

## PROPERTY NEWS



### TRANSFER REGISTRATIONS - Aug/Sept 2006

- Kensington** – August 2006:  
50 units reg. @ average value: R907 200  
(R754 000) Highest value: R2 300 000
- September 2006  
24 units reg. @ average value: R790 250  
(R907 200) Highest value: R1 800 000
- Malvern** – August 2006:  
15 units reg. @ average value: R367 533  
(R331 875) Highest value: R608 000
- September 2006  
18 units reg. @ average value: R420 055  
(R367 533) Highest value: R520 000
- Bez-Valley** – August 2006:  
27 units reg. @ average value: R451 888  
(R491 250) Highest value: R1 500 000
- September 2006  
9 units reg. @ average value: R520 200  
(R451 888) Highest value: R630 000
- Cyrildene** – August 2006:  
7 units reg. @ average value: R1 205 714  
(R837 714) Highest value: R2 100 000
- September 2006  
5 units reg. @ average value: R942 000  
(R1 205 714) Highest value: R1 550 000
- Observatory** – August 2006:  
6 units reg. @ average value: R915 833  
(R1 138 500) Highest value: R1 500 000
- September 2006  
4 units reg. @ average value: R1 320 000  
(R915 833) Highest value: R1 600 000

*Brackets indicate previous month's average*

### BOND RATES – currently 12,5%

Be financially prepared for another  
0,5% increase in April 2007 –



To calculate what a bond will cost you per month  
(20 year term) at current rates – Multiply the factor  
11.31 times R1 000 bond = monthly instalment.  
E.g. 11.31 x 100 = R1 131 = monthly instalment.

### JHB WATER & LIGHTS ACCOUNTS:

When selling your home, be certain to request a final reading telephonically & in writing to the accounts department, notifying them of the day you are vacating the property, to close the account on that day and at your new address, to which they can post your refund. Failing to do so will result in the City Council deducting your rates & taxes as well as your water & lights account from the credit provided for on the R&T W&L clearance certificate obtained to get transfer of your property. It's difficult enough to get it back from the council in the first place never mind paying for someone else's consumption and taxes.

## GARDEN & HOME:

... bulbs, seeds or plants for a show of colour in your garden this winter (especially if you are thinking of selling your home to achieve best price)

**SEEDS** – Sweet Peas – plant now.

Trench deep, with lots of compost and manure.

### BULBS:

- Babiana** – mixed colours, Plant Feb/May & Flower Aug/Sept
- Brodiaea** – Queen Fabiola Purple, Plant April/May, & Flower Oct/Dec
- Cyrtanthus** – Plant mid April/May, & Flower mid May/June
- Daffodil & Narcissus** – Plant mid April/ May, & Flower July to September
- Daubenia** – mixed colours, Plant mid April to May, & Flower July to Aug
- Freesia** – mixed colours, Plant mid April/May, & Flower Aug/Sept
- Hemerocallis** – mixed colours, Plant mid April/May, & Flower Oct to Jan
- Hyacinth** – mixed colours, Plant Mid April to mid June, & Flower July/Sept
- Ipheion (Spring Star flower)** – Plant mid April to May, & Flower Aug to September
- Lachenalia Namaqua** – Plant Feb to mid April, & Flower June to July



Source of information supplied by HADECO for best quality. Read the instructions on the packets for shady / sunshine / spaces, planting instructions, watering etc.

## OBITUARY

Norman James , well known to estate agents in the eastern suburbs of Bedfordview, Edenvale & Kensington passed away unexpectedly and peacefully at the JHB Gen at 7.00 am on the 31 December 2006

The transcending image of Norman will always be his optimism and robust cheerfulness and his conviction 'alles sal regkom' He was a high achiever during his school years at Christian Brothers College Boksburg, both academically and on the sports field –especially cricket.

As a boy and later as a man, he was recognized as a natural leader – as a Scout Patrol Leader, deputy Head Boy, Captain of the first eleven and Tennis Team, captain of Cadets and the Shooting Team

As a man, he rose to high office in the Knights of De Gama and later the Masons and in his profession excelled in the field of architecture.

After 3 years at WITS he completed his architectural degree at London University

Norman lived all is life in Kensington and will be sadly missed by his dear wife Frieda and all his colleagues at Gateways where he spent the last of his working career.

## ARE YOU PULLING YOUR HAIR OUT WITH YOUR COUNCIL ACCOUNTS?



Property owners who are fed up with battling the City Council alone in connection with municipal charges that they dispute have a remedy. They can join forces in a class action against the Council. In this way, they will be able to have the benefit of retaining top class specialist lawyers for fighting their cause. They will also be able to have their case heard by the highest courts in the country being the Supreme Court of Appeal and or the Constitutional Court. Because the legal costs are prohibitively expensive, there is no other way than joining the class action for them to get legal certainty on their rights and obligations in respect of amounts claimed from them from the Municipality.

