

PUBLIC MEETING

DIE BOORD SPECIAL RATING AREA

2026

MONDAY, 14 SEPTEMBER 2026

Laerskool Eikestad

Uncomfortable Reality

Crime is rising in Die Boord

The trend over the past several years is up, not down. This is true for private spaces as well as public spaces. Repeat offenders are known, but often not apprehended or sentenced.

We cannot rely only on those mandated to ensure security.

Government, Municipal law enforcement and SAPS do not have the resources to solve this without us.

Individuals can secure their properties, but not streets and parks.

Public spaces remain at risk, in particular after sunset or before sunrise. Criminals can move freely, unobserved and unchallenged in Die Boord. Vagrancy and squatting in public spaces is not addressed.

Private security companies have no mandate to patrol or act in public spaces.

They are contracted to protect your private property – not to patrol the neighborhood, stop suspicious persons or remove vagrants or squatters.

It takes sustainable funding.

No credible solution is possible without a committed funding base for security which the community controls. Ad hoc voluntary contributions make it impossible to contract with service providers over the long term.



What Is a Special Rating Area?



Non-profit company as a Public Private Partnership

Established by property owners in the area.



Managed by an independent elected board

Managed by directors elected from the property owners.



Funded by additional rates

A supplementary levy on top of standard municipal rates provides a budget.



Dedicated to this area

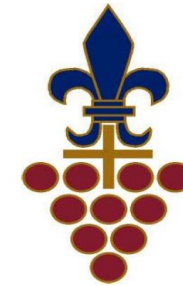
Services and funds are used solely here — nowhere else.

A well-established mechanism with a good track record — in use across Cape Town and beyond.



APPENDIX 30

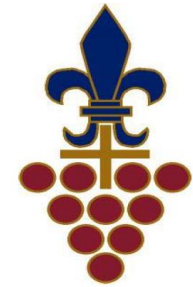
STELLENBOSCH MUNICIPALITY



SPECIAL RATING AREA BY-
LAW 2026/2027

APPENDIX 29

STELLENBOSCH MUNICIPALITY



SPECIAL RATING AREA
POLICY

2026/2027



STELLENBOSCH MUNICIPALITY

SPECIAL RATING AREA BY-LAW

4. APPLICATION

- (1) Any owner located within the area of jurisdiction of Stellenbosch Municipality and who owns property within the proposed special rating area, may lodge an application to the Stellenbosch Municipality for the determination of a special rating area.

5. PUBLIC MEETINGS

- (1) An application for the determination of a special rating area must be preceded by the holding of a public meeting.
- (2) The purpose of the public meeting is to enable the applicant to consult with those owners within the proposed special rating area regarding the proposed boundaries of the area and the proposed improvement or upgrading of the area.

Municipal SRA by-law: finances

12. FINANCES

- (1) The financial year of the management body must coincide with the financial year of the Stellenbosch Municipality.
- (2) Where a special rating area has been determined, the Council must levy in accordance with the provisions of the Property Rates Act, a property rate in addition to the rates that it already charges on the owners of rateable property in the special rating area for the purposes of realizing the implementation plan. Provided that the Council may in terms of the Property Rates Act, Stellenbosch Rates Policy, Stellenbosch Indigent Policy, Stellenbosch Credit Control and Debt Collection By-Law and the Stellenbosch Credit Control and Debt Collection Policy, exempt the indigent, senior citizens, disabled persons or any other category of owners from the additional rates.
- (3) When determining the additional rate referred to in subsection (2) above, the Council may consider imposing differential additional rates on one or more of the categories set out in section 8 of the Property Rates Act or any category as set out in the Stellenbosch Rates Policy.
- (4) The additional rate due in terms of this By-Law is a debt due to the Council and is payable and must be collected in the same manner as other property rates imposed by the Council.

