



### The way I see it...

...this first monthly newsletter from **DEBBIE NICHOLSON PROPERTIES** is way over due. Starting up a new real estate business in a sharp economic and property downturn has been a learning curve such as I could never have anticipated. But here we are in 2010, and this, the first edition of what will be a monthly newsletter aimed at "keeping you in the loop", on your computer. You may well feel after reading this issue that "progress" has many strange faces and comes in many shapes and forms. I can't promise that I will always tell you what you want to hear, but if it is important and it's happening at Cape St Francis, you'll be the first to know!



### High and dry!

It is probably difficult for those of you sitting in the water-soaked areas north and south of the Eastern Cape to conceive that the Eastern Cape is in the midst of a critical drought.

As of the beginning of February, a stepped water tariff has been introduced whereby homeowners using more than 400l per day will be paying a 40% escalated tariff on this excess amount. If good rains do not fall before April, the possibility of an 80l per day restriction per household could become reality. 75% of the water supply to Cape St Francis is from the Churchill Dam which at present is sitting at less than 38% full. Having fought for so long to put residents in the Greater St Francis area on to Churchill Dam water, it now seems ironic and yet imperative that alternative supplies of water, the boreholes, be re-introduced.

Should any of you non-resident Cape St Francis homeowners have irrigation systems which are programmed to run automatically, we appeal to you to instruct your garden service to disconnect them. A green lawn with no-one to appreciate it or an animal without water. An easy choice!!



### Let's not beat around the bush...

There is at present an E.I.A being conducted on the proposed Eskom scheme to introduce 150 2Mw wind turbines to the St Francis / Oyster Bay area. The St Francis Bay Residents Association, claim that this is not being considered as an alternative to the Nuclear Power Station but in conjunction with it. It is their belief that should both the NPS and the Wind Turbine Farm be given the go-ahead, it would represent a significant change in the land usage in this area from tourist/agricultural/retirement to industrial and with this, there would be significant environmental, social and visual changes.

According to their report, the average wind turbine operates at 25% efficiency and it is felt that for the approximate 75 Mw per 150 turbines which will be generated, the extent of environmental intrusion is not warranted. It is a fact that the average wind turbine is between 80 and 100m high and has blades 40 to 50 m long. It is not hard to imagine why a cluster of 150 turbines could have a major visual impact on the area. Anyone wishing to register as an Interested and Affected Party can contact the environmental consultants, Arcus Gibb at [jjeggels@gibb.co.za](mailto:jjeggels@gibb.co.za) [Thanks to Hilton Thorpe of the St Francis Bay Residents Association for this information]



### A Light at the End of The Property Tunnel?

SAPTG's "Knowledge Factory" has delivered some interesting statistics taken from property data captured country-wide for the past 2 years. The majority of provinces, with the exclusion of Kwa Zulu Natal and the Eastern Cape [where the decline is less], have experienced on average a 19% drop in the highest average value achieved.



Furthermore most provinces experienced a 49% decline in the volume of sales in their top performing suburbs. Based on recent data indicating a slowing in house price inflation as well as a decline in mortgage loan arrears, the Knowledge Factory claim that there is technical proof that SA is at the improving end of the recession and that, with a very cautious increase in the rate of finance being lent, "a soft rise in property sales" can be expected. However, Dieter Deppisch of the Knowledge Factory predicts that this 'soft rise' is going to be little more than a "long flat trajectory of recovery with a return to a sellers market in 2012-2013"



### Have a look at this property!

We all know about that classic seaside cottage, full of character and as quirky as a Cape st Francis summer day is long. This is one such property. Set on a large, valuable, fully walled plot only 100m from the Wild Side rocks, this home has good sea views. Priced at not much more than a vacant plot, it offers you an immediate holiday spot..and significant renovation potential down the line.

Priced at R1 190 000.00



For more information on this property visit:

[www.debbienicholsonproperties.co.za](http://www.debbienicholsonproperties.co.za)



### It may interest you to know...

- ...that an application for a **liquor license** outlet at Cape St Francis has been made. The Cape St Francis Civic Association, based on the feedback received in the 2009 property owner survey, believes that this liquor license, should it be granted, would be contrary to what the majority of property owners at CSF would want. They will be in touch to inform you of how you can register your opinion.
- ...should you wish to **sell your portion of a co-owned property**, transfer duty is calculated on the value of the whole property and multiplied by the percentage of the share being sold/purchased. The 'value' of the percentage being sold/purchased will be based on "fair market value" as deemed by valuations supplied by more than one qualified property consultant.
- ...the moratorium period for **allowing properties to be transferred from trusts, companies or CCs to a natural person without incurring transfer duty** will extend to the end of 2011. Check with your conveyancer as certain conditions do apply.

P.O. Box 735 | St Francis Bay | 6312  
 Cell: 082 267 2788 | Fax: 086 651 8699  
 Email: [info@debbienicholsonproperties.co.za](mailto:info@debbienicholsonproperties.co.za)  
[www.debbienicholsonproperties.co.za](http://www.debbienicholsonproperties.co.za)



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