

ANNEXURE 4

SPECIAL RATING AREAS (SRA) / CITY IMPROVEMENT DISTRICT (CID) LEVIES 2009/2010

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

The CID By-Law (Section 11(2)) 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 CID concerned.

The Airport and Parow CIDs submitted a budget proposal that exceeded the approved Business Plan. Both CIDs communicated the proposed increase (mainly as a result of security cost increases) with their members and no objections were forthcoming. Whilst the Airport CID budget has increased by 27,5% the impact on the CID levy to be paid by the property owners is only 25%. Similarly the Parow CID budget increased by 21% and the CID levy impact is only 18%. Council could thus justify approving the increase in the budgets of the Airport and the Parow CIDs (which are both Industrial) as per the attached schedule.

The Muizenberg CID and the Sea Point CID both consist of a residential and a commercial component. In both cases the residential component of the budget reflects a substantial increase. The residential component of the total valuation base of the Muizenberg CID has changed from 61% in 2008/09 to 68% for 2009/10 due to the high number of sectional title units in Muizenberg and successful valuation objections resolved in 2008/09. This resulted in the adjustment of the budget share for the residential component from 40% in 2008/09 to 49% in 2009/10 to facilitate a fair and affordable contribution by members to the CID budget. The average increase as a result of this adjusted budget split is 7% for residential members and 11% for commercial members.

The Sea Point CID has the same scenario as the Muizenberg CID except that the total valuation base has reduced with 7% from 2008/09. The residential component of the total valuation base split changed from 45% in 2008/09 to 53% for 2009/10. The budget split was therefore adjusted from 30% to 38% for the residential component. This allows for an average increase of 11% for residential members and 14% commercial members.

The Epping and Woodstock CIDs have applied to Council to extend their term in accordance with Section 11 of the By-Law. Both renewal applications are on the agenda for approval.

The CID By-Law states in Section 14 (2) that “ when determining the additional property rate, consideration must be given to differentiating between residential and non-residential properties”. The Claremont CID is now differentiating between residential and non-residential components in respect of CID levies as a result of substantial redevelopment converting office space to residential units. It was also further resolved that the residential properties will not contribute to the Claremont Boulevard in future.

The CID levies as per the table below for the 2009/10 financial year, expressed as a “cent-in-the-rand” based on the value of properties, are submitted for Council approval.

The amounts presently being received and the new budgetary requirements including non-material amendments as submitted by the various CIDs are as follows:

Special Rating Area	Extend Term	Approved Budget 2008/09	Proposed Budget 2009/10	% Increase	SRA / CID Levy 2009/10
Airport CID	No	1,160,369	1,479,648	27.5%	0.001976
Athlone CID	No	750,000	825,000	10.0%	0.005556
Blackheath CID	No	875,000	980,000	12.0%	0.001501
Cape Town Central CID	No	27,658,585	29,871,271	8.0%	0.002138
Claremont CID					
-Residential	No	-	314,650	-	0.000647
-Commercial		4,148,862	4,180,345	0.8%	0.001727
Total		4,148,862	4,494,995	8.3%	
Claremont Boulevard	No				
-Commercial		2,205,263	2,403,737	9.0%	0.000993
Epping CID	Yes	3,790,556	4,169,611	10.0%	0.001274
Fish Hoek CID					
-Residential	No	83,815	92,197	10.0%	0.000420
-Commercial		315,306	346,835	10.0%	0.001186
Total		399,121	439,032	10.0%	
Green Point CID					
-Residential	No	432,196	473,761	9.6%	0.000479
-Commercial		2,449,114	2,684,644	9.6%	0.001963
Total		2,881,310	3,158,405	9.6%	
Muizenberg CID					
-Residential	No	314,429	437,529	39.2%	0.000847
-Commercial		471,643	455,387	-3.4%	0.001911
Total		786,072	892,916	13.6%	

ANNEXURE 4 - SRA's (incl. City Improvement Districts)

