67 NOJOLI STREET P.O. BOX 21 SOMERSET EAST 5850

Tel: 042 - 243 6400 Fax: 042 - 243 2250

Website: www.bcrm.gov.za E-mail: mmanager@bcrm.gov.za

marei@bcrm.gov.za nigeld@bcrm.gov.za rozannef@bcrm.gov.za



Blue Crane Route Municipality

Office of the Municipal Manager

Our Reference / Enquiries:

Ms N Yako / Mr L Pool

18 February 2025

To All Property Owners in the Blue Crane Route Municipality Area (EC102)

INSPECTION OF THE PROPERTY VALUATION ROLL (2025/2030)

The above matter refers.

As per Municipal Property Rates Act, No 06 of 2004, section 32, a valuation roll takes effect from the start of the financial year following completion of the public inspection period required by section 49 of the same act and remains valid for 5 (five) financial years.

Please find attached notice 5/2025 that was published in the Provincial Government Gazette and Herald Newspaper on Friday, 14 February 2025.

The same notice will be publish in the Herald Newspaper again this Friday, 21 February 2025.

Please ensure that you read and understand the content of these notices and be mindful of the timeframes listed.

Please keep in mind that the appointed valuers determined the market values of your properties as indicated in the notice letters that will be send to u aswell.

It is important to note that this process has currently nothing to do with the rates per rand value that will be payable to the municipality but purely to determine the market value of your property.

If you have any enquiries regarding the notice contact the following officials: Ms N.Yako at 042 243 6412 or Email nyako@bcrm.gov.za
Mr L.Pool at 044 873 0901 or Email lauriep@skw.co.za

All ward councillors are requested to inform their constituencies accordingly.

Yours Sincerely

MP NINI

MUNICIPAL MANAGER

COPY: MAYOR – MR B.A MANXOWENI
ALL WARD COUNCILLORS
CFO – MR NIGEL DELO
ACCOUNTANT REVENUE - MS N.YAKO
MUNICIPAL VALUER - MS V.ERLANK
MUNICIPAL VALUER - MR L.POOL

DEPUTY DIRECTOR: VALUATION SERVICES COGTA - MR R.POOVAN

Local Authority Notices • Plaaslike Owerheids Kennisgewings

LOCAL AUTHORITY NOTICE 1318 OF 2025



BLUE CRANE ROUTE MUNICIPALITY (EC102) NOTICE NO 5/2025

PUBLIC NOTICE CALLING FOR INSPECTION OF THE VALUATION ROLL AND LODGING OF OBJECTIONS

Notice is hereby given in terms of Section 49(1)(a)(i) of the Local Government Municipal Property Rates Act, of 2004 (Act No.6 of 2004), hereafter referred to as the "Act", that the valuation roll for the financial years 1 July 2025 to 30 June 2029, is open for public inspection at the municipal offices listed below, on Mondays to Fridays, during office hours 07:45-16:00, from 14 February 2025 to 26 March 2025.

In addition, the valuation roll is available on the municipality's website: www.bcrm.gov.za

An invitation is hereby made in terms of Section 49 (1)) (a)(ii) of the Act that any owner of property or other person who desires should lodge an objection with the Municipal Manager in respect of any other matter reflected in, or omitted from, the valuation roll within the below mentioned period. Attention is specifically drawn to the fact that in terms of Section 50(2) of the Act an objection must be in relation to a specific individual property and not against the valuation roll as such. The form for the lodging of objection is obtainable at the belowmentioned municipal offices or website: www.bcrm.gov.za.

The completed objection forms must be returned **by hand** to the Municipal Offices where the account is held. Kindly bring along your Section 49 Notice when submitting your objection, as this will expedite the submission process.

For enquiries, please phone Ms Nontyatyambo Yako at 042 243 6412 /Mr. Laurie Pool at 044 873 0901 or Email nyako@bcrm.gov.za / lauriep@skw.co.za

No form of electronic submission will be accepted. **CLOSING DATE FOR OBJECTIONS IS 16:00 ON WEDNESDAY 26 MARCH 2025. No** late objections will be accepted.

