

What is an SRA?

A Special Rating Area (SRA) is a non-profit company in a defined geographic area within which property owners agree to pay for supplementary and complimentary services set to enhance the physical and social environment of the area. The services to be provided, **which include safety and security together with improving the Marina area,** are defined in an Implementation Plan submitted to council together with a Business Plan and 5 year Budget.

The proposed Marina da Gama Special Rating Area is defined by the boundaries of the Marina da Gama Township – a map is available on the Marina da Gama Association website showing the proposed area.

A SRA makes an agreement with the municipality, according to a local by-law, for the municipality to collect a SRA levy, from the ratepayers in the area, over and above the normal rates charges. The money collected, unlike the rates, is a dedicated levy which can only be spent in the specific SRA area and is used to give “top up” services as per the agreed Business Plan. Services provided by the SRA are supplementary to those provided by the Local Authority, which still continues to provide normal services.

The process to achieve an SRA is defined by council and managed by them; it is detailed in the council documentation quoted at the end of this report.

The advantages of establishing a SRA

- The cost of providing supplementary services will be borne by all property owners
- Costs are borne in proportion to the value of the property
- The Special Rating Area approach is holistic
- The Special Rating Area creates a positive identity for the area
- The Special Rating Area provides private sector management and accountability
- The improvement of property values
- To put forward ideas for change to council

The Marina da Gama Special Rating Area, if accepted by Council, will be managed by a not-for-profit Section 21 Company with financial and legal compliance oversight by the municipality – and is not connected to the Marina da Gama Association which has no formal input into the organization.

Members of the SRA and the Directors of the Section 21 Company will be property owners within the SRA. The Directors will receive no remuneration. The Marina da Gama Association has agreed, in order to prevent costly duplication of support services, to provide office facilities, an address and communications facilities for use by the proposed SRA which will be to the advantage of all Marina property owners.

Copies of City of Cape Town documentation, including the ‘SPECIAL RATING AREA BY-LAW,’ ‘SPECIAL RATING AREAS POLICY 2010/11’, ‘FREQUENTLY ASKED QUESTIONS – Special Rating Areas’, together with the Draft ‘Marina da Gama Special Rating Area Business Plan’, proposed ‘Implementation Plan’ and proposed ‘5 year Budget’ are all available on the Marina da Gama Association website under SPECIAL RATING AREA. A hard copy file for those who do not have access to the internet is available for reading in the Marina da Gama Association Office. All council documentation is also available on the City of Cape Town website.

For information not contained in the above packages please address this, marked ‘**Special Rating Area.**’ to the Marina Association Offices in Eastlake Village Shopping Centre, in hard copy or by e-mail.

Further details of proposed costs, services, public meetings and voting will be made available shortly.