Property rates are determined by the Local Government Municipal Property Rates Act (Act 6 of 2004)

26 No. 26357

GOVERNMENT GAZETTE, 17 MAY 2004

Act No. 6, 2004

LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004

Amount due for rates

- 11.** (1) A rate levied by a municipality on property must be an amount in the Rand—
- (a) on the market value of the property;
 - (b) in the case of public service infrastructure, on the market value of the public service infrastructure less 30% of that value as contemplated in section 17(1)(a), or on such lower percentage as the Minister may determine in terms of section 17 (4); or
 - (c) in the case of property to which section 17(1)(h) applies, on the market value of the property less the amount stated in that section, or on such other amount as the Minister may determine in terms of section 17(3).
- (2) A rate levied by a municipality on properties with a market value below a prescribed valuation level may, instead of a rate determined in terms of subsection (1), be a uniform fixed amount per property.
- (3) If a municipality opts in terms of subsection (2) to determine a uniform fixed amount per property falling within a specific category, such fixed amount may not exceed a prescribed percentage of the amount due for rates payable on a property in that category with a market value equal to the prescribed valuation level.

SRA'S in operation: Western Cape

Stellenbosch Local Municipality
1. Jonkershoek SRA
2. Stellenbosch Improvement and Transformation Initiative SRA
3. Techno Park SRA
City of Cape Town
1. Airport Industria CID
2. Beaconvale Improvement District
3. Blackheath City Improvement District
4. Boston CID
5. Brackenfell Business Improvement District
6. Camps Bay CID
7. Cape Town Central City Improvement District
8. Clare Park CID
9. Claremont CID
10. Clifton CID
11. Eastlake Island CID
12. Elsies River Industrial CID
13. Epping CID
14. Fish Hoek BID
15. Glosderry CID
16. Green Point CID
17. Groote Schuur CID

18. Kalk Bay/St James CID
19. Little Mowbray and Rosebank CID
20. Llandudno SRA
21. Lower Gardens CID
22. Lower Kenilworth Improvement District
23. Maitland CID
24. Marina South CID
25. Mitchells Plain Town Centre CID
26. Montague Gardens-Marconi Beam CID
27. Mount Rhodes CID
28. Muizenberg Improvement District
29. Newlands CID
30. Northpine CID
31. Oakwood, Hughenden and Meadows CID
32. Observatory Improvement District
33. Oranje-Kloof CID
34. Overkloof CID
35. Paarden Eiland CID
36. Park Island CID
37. Parow East Industrial CID
38. Parow Industria Improvement District
39. Penzance Estate CID

40. Pinelands CID
41. Salt River CID
42. Scott Estate and Baviaanskloof CID
43. Sea Point CID
44. Simon's Kloof CID
45. Somerset West CID
46. Stikland Industrial CID
47. Strand CID
48. Triangle Industrial CID
49. Tygervalley CID
50. Upper Kenilworth Improvement District
51. Voortrekker Road Corridor Improvement District
52. Vredeklouf CID
53. Welgemoed CID
54. Woodstock Improvement District
55. Wynberg Improvement District
56. Zeekoevlei Peninsula SRA
57. Zwaanswyk CID
Overstrand Local Municipality
1. Hermanus SRA
2. Kleinmond SRA
3. Onrus/Vermont SRA (OnVerWag)

Rest of South Africa

At least 120 SRA/CID's are in operation across the country

Gauteng
City of Johannesburg
1. Bank City
2. Benrose Improvement District
3. Braamfontein Improvement District
4. Central Improvement District
5. City South Improvement District
6. Fashion Improvement District
7. Feitas Precinct
8. Fourways Improvement District
9. Greater Maboneng Improvement District
10. Hill on Empire Precinct
11. Hillbrow Ekhaya Improvement District
12. Illovo Boulevard Management District
13. Kew Action Group
14. Kramerville Design District
15. Kramerville West
16. Legae La Rona
17. Literature District
18. Main Marshall Improvement District
19. Main Street Mall
20. Makers Valley
21. Newtown Improvement District