Addresses for the listed Municipal Offices:

Town Hall Office	Madiba Hall	Pearston Cashiers Office
67 Nojoli Street	258 Peddie Street	9 Voortrekker Street
Somerset East	Cookhouse	Pearston
5850	5820	5860
Tel: 042 243 6412	Ms Y.Twenty	Tel: 042 243 6480
Ms N.Yako	,	Ms V.Casling

MR. M.P NINI

MUNICIPAL MANAGER

BLUE CRANE ROUTE LOCAL MUNICIPALITY

news

'What happened to our builder?'

REPORT FROM: PI but then [allegedly disap-peared] for about five months During this time, Nel said.

that Genes.

stopped working on his
property.

"I found out through people
I know in the resort that work
had stopped," he said.

"Eventually. I had to get

things sorted out myself and the house is now about 80% complete.* complete."
Listing the various prob-lems, Nel said the deck was allegedly built much smaller than had been indicated on the

mad been indicated on the building plan.

"He didn't seal the wooden floors as required, nor did he fit the ceiling to my double garage.

rage. "The electrical wiring

wasn't finished and the aero lights weren't installed." Nel said the R700,000 he paid was meant to include ren-ovations to the shower, the installation of a geyser and the varnishing and sealing of the

floors.
"I was given a date to move in but when I arrived there wasn't hot water, the shower wasn't finished and the geyser

wash t finished and the geyser hadrt been fitted.

"The bullder just [allegedly] vanished after he was pald the full amount according to his quotation, and left the house unfinished."

Another client, who spoke on condition of anonymity, said her house was supposed to be completed in six months. They had rented a house while they waited for their new home to be bull.

"It took him a year, not the six months we were given.
"We eventually moved in on May 1 2023 and noticed there were still ching that needed to

were still things that needed to be done, including tiling the

bathroom."
In addition, because the building work was not completed in the six-month time frame they had allegedly been given, they had to continue

given, they had to continue paying rent. She said abour R70,000 of the work she had paid for wa never completed. Another client, Clive Oosthuizen, said he lost about R500.000

wheelchair-bound, said he hired Gerber to build him a house in Gamtoos. But, to his dismay, he

s upside down. "The flimsy ceiling leaks," he

said.
Another complainant, who asked not to be named, said her Gamtoos house was meant to be completed in three months but it took nearly a year to build.

year to build.

The quality and workmanship is shocking and the plans had to be redone at an additional cost," she said.

"We then had to live in our unfinished house while they were still building.
"He most likely cost me more than R100,000 in additional costs, apart from the

tional costs apart from the stress and heartache." The Herald has reported on at least four alleged dodgy

rested. Most recently a criminal

Most recently, a criminal case was opened ngulast bulled Marius Soile.

The Geberha high court ordered Soile to pay R650,000 to his client, Shane Brook in June 2023, a Jeffreys Bay builder was accused of swindling people by promising to fulfil their dream renovations but allegedly never delivered. In September that year, Juan Roux was arrested. He was released on bail and his case is ongoing.

leased on bail and his case is ongoing.
In December 2023, Gqeberha contractor Donovan Greyling was accused of duping people by promising to revamp their homes or do maintenance work but also allegedly failed to deliver.

