



### THE WAY I SEE IT...

Despite many years of living here, the early morning at Cape St Francis still has the ability to take my breath away. A burning orange ball of sun just edging over the horizon, a beach deserted **except for gulls and the prints of the clawless otter, the windows of the village houses** glinting in the reflection of the early morning sun. **The thought that many small, sleepy, coastal villages not unlike Cape St Francis** in terms of small resident populations had just ceased to exist on March 11 when the Tsunami struck Japan, made me realise the need to constantly be grateful for what one has. **I think that someone somewhere said "If you count all your assets, you always show a profit!"**



### CONTROLLED BURN OF IRMA BOOYSEN NR

**APRIL 15TH** is the date set aside for a controlled burn of the Irma Booyesen Nature Reserve. This is a joint project between FOSTER and Working For Fire and according to Richard Cowling of FOSTER, is essential for two reasons.

**Firstly**, it has been over 20 years since a significant fire in this area and this has enabled a large load of highly flammable material, notably blombos, knoffel buchu and other fynbos species, to accumulate. Burning will eliminate this fuel load and it will take at least 10 years for a similar fuel-load to become re-established.

**Secondly**, the fynbos in the reserve requires regular fire on order to maintain its health and maximise species numbers. **In the absence of a recent significant fire**, many of the species are beginning to die and the possibility of them becoming extinct, is real. **New individuals of these species appear only after fire. These threatened shrubs include species such as the lemon buchu and coastal phylica which are also facing global extinction.**

**According to those in charge of this project, if strict fire control measures had not been put in place in the Thatch Farm, the last fire that started there in the refuse tip and which spread towards the village, would have had very serious effects. [Areas on map indicated with symbols are to be burnt]**



### THE CPA - its implications for property

The introduction of the Consumer Protection Act [CPA] on April 1st 2011 has led to a huge amount of hype regarding its implications for property transactions. The reality of these are :

**"Voetstoots" Clause** - contrary to speculation, this will not disappear from a Sale Agreement when it takes place in a once-off transaction between a buyer and seller when selling property is not **the normal course of business for the seller. The responsibility does** shift heavily onto the shoulders of the estate agent involved in the transaction to obtain a full disclosure of defects up front and to make the buyer aware of them. The 'voetstoots' clause will no longer protect the seller whose business is to sell property i.e the developer, the speculator

**Home Owners Associations** will no longer be able to prescribe the contractors who must be used to carry out work on an housing estate

**A Cooling Off Clause of 5 days is now obligatory in the mandate** signed by either a seller or buyer with an estate agent. This allows either to cancel the agreement within 5 days of signing. When utilising an agent to achieve the sale of a property, the agent's marketing activities are subject to the CPA and must incorporate 'fair and just dealings, full disclosure of information and any documentation must appear in plain and understandable language.'

**The CPA does not offer protection** to companies, closed corporations, trusts or individuals with a 'threshold' of over R3 000 000,00. It is meant for the protection of the 'small man.'



### THE WOES OF THE KOUGA MUNICIPALITY!

The financial affairs of the Kouga Municipality seem to be offering much cause for concern..and food for thought with **Municipal elections looming. It has come to light that three of the major suppliers to the Kouga Municipality, including Eskom, have not been paid since 2010. Eskom is reported to be owed R20 million for**

electricity supplied to the area and is threatening to cut power. The other 'out of pocket' contractor is the electrical engineering company contracted to upgrade sub-stations in the area. To make matters worse the Auditors General Report for the 2009/2010 period, although received by the Kouga Municipality in February, is being illegally withheld from the public by the Municipality. It is alleged that this report highlights the finding of unauthorised spending to the amount of R75 million and the failure to deal with the bad debts of R27million incurred from the 2008/2009 period. A local newspaper claims to have a document in their possession which indicates that this AG Report contains evidence of irregularities including wasteful expenditure, tenders awarded without proper procedures and general ineffective management within the Municipality.



#### HAVE A LOOK AT THIS PROPERTY!

A large property with extensive nature reserve frontage. Outstanding green inland views and a chance to build a home around the mature indigenous shrubs on the site. **Just listed.**

**R720 000,00**



For more information on this property visit:  
[www.debbienicholsonproperties.co.za](http://www.debbienicholsonproperties.co.za)



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

The Cape St Francis Civic Association urgently needs your support. Clearing of village litter is a regular and costly exercise and one that is paid for entirely out of funds derived from membership. **Email them on [capestfranciscivicassociation@gmail.com](mailto:capestfranciscivicassociation@gmail.com) for details about joining.**

The Cape St Francis Civic Association has lodged an appeal on behalf of the Cape St Francis property owners and residents with the Eastern Cape Liquor Board against the liquor license granted to an applicant in Cape St

The Cape St Francis Civic Association AGM is planned for Thursday, 21st April at the Cape St Francis Resort at 5.00pm. If you are in the area, make an effort to attend.

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