

MARLOTH PARK RATEPAYERS ASSOCIATION

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Why do we need a City Improvement District (CID) or Special Rated Area (SRA) for Marloth Park.

- The security companies managing our entry gates and strategic security points are desultory as neither they, nor the guards in their employ have a personal interest in Marloth Park. There is no access control or monitoring as to any vehicles or pedestrians entering Marloth Park which leads to cable theft, petty theft, burglaries, robberies, sexual assaults, illegal alcohol, and drug trade, poaching and animal trade.
- Town planning procedures are not adhered to as per our title deeds, only 50% of the stands in Marloth Park has been developed and already our infrastructure is collapsing. The increase in development and over development of property is also creating less veld for the animals to graze on and therefore the capacity of animals within Marloth Park will become less till no more animals can be kept.
- The infrastructure that was designed for Marloth Park in the seventies is collapsing due to the rapid development and the lack of upgrading of our infrastructure. Thus, resulting in Marloth Park not having enough water or electricity supply; and having constant repairs being done to leaking main lines and water pipes, as well as constant electrical repairs. Transformers constantly blow due to overload and the voltage dips to below 220 volts which causes immense damage to our appliances. The electrical and water connections are run across road surfaces and properties, which are not only illegal but very dangerous.
- Service delivery is desultory as to the horrific state of our roads, our problem with water supply, and our waste not being removed for weeks on end. Rubbish and rubble are dumped everywhere in Marloth park.
- There is absolutely no law enforcement in Marloth Park as to speed limits, noise control, loitering, pets, damaging and removal of trees, building transgressions, etc.
- Ecological management is desultory as to alien plants, no bush clearing, no rehabilitation of the veld, no proper game removal plan, fencing etc.
- Due to our bad security measures and bad ecological state, we are a huge security and ecological risk for the Kruger Park; and why we will not be considered to be included in the Greater Limpopo Transfrontier Conservation Area (GLTCA) like others in the buffer zone around the Kruger at this point.

What is the reason for the poor management of Marloth Park:

- The Nkomazi municipality only receives an income from the rates and taxes of the urban areas within the Nkomazi area and not from the rural areas. The urban areas within the Nkomazi district consists of Marloth Park, Malelane, Hektorspruit and Komatipoort. There are an additional 29 rural communities. Grants only go to rural areas. The municipality does not have enough budget or resources to provide proper service delivery to all the urban and rural areas.

So what do we as owners do to become more self sufficient, help the municipality, and thus ensure the future of Marloth Park.

- We register a CID or SRA for Marloth Park.

What is a CID or SRA:

- A CID or SRA is a defined geographical area within which the property owners normally pay additional levies which is used to fund additional services to maintain and manage a public space and to enhance their investment.
- A CID or SRA is unique to every specific area within South Africa and gets structured as to the needs of that area, town etc.

But why should I pay an additional levy for service delivery that the municipality should provide?

- Firstly, it is reality. Our country is in dire straits. It will unfortunately not get better; it will however get worse.
- Load shedding for example is country wide, it applies to all no matter what your stature, your race, your gender, or your age. The difference comes into how you help yourself through it. It is up to you. If you sit in the dark, it costs you nothing additional. If you run a generator, it is at an additional cost to you. If you run an inverter plus a battery and/or a solar system, it is an additional cost to you. The same applies to fix and run our own services.
- **MOST IMPORTANT**, is that we will just have to pay an additional levy for most probably the first couple of months just to help us onto our feet. Thereafter, we should have already negotiated a **CONSERVATION LEVY/FEE AT OUR ENTRY GATES** payable by tourists and guests booking in for accommodation. These visitors use our infrastructure and our facilities free of charge, it is only fair that they contribute.

FACT

- Marloth Park Ratepayers Association did a survey during lock down in 2020.
- We worked out that we could have generated **R2 113 464-00** for the period of 1st July 2020 to 30th November 2020, if we charged a R20 per person conservation fee. (July 2020 included no interprovincial travel).
- As per the municipal valuation role as of 2022 for Marloth Park, the rates paid by Marloth Park to the Nkomazi municipality is an amount of **R1 549 007-60 per month**, with a total amount of **R17 681 915-64 per year**. (Development of erven has since increased immensely, which means actual figures to be in way excess to those figures mentioned).

What would I have to pay for a couple of months to get us on our feet before we start generating an income at our entry gates?

- **0.2% of your municipal valuation of your property.**
- eg. **R1 000 000-00 valuation x 0.2% = R2000-00 per year, ÷ by 12 = R166-66 per month** or
- eg. **R250 000-00 valuation for a stand x 0.2% = R500 per year, ÷ by 12 = R41-67 per month**

FACT

- As per the 2022 municipal valuation role, the valuation of the Marloth Park properties amounts to a sum of **R2 095 193 000-00 per year.**
- If you work out an additional levy amount of **0.2%** of that **R2 095 193 000-00** valuation amount, it works out to **R4 190 386-00 per year**, and **R349 198-83 per month** that we could generate for Marloth Park as property owners.

Can the levies go up in a few months?

- No, the levy amount will stay 0.2% of your municipal valuation, it cannot change for any reason. The municipal valuation role gets done every 5 years.

I cannot pay as I am a senior dependant on my SASSA or I am needy

- Seniors who are dependant on their SASSA as their only income, or property owners who are needy, will be subsidised by other good Samaritan property owners who can afford the subsidy.
- Remember, if all works out with a conservation fee, **NONE of us** will have to pay an additional levy.

I am eager for discussions to be had with the municipality, and a proper business proposal for perusal thereafter. What must I do on my side?

- Please fill in the MANDATE FOR CID/SRA DISCUSSION and send it back to MPRA.
- Remember that **EVERY OWNER needs to fill in a document** if you are co-owners, a trust or a CC or a company.
- Please spread the word to neighbours or friends that might be new owners or not on the mailing list.

I would also like to join other property owners by already contributing to a VOLUNTARY CID/SRA

- Please fill in the **MANDATE FOR A VOLUNTARY CID/SRA** and send it back to MPRA.
- It would obviously be great if you could already pay your 0.2% but if you would like to pay more or less, please mark your voluntary payment per month on the form.
- A monthly statement will be sent out on whatsapp and email to yourselves as to what monies have been received and what you, the property owners, have decided it needs to be used for that month.