Greyling was arrested in Oc-tober 2024.

tober 2024.
According to the NHBRC, the home builder should enrol the home prior to construction.
The NHBRC cannot provide warranty cover if the home is not enrolled.
The enrolment of a person's home anables the NHBRC to

The enrolment of a person's home enables the NHBRC to conduct quality home inspec-tions at various stages of con-struction and provides housing consumers with a warranty for minor defects identified within the first three months, roof

BLUE CRANE ROUTE MUNICIPALITY

PUBLIC NOTICE CALLING FOR INSPECTION OF THE VALUATION
ROLL AND LODGING OF OBJECTIONS

Notice is heavily given in terms of Section (4(1)(3)) of the Local Government Municipal Property Rates Act, of 2004 (Act No.5 of 2004), heavilar referred to as the "Act", that the voluntion roll for the intendal years of 1.3 years 2015, a open the rapide registering is the manifold official Basic Most, on Mondays to Fridays, during office-boars 9714-1000, from 14 February 2025 to 28 Basics 1825.8.

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muteropal amone or weather <u>hydrocent amounts</u>.

The completed objection forms must be inturned by hand to the Municipal Offices where the account is held. Kind bring allerny your Socion 49 Notice when saturating your objection, as this will expedite the submission process.

The recogniting, belose phone Mis Montpharkhoth Vilva of M42 A28 A127 AMI; Lauris Pord it 344 R73 0901 it.

bring allowing your Section of Nethera when submitting your objection, as this will expected the submission process. For excepting, places phose Me Netheraphrentho Yello at 042 243 6412 Mr., Equilie Pool at 044 873 0991 or Email <u>marked/term.cor.zar / Inselectification.zar</u>
No form of electronic inselection will be excepted. CLOSING DATE FOR OBJECTIONS IS 16:00 ON WEDNESDIAY 25 MARCH 2023. (by late objections will be excepted.

In addition, the valuation red in exaltile on the multiplays's excitate <u>mediators and set</u> An installable in several probabilities of the multiplays's excitate <u>mediators and set</u> An installable is hereby made in these of Section of 20(1) ((3)(4) or the AE This are year, and unstallable is hereby made in the set of Section of 20(1) ((3)(4) or the AE This are year, as or content to true. The her and the set of the AE This are year, as or content to the AE This are the set of the AE This are the set of the AE This are that is been as General consistent of the Section and the redistrict to a specific price of the set of the AE This are the set of the budging of depiction is debinable or the set of the Section of the Section and the Se

Addresses for the Baled Municipal Offices:
Town Hall Office
67 NojoB Street Somerset East 5850
Tel: 042 243 6412
Als N.Yakro
Ms Y.Twently
Ms Y.Twently

NO M P NOT - NUMBER OF

leaks within the first year, and major structural defects within the first five years. Once the homeowner takes occupation, the builder is obliged to offer certain war-

ties. "Should the builder be un-"Should the builder be un-willing or unable to remedy the defects, the NHBRC will in vestigate the [problems] and remedy from the warranty fund should it be confirmed," the NHBRC explains on its website.

website.
Prof John Smallwood, of
Nelson Mandela University's
department of construction
management, said there were
some key red flags to look out
for.

Some skey teu raga or or of or.

"Unfavourable media coverage, lack of qualifications, not being a member of a builders' association, not being registered with the NHBRC, and not being registered with the Construction Industry Develop-

aid.
Smallwood said it was best
secure recommendations

Somewood saw was Dest to secure recommendations and interrogate qualifications and registration. The enrollment of a new bone is the first step as provided by the Housing Consumer Protection Act.

This includes alteration and additions.

"Always conclude a written contract, which includes payment details, the necessary insurances, and penalties for late complection.
"The builder must provide a mpletion.
"The builder must provide a streeting, Avoid

compiction.

"The builder must provide a letter of good standing," Avoid paying deposits in advance."

He said in the case of unfinished or abandomed projects, should the builder be a member of an association or registered body, the first step was to report the builder, many conditions of the builder, the client can invoke (this).