If you dispute your liability for any amount claimed from you by the municipality on any of the following grounds, then you will benefit from the class action, namely:

1. The amount claimed from you was a consumption debt for water and electricity incurred by someone else such as a tenant.
2. The amount claimed from you was incurred after you instructed the municipality to stop supply.
3. The amount claimed from you was transferred from another account that was not in your name.
4. You cannot establish actual consumption because of the lack of meter readings data supplied by Council.
5. The arrears debited to your account arose from municipality negligence and or its failure to carry out its constitutional and statutory obligations.

Specialist attorney Robert Martindale who initiated the TRAC constitutional challenge to Section 118 of the Systems Act in the Constitutional Court said that there is an urgent need for a class action. In its judgment in TRAC's case the Constitutional Court recognised a number of legal issues for adjudication relating to the owners liability for tenants consumption accounts. TRAC's matter was stopped because of lack of property owner support. The first phase of the class action will be to sign up interested property owners to raise sufficient financial support to retain top class specialist lawyers who will formulate the class action relief for presentation to court. The second phase will be the registration of property owners and confirming their disputes with the Council as well as the adjudication of the disputes and the courts final award.

Citizens must be pro-active in standing up for their rights against unlawful conduct and abuse of power by municipalities. They must stand together to get their legal disputes adjudicated by the courts. This in the end will benefit everyone including the municipalities because everyone will know where they stand in relation to a particular issue.

If you want to find out how you can participate in this action and be refunded for incorrect billings in a situation you are not able to resolve with the council – CALL **GLYNN EVANS** on 011-622 9115/6

## Serenity Retirement Village

(Sectional Title Units)

Parkhill Gardens, Germiston

### 16 Luxury 2 Bed Units

- 👉 57m<sup>2</sup> Garden Cottage
- 👉 24hr Security & Panic Buttons
- 👉 High Quality Structures & Finishes
- 👉 Serviced Apartments & Gardens
- 👉 Laundry & Social Club Functions
- 👉 Wired for 21st Century Living



**R495 000**

Call Avis Gillman  
082 677 3482

## STRIPPING TIMBER DOORS & FRAMES

Save on paint stripper – it is very expensive and not as nearly as effective or economical as the use of an electric hot air gun and scraper or putty knife

**Method:** Heat a small area at a time until the paint bubbles – shuffle the scraper under the paint and gently lift the paint by prodding underneath the heated and bubbling paint. Wear a glove on the hand using the scraper because the hot melting paint could burn you.

## POLICING

The Cleveland Community Policing Forum is known as CCPF.

### APPOINTMENT

#### *New Station Commander*

The Cleveland Community Policing forum are pleased to announce the appointment of **Director Zangwa** as the new Station Commander as of 1 October 2006, taking over from Senior Supt Phelele.

The appointment comes as a result of dissolving the area board and restructuring and improving the policing services by placing high ranking officers at station level with autonomy of running the station

Director Zangwa has been quite prevalent in the press of late, mostly for the wrong reasons – however a full report on crime in the Cleveland Policing precinct was covered by Jessica Pitchford on camera and was telecast on Special Assignment recently.

In his opening address at the CCPF October Public Meeting, Dir. Zangwa made it quite clear that he is not just a policeman, but also a resident in the Cleveland Policing Precinct and is just as concerned about crime as residents in his precinct. He appealed to all residents in the area to become committed to a partnership with the police and the CPF in combating crime. He said fighting crime starts in our own back yard and is strengthened by residents reporting any illegal or suspicious activities around their own homes or vicinity e.g. drug trafficking, etc.

## TOP COP OF THE MONTH FOR:

### SEPTEMBER 2006

Inspector Chuee was responsible for a thorough investigation which resulted in putting the suspect N M Shezi behind bars for 15 years for robbing a metro officer on the M2 east freeway near Denver of his firearm. Inp Chune was promoted to the rank of captain on 1 August 06. He continued attending to his outstanding dockets, one of armed robbery & another of a stolen fire arm – both matters are pending, but it is expected both suspects will be handed down harsh sentences.

### OCTOBER 2006

A Reservist, constable AC Kunene during his course of duty received a complaint of murder. Working on the description of the suspect, he made an arrest the same evening. The case was investigated and prepared for court by Inspector Nathane. The suspect N Nantisi was given Life imprisonment for murder, 11 years for possession an unlicensed fire-arm and declared unfit to possess a fire-arm for 99 years.

## Reporting of Crime:

Crime in progress must be reported to 10111. Even if you are very stressed at the time, remember the operator has to ask you certain questions. Please be patient and calm in answering them carefully and correctly as you are being recorded all the time the conversation takes place. **HOWEVER** as the recording takes place the relevant or assigned police will be picking up the recording and will know what to do and who to speak to at the scene of the crime. Broadcast goes out to the nearest police vehicle, as you speak and not necessarily from your own police station. Don't be concerned if nothing **seems** to be done. It happens as you speak.

It is important to ask for a reference number and the operators name for reference purposes. There have been problems with the system, but the center is under **new management**. We would like to hear of your experiences – **good or bad**. This is the only way we can see that 10111 continually improves and becomes more effective. Please e-mail your experiences in writing to The Chairman at [mike.bnbsure.co.za](mailto:mike.bnbsure.co.za)

**Remember the more incidents reported the better our manpower allocation at the station will be!**

**NOTE:** The CCPF hold station management accountable to the community for service delivery and our role is the monitoring of the levels of efficiency of SAPS.

