

SFB homeowners asked to pay for repairs to the town

St Francis Bay property owners are being asked to make a voluntary payment equivalent to existing rates on their respective properties to the SFB Ratepayers Association Infrastructure Fund. These funds will be used for the repair and maintenance of the town's infrastructure for the roads, sewerage, storm water drains, dune spit and for the beach – repairs which will cost well in excess

of R200-million. And the proponents of a 5-year strategy plan for St Francis Bay say the town should be considered as a "Private Estate" if its home owners, residents and businesses wish to preserve its infrastructure. The strategy plan was presented last week at St Francis Links Golf Estate by Wayne Murphy and Chris Gray of the SFBRA.

5-Year Strategy Plan

The proponents say the municipality does not have the funds to do the repairs (see details below) and in order to prevent properties from being devalued if the town falls into decay, home owners and businesses and residents are asked to contribute to the fund.

The contributions will be voluntary until such time as St Francis Bay is registered as a Self Improvement District (SID) with the Kogua Municipality, which allows it to collect levies (in addition to rates) for the Infrastructure Fund.

In the SFBRA press release it says all private estates (St Francis Links, Riverview etc.) pay rates to the municipality, and also pay a levy (often equivalent to the rates) to the Estate's governing body to maintain all services, "the SFBRA press release said."

The following is a breakdown of all the repair costs needed to be done to repair and preserve the town, plus steps to be undertaken to complete the plan successfully.

Cost of Infrastructure Repair & Maintenance • Roads (30kms) = R19.2m • Stormwater drains repairs (existing) = R400k • Stormwater drains new (budget) = R1.5m • Sewerage vehicles (bic) = R1m • Sewerage line extensions = ? Total (5 years) = R22.1m

Cost of Infrastructure Repair & Maintenance: Emergency Repairs to Spit & Beach – Phase 1 – BAR cost = R400k – Repair cost = R34m-41m

Restoration of River, Spit & Beach – Phase 2 – EIA cost = R1m – Restoration cost = R160m-200m (Worley Parsons) – Maintenance cost = 100k

Total river, spit & beach costs = R195m-241m

Proposed actions to be undertaken in the five years were presented at the meeting as follows: Roads, Storm Water Drains & Sewerage: Take over the maintenance of SFB's infrastructure: roads, storm water drains, sewerage service, river, spit and beach. Create a Maintenance team to maintain the roads, storm water drains and sewerage service, River, Spit & Beach: Work directly with DEAT and Oceans to Coast to address the River, Spit and Beach problems. Establish the SFBRA as the single point of responsibility for the maintenance of SFB's

infrastructure, as per DEAT's recommendations. Register SFB as a SID (Self Improvement District) with the municipality, which allows it to collect a levy to fund the infrastructure maintenance.

Until the SID is established, raise funds directly from Property Owners, through a voluntary payment (equivalent to the existing rates on the property) to the SFBRA Infrastructure Fund. Managing the Funds Raised: Establish a Fund to finance SFB Infrastructure maintenance.

Register a Schedule 1 company (not for Profit). Register the Company as a PBO with SARS. • Appoint a Board of Directors with a blend of competence and objectivity.

Raise money from property owners, business owners, government and other stakeholders. Raising funds: Property Owners: pay an additional levy equivalent to their current rates to SFBRA Infrastructure Fund e.g. a property valued at R4m pays rates of R2,000 per month (R24k pa).

Business Owners – donations. Government: National, Provincial and Local Govt. contributions to River, Spit and Beach restoration.

Other Stakeholders: PBO contributions. In conclusion the proponents state the following about the fund raising:

• SFB has 1550 properties (with dwellings) and 600 vacant plots (excl. private estates) SFBRA Property Owners pay R37m in rates pa to Kogua.

Property Owners pay the equivalent of what they pay in rates to the SFB Infrastructure Fund.

"Once the infrastructure has been fixed, then one can expect to pay a lower amount, perhaps 25% of the annual rates amount. Examples: Sea Point, Cape Town CBD, Richmond Hill (PE).

In conclusion the proponents of the Strategy Plan also stressed that unity was needed among residents for the plan to be successful.

In this press release the SFBRA says the strategy plan was well received and supported by those in attendance at the meeting at St Francis Links. It welcomes feedback from all St Francis Bay home owners and stakeholders.

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CAPE ST FRANCIS- R2.7mil

GRANT SEAVIEWS- 5 MINS TO BEACH
This large double storey elevated home is in good condition – amazing sea views from large upstairs entertainment area. 4 bed, 2 lounge, double garage, security and a nice garden. Many extras!!

CAPE ST FRANCIS- R1.5mil

IMMACULATE HOME
This sunny home is 5 mins walk from the beach. A well-maintained 3 bed, 2 bath, 2 lounges, double garage home has a large entertainment area/braai area. Huge grounds, room for expansion and loads of potential!!

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Humansdorp Hotel 's super new management team

Humansdorp Boutique Hotel is proud to announce A new management team in charge of catering and events.

After many interviews and a rigorous selection process Anthea Isaacs, together with her daughter Lauren were selected to head up the department. Anthea and her team took over on the 1st of December 2015.

They have already made substantial changes to the menu and we are looking forward to exciting times ahead. Their first big event will be the annual Christmas Lunch and this year promises to be even better than before.