"It should be noted that this not a common practice in residential construction and has a cost implication for the has a cost implication for the performance bond in the preference of the performance bond in the projects sum.

performance bone ...
ject sum.
"Legal action is an option.
However, the probability of
success should be deliberated

your views

herald letters

Members failed to properly argue against content of speech or suggest solutions, president says

MPs' replies in Sona debate not up to scratch — Ramaphosa

President Cyril Ramaphosa is not impressed with the level of debate MPs displayed when they discussed his state of the nation address (Sona).

nation address (Sona). MPs sport the part two days dissecting the speech delivered by Ramphosa has Thursday. In his reply, Rampahosa told the MPs that as much as he understood that they needed to be critical of his speech, they were too focused on positions held by their different political parties. He said they had failed to properly debate the contents of his speech and come up with

He said they had failed to properly debate the contents of his speech and come up with tangible solutions because they were too focused on their political parties' stances on various issues.

when we debate the Sona, yes, [we must] be critical as members of this august body that represents our people—but also bring forward good suggestions and proposals that will be able to take our mission forward," he said at the beginning of his replu.

forward. The said at the begin-ning of his reply.

He said by saying true to their party positions. MPs had shown what danger this brought to nation building.

Some speakers held firm to the denlalism and distortions demanded by heir party posi-tions, he said.

This debate illustrated the dangers of retreating to comers isolating ourselves in ideologi-cal cultural, racial and linguis-tic enclaves and hardly ever em-



NOT HAPPY: President Cyril Ramaphosa speaks to legisla the nation address in Cape Town Picture: ESA ALEXANDER

circles. This is not conducive to nation-building in a situation like ours at this time, where di-verse people live side by side in our beautiful country." He said the poor level of debate made the national dia-

debate made the national dia-logue, which is expected to be held this year, even more important because he expected MPs to debate issues which directly affected the country

important. "South Africans informed by their different lived experi-ences can discuss the many

allenges facing our nation d develop common solu-ons. And this is what I would

tions. And this is what I would have weathed to see coming out of this debate.

"At South Africans we have at around the negotiating to bits and forged agreements under much more trying and fraught circumstances.

"The journey we are embarking upon now through the national dialogue will read it in a concrete process to become more united and stronger in the face of many political, social and economic challen-

who spoke in the past two day chastised the MK party's par-liamentary leader, John Hlophe, who used his speech to sing the praises of former president and now MK leader

country and that Ramaph

EU. He said the characterisation wasted years was not true as Zuma had been at the centre of

ensuring there was adequate service delivery, especially for black people. Hlophe spoke glowingly about Zuma's legacy as president, saying that unlike Ramaphosa, Zuma had not made countless empty promises.

not made counties empty promises. His speech was described by ANC MPs as a weak debate speech by the leader of the official opposition, with some saying the less said about his speech the better.

speech the better.
Ramaphosa said he was,
however, happy that some of
the MPs were able to acknowledge the work the ANC government had achieved in the

ernment had achieved in the past 30 years.

"It is encouraging that a great many of the contributions in the debate also appreciated a great progress that we have made as a country over the past 30 years."

Those who were tempted to delay the past 30 years.

claim that no progress had been made "know down deep in their hearts that they are talking to the wind", Ramaphosa said.

Ramaphosa said.

This progress is owned by the people of SA— and let me be clear, it is not owned by any individual.

Even the great Nelson Mandela never for one minute claimed that he had freed the people of SA.

people of SA.

"And even as people might have tried to vilify him, he always said we did it together as the people of SA — and that is what we should do." — Times-LIVE

Metro scores own goal in efforts to upgrade sports field

REPORT FROM: P1

the metro's human settlements businesses plan as the city tries to speed up grant spending. However, Lobishe came un-

However, Lobishe came un-der attack from several council-lors as they questioned why the report was not first tabled at a human settlements com-

the report was the report was the transfer at a human settlements committee meeting.

ACDP councillor Lance
Grootboom said Boogsen Park residents needed an explanation as to how the field became part of the business plan and yet the municipality had never verified its ownership.

"Some of these reasons are unacceptable." Grootboom said.

"People have been waiting for a long time for an upgrade.