Special Rating Area	Extend Term	Approved Budget 2008/09	Proposed Budget 2009/10	% Increase	SRA / CID Levy 2009/10
Oranjekloof CID					
-Residential	No	487,278	532,081	9.2%	0.000630
-Commercial		1,949,113	2,128,324	9.2%	0.001712
Total		2,436,391	2,660,405	9.2%	
Paarden Eiland CID	No	2,106,720	2,233,123	6.0%	0.001290
Parow Industria CID	No	1,835,104	2,220,475	21.0%	0.001737
Sea Point CID					
-Residential	No	749,325	1,047,973	39.9%	0.001214
-Commercial		1,748,425	1,691,827	-3.2%	0.002191
Total		2,497,750	2,739,800	9.7%	
Stikland CID	No	1,134,021	1,247,423	10.0%	0.003184
Woodstock CID	Yes	1,722,247	2,300,000	33.5%	0.002033
Wynberg CID					
-Residential	No	324,000	405,000	25.0%	0.001095
-Commercial		1,816,320	1,938,500	6.7%	0.003407
Total		2,140,320	2,343,500	9.5%	
Total		58,527,691	64,459,341		

The new CID Levies will be communicated to the property owners, be advertised in the Cape Times and / or the Argus and Die Burger and notices will be placed at municipal offices as per the attached list of locations for comments and/or objections.

LIST OF LOCATIONS

Area	Address
Cape Town	Concourse, Civic Centre, Hertzog Boulevard, Cape Town
South Peninsula	Municipal Offices, cnr. Main and Victoria Road, Plumstead
Subcouncil 1	Municipal Offices, Royal Ascot, Bridle Way, Milnerton
Subcouncil 2	Municipal Offices, Brighton Way, Kraaifontein
Subcouncil 3	Municipal Offices, Voortrekker Road, Goodwood
Subcouncil 4	Municipal Offices, 1 st Floor, cnr. Voortrekker & Tallent Road, Parow
Subcouncil 5	Municipal Offices, Voortrekker Road, Goodwood
Subcouncil 6	Municipal Offices, Voortrekker Road, Bellville
Subcouncil 7	Municipal Offices, cnr. Oxford & Queen Street, Durbanville
Subcouncil 8	Municipal Offices, cnr. Fagan Street & Main Road, Strand
Subcouncil 9	A Block Stocks & Stocks Complex, cnr. Ntlakohlaza & Ntlazane Road, Town 2, Village 1, Khayelitsha
Subcouncil 10	Site B, cnr. Bonga & Sulani Drive, Opposite Sanlam Centre, Khayelitsha
Subcouncil 11	Fezeka Building, cnr. NY1 and Lansdowne Road, Gugulethu
Subcouncil 12	Parks & Bathing Building, Merrydale Avenue, Lentegour
Subcouncil 13	Fezeka Building, cnr. NY1 and Lansdowne Road, Gugulethu
Subcouncil 14	Fezeka Building, cnr. NY1 and Lansdowne Road, Gugulethu
Subcouncil 15	Pinelands Training Centre, St Stephens Road, Central Square, Pinelands
Subcouncil 16	Municipal Offices, 11 th Floor, 44 Wale Street, Cape Town
Subcouncil 17	Athlone Civic Centre, cnr. Protea and Klipfontein Road, Athlone
Subcouncil 18	Municipal Offices, 3 New Ottery Road, Ottery
Subcouncil 19	Municipal Offices, Central Circle, Recreation Road, Fish Hoek
Subcouncil 20	Alphen Centre, Constantia Main Road, Constantia
Subcouncil 21	Municipal Offices, cnr. Van Riebeeck Road and Carinus Street, Kuilsriver
Subcouncil 22	Municipal Offices, cnr. Van Riebeeck Road and Carinus Street, Kuilsriver
Subcouncil 23	C/o Delft Main Road and Fort Worth (off Silversands Road), Delft
Libraries	All Libraries