

## Letter to newspaper Editors

### Valuations done fairly and professionally

The company responsible for compiling Kouga's new General Valuations Roll, DDP Valuers, has responded to concerns raised in the media about the new valuations. As part of our commitment to a valuation process that is fair and transparent, Kouga Municipality wishes to share the response with property owners.

#### DDP Valuers writes:

With reference to the article "Municipal valuations under investigation", which appeared in a local newspaper in June.

DDP Valuers was made aware of a complaint lodged by a valuation company with the Public Protector only after the article was published. To date no notification has been received from the Public Protector that our company or the valuations are under investigation.

Herewith, a few comments about statements made in the article:

1. ... "haphazard valuations" that are incorrect and flawed

The Municipal Property Rates Act makes ample provision for any person to object to an entry in a General Valuation Roll. An objection will be considered by the municipal valuer and a Valuation Appeal Board, should the property owner wish to appeal against the findings of the municipal valuer.

The Valuation Appeal Board is an independent body appointed by the MEC: Local Government. If the appellant is dissatisfied with the decision of the Valuation Appeal Board, the next step is to approach the High Court to review the decision taken by the Valuation Appeal Board.

2. ... "that the valuation of a property should not vary by more than 10%"

In order to explain how comparable sales are applied, as well as the skills and expertise of the municipal valuer, we like to refer to the Supreme Court ruling regarding the City of Johannesburg Metropolitan Municipality and the Chairman of the Valuation Appeal Board for the City of Johannesburg (code no 282/2013).

"Ad Par [22] – The function of the municipal valuer is of considerable importance. In order to determine the market value of property,

valuers should have regard to various factors in order to determine what a notional willing buyer would probably pay to a willing seller in the open market. These include comparable sales of similar properties in the open market; the extent to which the parties to previous transactions acted voluntarily and negotiated on equal terms or acted under compulsion; the motivation of the respective parties in previous transactions to buy and sell; restrictions on the use of property and the possibility of their removal; the improvements on the land and the depreciation of these improvements; the potential uses to which the land may be put; and the income that may be derived from the property.

Ad Par [24] – Valuations is accordingly not an exact science. The market value of a property can only be estimated and not precisely determined, and a valuer is called on to exercise professional skill and expertise in a specialised field by expressing an opinion on the market value in monetary terms.

#### 3. Awarded Tender

The tender to compile the Kouga General Valuation Roll (2014 to 2018) was awarded to DDP Valuers Pty (Ltd).

Ten public meetings were held from May to August 2013 as part of the valuation team's commitment to be customer focused, transparent and fair. The public meetings were successful and notes of thanks were received from the St Francis Bay Residents Association for the professional manner in which the valuations were conducted.

The result of this customer-focused approach is visible in the amount of objections received. A total of 35 464 properties were valued and 1200 objections were received in comparison to the approximately 5000 objections received during the previous valuation.

DDP Valuers were further impressed with the manner in which the Kouga Valuation Department handled themselves. They are very co-operative and pro-active in resolving disputes. It is heart-warming to deal with a valuation department that is ready trying to make a difference.

Well done, Kouga, you are an example of good corporate governance followed a philosophy of fair and just administration.

## Donate your old wetsuit to needy surfer through Billabong stores

There has been a call for second hand wetsuits in aid of Billabong Surfers Helping Surfers Campaign

In an effort to 'share the feeling' and assist local surfing outreach programs in underprivileged areas, Billabong South Africa have launched the Surfers Helping Surfers initiative that encourages all surfers to donate their old wetsuits and in exchange, qualify for a discount on a new Billabong suit.

Surfers Helping Surfers has collection bins set up in all coastal Billabong stores across South Africa where surfers can drop off their old wetsuits. In return they qualify for a 20% discount off any new Billabong suit.

The old wetsuits are then collected, sorted and distributed to a number of recognized surf outreach programs that Billabong currently supports; these include Surf Shack, Aleph and Christian Surfers.

Chad D'Arcy, Marketing Manager for Billabong said: "This is the first year we're running this campaign and so far the response has been fantastic. We launched the initiative at our first Billabong Junior Series event in Mossel Bay in April and to-date we have had over 50 wetsuits donated through our stores. It is a great way for surfers to give back and to help less fortunate kids share in the stoke of riding waves. We are aiming to do our first handover in July and keep the campaign running through our stores indefinitely."

Aleph Surfing Foundation, said: "A wetsuit can tell many epic stories of surf sessions that have been spent with its owner, but once a surfer gets a new suit, the old one is quickly forgotten and ends up discarded. Billabong is taking initiative to continue the life of a wetsuit by creating avenues for people to donate their old suits to some amazing surf related causes – and get some reward for it!"

"It's great to see a company connecting the dots and channeling wetsuits to people who do not have the same access to resources. As an organisation we can then share and send wetsuits where they are very needed and appreciated. What a way to make surfers from either ends of the scale be part of the same process of sharing in the stoke. I would encourage people to make use of this opportunity presented by Billabong and be intentional with giving and receiving. Aleph Surf International is honored to steward these suits and make a lot of surfers and other projects very happy."

Below are the Billabong Stores running the Surfers Helping Surfers initiative, where you can drop off your old suit:

#### KZN

- Billabong Gateway Umhlanga
- EC
- Billabong Boardwalk Port Elizabeth
- Billabong Moffet Park Port Elizabeth
- Billabong Concept Store J-Bay
- Billabong Magma's Surf Store J-Bay
- Billabong St Francis Bay

## Editorial Column



After so many holidays and events since Easter, August has been fairly quiet hard news wise...

For one there have been few

complaints in the press or on social media – apart from the many critical comments about the shocking state of the roads or the bad crime situation in Kouga, particularly in Jbay.

But it was great for Jbay and St Francis that there were plenty of visitors last month. Spending July holidays in this part of the Eastern Cape is becoming more popular with people in Gauteng, Free State and Northern Cape, judging by the increasingly predominance of number plates from these areas each year. And it is also fantastic that St Francis Bay's canals properties are in big demand - this augurs well for the future of the town.

And what is also good news is that there are several new businesses opening in town as well as a quite a few change of ownerships... it is good that there is confidence in St Francis Bay and any good growth or development is beneficial to the area.

Already the days are becoming ever so much warmer...! For one, look forward to the long hot summer days again...

Next month it is Spring and then the short countdown to the festive season starts...

Companies or organisations wanting to hold any public events at year end are reminded that they must get their applications in early to the municipality in order to get the necessary permissions.

Please keep us posted of any important news or events taking place by telephone, sms or send an email (contact details are on p2) or send us a message on FB:

[www.facebook.com/stfrancis.chronicle](https://www.facebook.com/stfrancis.chronicle)

Till next time,  
Keep happy and warm  
Peace & Blessings!  
Bev, The Editor

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