



The way I see it...

I have combined the October and November newsletter and then will probably be signing out for the year. The hourglass for 2010 is quickly running out and with holiday rentals bursting at the seams and many, many listed properties asking to be sold, there is plenty of estate agent work to be done. All the signs are there for a bumper holiday season for the Greater St Francis area.

To all those who receive this newsletter I wish you only the very best for 2011. I wish you clarity of vision to focus on your goals, all the energy in the world to strive for them and the peace that comes from getting there.



GAS CERTIFICATES OF CONFORMITY

An amendment to the Occupational Health and Safety Act of 1993 in respect of New Pressure Equipment Regulations has become law. What this means for you, the owner of property with gas installations - geysers, stoves - is that in the event of selling your property, you, the seller, will be required to acquire a "gas certificate of conformity". This is similar to the Electrical Compliance Certificate which already exists as a compulsory condition of the sale of a property. This certificate must be issued by an approved "Inspection Authority" and the cost is payable by the property owner.

The Act further states that only a registered LP gas practitioner may install, maintain, remove or decommission LP gas appliances.

The existence or lack thereof, of a Gas Certificate of Conformity, may have an important bearing on insurance claims for gas related damage claims you may make.



A TALE OF 86 PENGUIN CHICKS...

A rescue mission was recently undertaken by Trudi Malan of Penguin Rescue Eastern Cape to save African Penguin chicks whose nests had been flooded on Bird Island due to heavy rains. "Let nature take its course.." you may say but it is a fact that the African Penguin is near to extinction and having lost over 800 chicks in July due to a similar situation, all was done to try and save these little feathered creatures. In a joint effort between Sanparks and Penguin Rescue, 86 chicks were rescued, stabilised and then exported to Cape St Francis where they are being cared for at the Penguin Rescue and Rehabilitation Centre at the lighthouse. The nutrition needs of these little birds are considerable...they consume boxes of sardines per week. All but two of the rescued penguins have survived. The rest are thriving.

Anyone who would like to contribute towards the care, rehabilitation and ultimate release of these endangered birds can contact Trudi on dolphin@intekom.co.za.



A 'SLOW TOWN' PLEDGE

Sedgefield recently joined the ranks of 100+ towns world wide who have decided to turn their 'slow-



town sloth" and their sluggish pace of life into a virtue by officially becoming the first Citta Slow Town in South Africa.

A scenic location, friendly resident population, environmentally aware ethos, small population and lack of heavy industry are just some of the 50 criteria that make up the requirements to join this elite group of towns.

By avoiding the fast lane, Citta Slow towns do not then indulge in poor service delivery and community apathy. Rather it is described as a conscious decision to 'avoid the fast lane' and to enhance the quality of life for residents through actively encouraging the old values of active community involvement, support of local business, fostering local traditions and the protection of the local environment.

Sounding a lot like Cape St Francis you are thinking?



Have a look at this property!

Ample bedrooms, as many bathrooms, a good kitchen, garages and a good braai area...the criteria that usually ensure a good holiday!

This newly listed home has all these features - 4 bedrooms en suite, a large lounge/entertainment area, double garages. The property backs on to the nature reserve and has sea views which could be maximised with a double storey extension. Very suitable for an extended family 'buy.'

R1 850 000,00



For more information on this property visit:

www.debbienicholsonproperties.co.za



It may interest you to know...

- **NEW SEWERAGE TARIFF** : You probably panicked when you received your September Municipal Bill and were met with a alarming insert which advised you of "The New Equitable Sewerage Tariff Structure.". The good news is that this is only applicable to those property owners who have water-borne sewerage. This immediately discounts all Cape St Francis Property Owners. Why this insert should have been included in Cape St Francis municipal accounts boggles the mind!
- **THYSPUNT** : Another small victory in the Thyspunt Alliance fight against the proposed Nuclear Power Station for Thyspunt was delivered last month when the South African Heritage Resources Agency refused to accept the Heritage Impact Assessment Scoping Report presented by Arcus Gibbs, the EIA consultants. The Arts and Culture Minister commented that the refusal of SARHA to endorse the site was due to the very sensitive nature of the site in terms of heritage value and the potential for a huge loss to valuable heritage.

P.O. Box 735 | St Francis Bay | 6312
Cell: 082 267 2788 | Fax: 086 651 8699
Email: info@debbienicholsonproperties.co.za
www.debbienicholsonproperties.co.za