Gauteng
City of Johannesburg (continued)
22. Oxford Park Management District
23. Park Central
24. Parktown Business District
25. Randburg Precinct Management District
26. Retail Improvement District
27. Rivonia Improvement District
28. Rosebank and Lower Rosebank Management Districts
29. Sandton Central Management District
30. Sloane Precinct
31. South Western Improvement District
32. The Wilds
33. Transport Improvement District
34. UJ Auckland Park Bunting Road Campus
35. UJ Auckland Park Kingsway Campus
36. UJ Doornfontein Campus
37. UJSWC (UJ Soweto Campus)
38. Urban East Improvement District
39. Waterfall Ridge Precinct
40. Windsor Community Support Services
41. Wynberg Business District
42. Yeoville

Gauteng
City of Tshwane
1. Arcadia CID
2. Hatfield CID
City of Ekurhuleni
1. Eastern Management Precinct
2. Edenvale CID
3. Isando CID
Eastern Cape
Nelson Mandela Bay Metropolitan Municipality
1. Central SRA
2. Richmond Hill SRA
Mpumalanga
City of Mbombela
1. Nelspruit CID
2. Riverside Industrial CID
3. Riverside Park CID
KwaZulu-Natal
eThekweni Metropolitan Municipality
1. Florida Road UIP
2. uMhlanga UIP
KwaDukuza Local Municipality
1. Ballito UIP

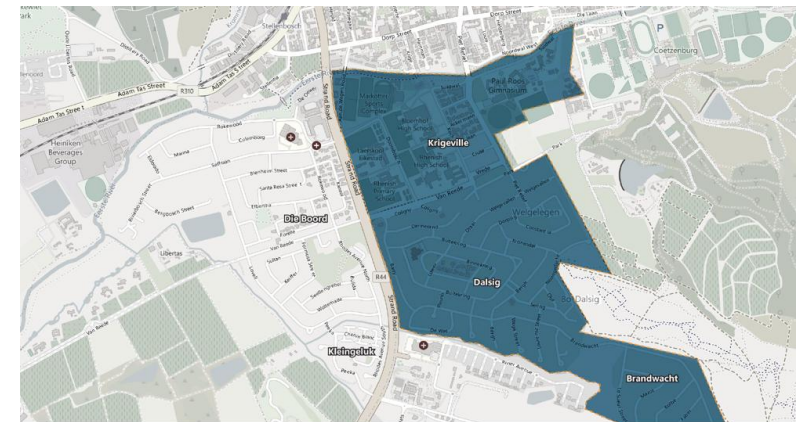
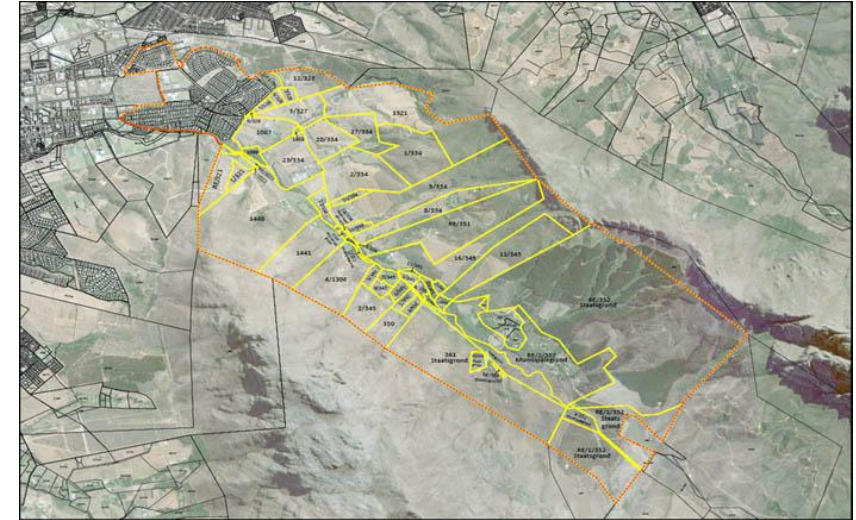
Stellenbosch SRA's:

Jonkershoek & Die Laan

SITI

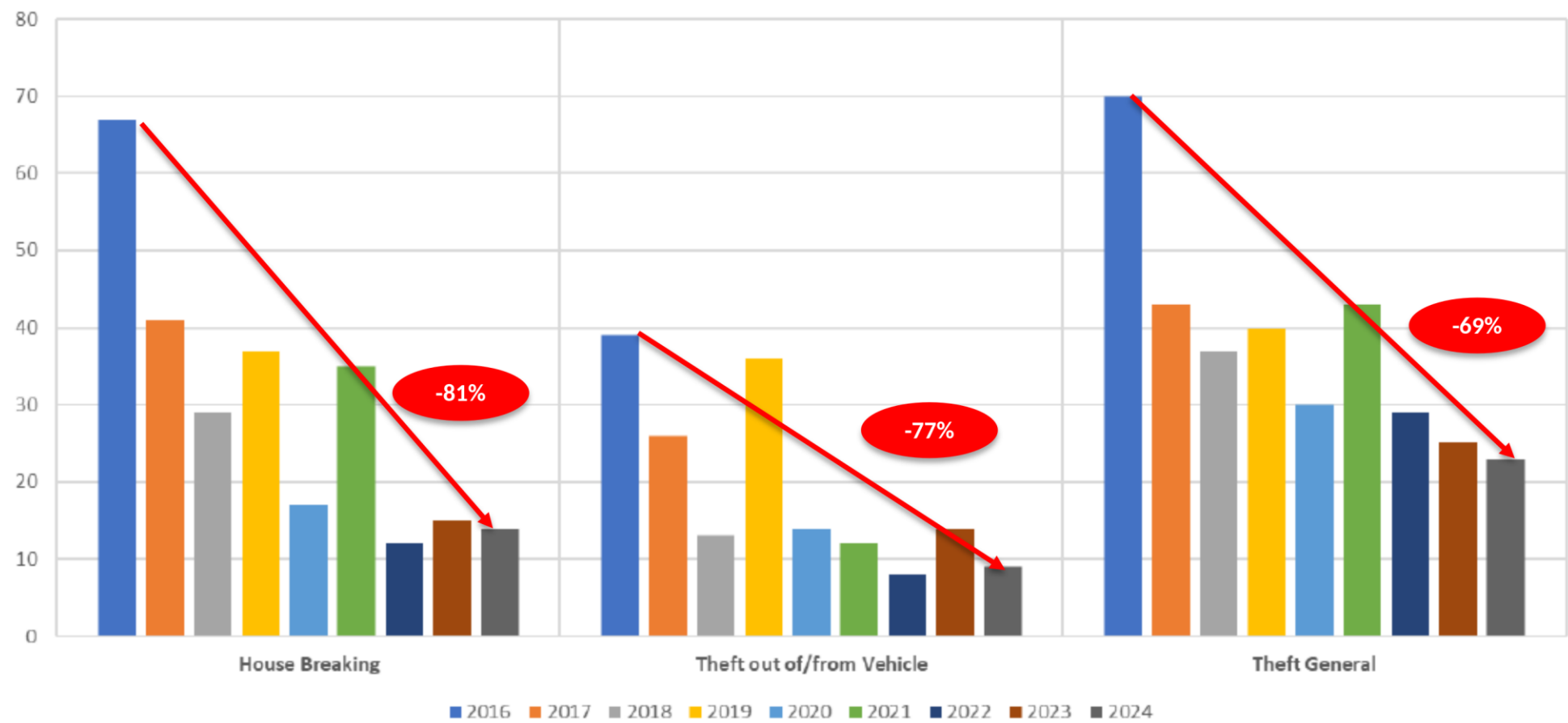
Technopark

BDKW (in Process)



Proven Track Record

Since Jonkershoek SRA’s implementation in 2016/17, crime in that area has dropped significantly — down 69–81% across all three major categories. No SRA — or security estate — can guarantee a zero incident rate.