"The municipality has

0

maintained that field and now it transpires that it belongs to someone else." Ward 29 and ANC council-

Ward 29 and ANC councilor Benjamin Nomnga said he was not consulted about the faunds being redirected.
"In 2023, there was an R11m budget allocated to Ward 19.
"In the last budget [discussion], we said if there was money that had to be redi-

money that had to be redi-rected, consultation had to be made with the councillor," he

On top of the R700,000 for On top of the R700,000 for Ward 41, an amount of R11.9m left from upgrading Middle Street, Kariega (Ward 48) has been redirected to Joe Slovo and Khayamnandi to construct

roads and stormwater drains.
Joe Slovo and Khayamnandi
are in Ward 41.
Part of another reallocation
is an amount of R18.5m which
was originally meant for
water, sewage and stormwater
reticulation, and roads for
McCarthy (Ward 48): Carthy (Ward 48),

Afghanistan (Ward 48),
Afghanistan (Ward 47) and
Allanridge West (Ward 48).
The report did not specify
where the R18.5m would be

where the R18.5m would be diverted.

"These projects are still in the bid specification stage for the appointment of consultants and this poses a risk to the accelerated expenditure forgamune," the report says.

"The minister has announced that where metros do not achieve an expenditure

of 40% by the end of December 2024, there is a risk that such budgets will be cut." Another transfer will result

Another transfer will result in the Quan informal serulement in Ward 29 losting RS-5m allocated for electrification. These funds will be redirected to the Bayland informal settlement in Ward 41.

According to the report, Quan residents rejected the electrification programme and demanded to be relocated to permanent size.

said any proposed changes to a budget should be debated at a

committee first.

He said this was part of the "History has taught us that Ward 41 usually brings the most ANC delegates to a con-ference," he said.

DA councillor Leeny Mood-ley said the proposed vire-ments appeared to target ANC

ments appeared to honest—wards.
"We have to be honest—this item is starting to look like an ANC campaign towards the 2026 local government elections, because most of these redirected amounts are going towards ANC wards."

Lobishe said the report

towards ANC wards."

Lobishe said the report
was taken to the council
because the city needed to be
quick with spending the
money.

"It is grant funding and we
do not want it to be unspent
because it has conditions."

The report was adopted by
a vote of 65 to 47.

LEMON TREE

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Chaplain salutes fallen SA soldiers For us as a defence The Herald as they're reunited with families force, our pain is so visit us on



have sent the soldiers [to the DRC]. People think we are not in pain



SANDF Chaplain General Ernest Masewu paid tribute yes terday to the 14 soldiers who

died on a UN peacekeeping mission in Goma, eastern DRC. Masewu was speaking at Air Force Base Swartkop in Centurion, ahead of a hanwer ceremony and memoria rvice for the fallen troops. The soldiers lost their lives

The soldiers lost their lives in January and their bodies ar-rived home on Wednesday night. Masewu described the failen troops as heroes who had sefflessly dedicated their lives to peace on the continen! He addressed criticism of the SANDP's presence in the

DRC, stressing that their de-ployment had not been a ran-dom decision.

dom decision.
"For us as a defence force, our pain is so deep, because we are the ones who have sent the soldiers [to the DRC]. People think we are not in pain.
"Our pain is looked down

Masewu said.

He said peacekeeping missions were crucial for Africa's stability.

The president [Cyril Ramaphosal would not just

wake up and send the soldiers for fun, as people assume. "It is about the need to silence the guns in Africa. It is

d. Masewu said the SANDF Masewu said the SANOF has been supporting the be-reaved families since the tragedy occurred. "The chaplains went to visit the families; the social workers,

the families; the social worker psychologists also went." He said the families were given the opportunity to view the bodies of their loved ones before taking them home for burial.
"You can just imagine that moment the families saw the bodies." Masewu said. Reflectine on the magnitud Reflectine on the magnitud

Reflecting on the magnitude of the loss, he said: "Losing one soldier is enough, 14 is so much worse." — Sowetan