concerned.

The Woodstock Improvement District applied to increase their budget due to additional services needed as a result of new developments in the area. The budget would thus increase from R2 530 000 to R2 911 430 which is an additional increase of some 15%.

Notwithstanding the implications of the 2009 GV, the new developments have a substantial impact on the total valuation base (e.g. The Boulevard Office Park) thus the financial impact of the increased budget will have an average impact of less than 10% for the bulk of the property owners.

The proposed budget of R2 911 430, which includes the higher service level, was supported and approved unanimously at the Woodstock Improvement District Annual General Meeting.

As no objections were received to the amended business plan and the effect of the amendments are not substantial, Council could justify approving the application in terms of Section 15(a) and (b) of the SRA By-law.

The establishment of the Zwaanswyk SRA was approved, vide item C61/05/09 in May 2009. They have not become operational as yet due to ongoing negotiations with SANPARKS to erect a fence on their boundary to assist with baboon management. The property owners in this area have not been billed and the Zwaanswyk SRA Board has to submit an amended business plan when applying to become operational.

The establishment of the Groote Schuur Community Improvement District, the Maitland City Improvement District and the Zeekoevlei Peninsula Special Rating Area have been approved and will become effective 1 July 2010.

The additional rate as per the table below for the 2010/11 financial year, expressed in Rand-in-the-Rand based on the value of properties, are submitted for Council approval.

Special Rating Area	Approved Budget 2009/10	Additional Rate 2009/10	Proposed Budget 2010/11	Proposed Additional Rate 2010/11
Airport CID	1,479,648	0.001976	1,636,082	0.001663
Athlone CID	825,000	0.005556	500,000	0.002204
Blackheath CID	980,000	0.001501	1,058,400	0.001151
Cape Town Central CID	29,871,271	0.002138	33,244,377	0.001543
Claremont CID				
-Residential	314,650	0.000647	342,968	0.000401
-Commercial	<u>4,180,345</u>	0.001727	<u>4,556,573</u>	0.001152
Total	4,494,995		4,899,541	
Claremont Boulevard				
-Commercial	2,403,737	0.000993	2,596,035	0.000657
Epping CID	4,169,611	0.001274	4,586,573	0.001274
Fish Hoek CID				
-Residential	92,197	0.000420	110,635	0.000417
-Commercial	<u>346,835</u>	0.001186	<u>385,520</u>	0.001146
Total	439,032		496,155	
Green Point CID				
-Residential	473,761	0.000479	628,826	0.000379
-Commercial	<u>2,684,644</u>	0.001963	<u>2,896,681</u>	0.001852
Total	3,158,405		3,525,507	
Groote Schuur CID				
-Commercial	N/A	N/A	3,503,505	0.001641
Maitland CID				
-Commercial	N/A	N/A	1,340,206	0.001695
Muizenberg CID				
-Residential	437,529	0.000847	515,710	0.000696
-Commercial	<u>455,387</u>	0.001911	<u>455,387</u>	0.001819
Total	892,916		971,097	

Observatory CID				
-Residential	1,545,000	0.001211	1,670,262	0.001119
-Commercial	<u>1,030,000</u>	0.001556	<u>1,113,508</u>	0.001379
Total	2,575,000		2,783,770	
Oranjekloof CID				
-Residential	532,081	0.000630	594,607	0.000547
-Commercial	<u>2,128,324</u>	0.001712	<u>2,378,430</u>	0.001493
Total	2,660,405		2,973,037	
Paarden Eiland CID	2,233,123	0.001290	2,367,110	0.001276
Parow Industria CID	2,220,475	0.001737	2,440,682	0.001887
Sea Point CID				
-Residential	1,047,973	0.001214	1,153,415	0.001082
-Commercial	<u>1,691,827</u>	0.002191	<u>1,862,049</u>	0.001863
Total	2,739,800		3,015,464	
Stikland CID	1,247,423	0.003184	1,372,165	0.003136
Vredeklouf CID				
-Residential	1,949,186	0.001919	2,142,085	0.001919
-Commercial	<u>60,800</u>	0.002194	<u>66,250</u>	0.001950
Total	2,009,986		2,208,335	
Woodstock CID	2,300,000	0.002033	2,911,431	0.001527
Wynberg CID				
-Residential	405,000	0.001095	350,000	0.000996
-Commercial	<u>1,938,500</u>	0.003047	<u>2,247,505</u>	0.002715
Total	2,343,500		2,597,505	
Zeekoevlei Peninsula SRA				
-Residential	N/A	N/A	382,000	0.002483
Total	69,044,327		81,408,977	