

Mutual Heights
Darling Street Cape Town.

NEWS FROM YOUR TRUSTEES

March 2007

Edition 8

URGENT – PLEASE READ AS SOON AS YOU CAN.

Dear Fellow Owner,

As you are probably aware the City Council has revalued all rateable properties within the City and published the new valuations. Up until now they have collected your rates from the Body Corporate and the Managing Agents have in turn recouped the cost from you as part of the levy. This system is about to change, and from 1st July 2007 every unit owner in Mutual Heights (in common with all other sectional title owners in the City) will be billed directly by the City Council. Your rates will no longer be paid on your behalf.

Because of this forthcoming change the City has posted to Charles Keefer's office several sacks full of valuation notices including, we think, one notice for each owner in Mutual Heights. Yours will be among them.

The City recently discovered that a very large number of these valuations are incorrect some times twice as high as they should be and some three times. It is not clear what steps they intend to take to correct this alarming error. But I strongly recommend you to collect your current notice of revaluation from Charles Keefer's office and file an appeal to protect your position generally.

The alternative would be to visit the City of Cape Town Valuation office website. You will be able to view the valuation attributed to your unit and if you wish to object then you can also download the objection form from the website. The website address is:

- www.capetown.gov.za
- Type in Mutual Heights - then property valuations - then follow the prompts.

Because of the very large number of over assessments the City have extended the time for appeal until 30th April. (For all other ratepayers the time for lodging an appeal expired last Saturday, the 24th March.) If the City do not issue corrective notices (and it may be doubtful if they can do this within the law) you could be placed in the awkward position of being charged rates on a valuation which is two or three times what it should be, *unless* you protect your position now by lodging a simple appeal.

I am therefore writing to urge you to collect your notice from Charles Keefer's office (between 8am and 4.30 pm), collect an appeal form from City Hall or visit the website detailed above and lodge an appeal quickly.

Your trustees are now making plans for the Annual General Meeting of the Body Corporate which will be held in May. We have one or two important decisions to make and you should attend to "put your oar in". In addition you will have the opportunity to meet your neighbours which is not a

bad thing! I will write more about this in a little while. In the mean time please take the steps I have outlined above to protect your position concerning rates.

Yours sincerely,

Paul Rippon
Chairman.