## PRIMROSE COMMUNITY POLICING FORUM

The PCPF was dormant for several months during 2006, but is now fully functional under the acting chairmanship of Mike van Koningbruggen. Monthly meetings are held in the hall of the Primrose Methodist Church, on first Thursdays at 18h30. The Annual General Meeting will be held on May 3rd, when a permanent committee will be elected to serve for three years. The hall is across the parking lot from the police station.

There is a fund-raising Golf Day planned for April 19th at State Mines, Brakpan. The response for players and fourballs has been good, but bookings can still be made with Kathy Botha on 0119163150 or 0738478727.

It has been our experience that people phoning 10111 from the cross-over area between Johannesburg and the East Rand often end up with the wrong Flying Squad. Brixton is available on 0112481000 and Benoni can be reached on 011 7473111

## KENSINGTON COMMUNITY FORUM:

To find out more about the forum, log on to:

[www.kensington.org.za](http://www.kensington.org.za)

To find out more about the forum, log on to:

**Become a member:**

**Pensioners:** R 30.00 per annum

**Family/Person:** R 50.00 per annum

**Commercial:** R100.00 per annum

Log on to above Website for an Application Form or call the Chairman Colm Burns 616-8934 or Vice Chairman Phil Atkins and they will gladly fax you one.

## JOKES:

A married couple who are in their sixty's are visited by a fairy. The fairy grants them each a wish. "I want to travel around the world with my darlin' husband", says the wife – and 2 tickets for a luxury cruise appears in her hand. The husband says: "Sorry love, but my wish is to have a wife 30 years younger than me." So the fairy waves her wand and the husband becomes 92. Moral of the story: men who are ungrateful sods should remember that fairies are females!



**Bookkeeper to trial bal, paye & tax returns.**  
– Dalina 076-333-8634

**1-Stop Financial/Legal/Tax/Property**  
– PowerHouse (011) 487-3388

**Basic Financial Literacy**  
– LifePower (011) 648-1220 - ask for Liz

**iVD – Graphics/DTP & more** – on 011 615 4894 or  
Anthea 082 920 4511 or Wellington 083 276 4433

**Art Angle: Picture Framing** – on 616-4473 – Lyn Cooper

**Buying or selling a home?**

**Select a Gateways Property Consultant:**

Malvern: Dorothy on 082 706 7190  
Kensington: Mike von K on 084 356 0321  
Kensington: Avis Gillman on 082 677 3482  
Primrose: Mehlo on 082 357 9074  
Bez Valley: Thabile Mtsweni on 011 622 9115

## COMMENTS & SUGGESTIONS:

Should you wish to make any comments that would make this newsletter positively newsworthy, or receive this newsletter via e-mail, please forward your details to me at [glyngateways@iafrica.com](mailto:glyngateways@iafrica.com). Any community newsworthy articles or events, comments or ideas are most welcome – Contact the editor Glynn Evans 622-9115 or 082 651 7518 **or** via e-mail as per above.



Layout and Design by Anthea Long – 082 920 4511



## THE 'CRIME BUSTER'



### 'THE BEADIE EYE'

(The Ears & Eyes of the Community)

Cleveland Community Forum plans launching the 'Beadie Eye' as the complete deterrent to combating crime in the streets of our precinct.

This new innovation developed and created by the EXCO committee, Cleveland Police management team and Anthea Long (Innovative Visual Design) will give you a first class opportunity to say 'we are committed and in partnership as a community member in the fight against crime.

The 'Beadie Eye' is manufactured in a rust free, attractive aluminum disc in full colour. It comes in three sizes – a 210 mm residential plaque for street identification, 500 mm for small/medium size businesses and a 1 meter plaque for factories and Corporate or large businesses.

Unique feature of the 'Beadie Eye' is the reflective eye's that are lit up by passing vehicle's at night and optional CCTV camera's installed in the eye to monitor our streets day and night.

The reflective eyes at night are a psychological deterrent to criminals while the CCTV camera connected to a central intelligence centre is a 24/7 prowler of our streets, businesses and factories.

**How to get committed – an ANNUAL contribution to the CPF:**

Residents – R150 per annum or only R12.50 per/month  
Small/Medium size businesses R1,000 p.a. or R83/month  
Large Businesses/Factories R2,500 pa or R208.00 per/month

### WHAT DO WE GET FOR OUR CONTRIBUTION

- 4 sponsored 24/7 manned police patrol cars – 1 per sector  
**Sector 1:** Cyrildene Bruma  
**Sector 2:** Kensington  
**Sector 3 :** Malvern  
**Sector 4:** Heriotdale & Denver  
(Subject to participation & contributions)
- Your 'Beadie Eye' will be the ears & eyes of the Police & CPF
- Your contribution to eliminating crime.
- Your membership/partnership with CPF & your local Policing Service.