What Happened Last Year

September 2025

Over 920 property owners voted in support of the proposed SSSRA— exceeding the 60% threshold required by Municipal By-Law and Policy.

30 September 2025

The application and voting results are formally submitted to the Municipality, with an agreement to submit hard copy voting forms within 14 days.

10 October 2025

All physical voting forms submitted in hard copy. This matches the data submitted on 30 September.

November 2025

The August submission for a 30-day extension to submit physical document is rejected by Council — an extension that had been granted to other SRA applications (Jonkershoek SRA, SITl).

24 December 2025

Letter from Municipality that the application for an SRA was not submitted to council for consideration as physical voting forms were submitted late.

January – March 2026

Meetings with Mayor, Municipal Manager and CFO on the way forward.

We have to start the formal process again and vote again on the new business and security plan for submission to council.

What has Changed — Two SRAs Instead of One

SRA Area: Die Boord

- A separate, independent SRA with its own committee.
- The two areas' security needs and affordability differ
- Main concern in Die Boord related to affordability

Security estates excluded from DBSRA budget:

- Oewerpark
- De Oewer
- Die Werf

SRA Area: BDKW

Brandwacht, Dalsig, Krigeville, Welgelegen, 80% support for SRA.



Why We Believe This will Succeed in 2026

THEN (2025)

60%+ community support already achieved — support was never the problem

Standalone application, arm's-length from the Municipality

One large, combined area with two different sets of needs and means.

Exact documentation required at submission unclear.

NOW (2026)

Same result needed again —the community has already shown its support.

Two focused, separately priced and sized SRA's, each matched to its own area, needs and affordability.

Mayor Jeremy Fasser & Deputy Mayor Rudi Buys in principle support public private initiatives to enhance public safety in the Stellenbosch area.

CFO Kevin Carolus & Municipal Finance as well as GIS Team provide required information under NDA.

Regular meetings with Municipality to ensure we remain on track.

Die Boord SRA Security Budget makes provision for:

30

CCTV Cameras,
including NPR
Financed over period.



Security management

2

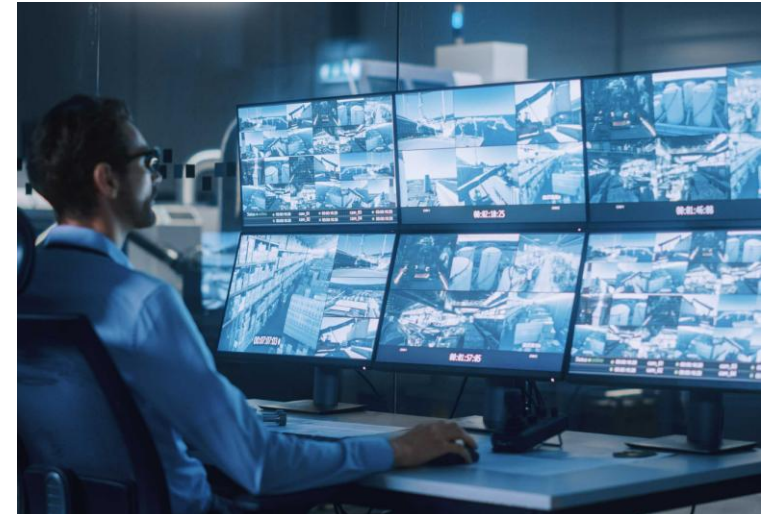
Dedicated armed
guards on duty
24/7/365
In 2 patrol vehicles



Shared with BDKW SRA.

24/7/365

Professional monitoring of cameras from control
room and telephonic WhatsApp/telegram
access.



What You Get — Beyond Security



Cleaning & maintenance

Limited additional cleaning of parks, streets, pavements and infrastructure.



Social development

Investment back into the broader community.



Property value protection

Well-managed, safer areas tend to hold and grow value.



Governance once established



Elected board of directors

Elected from and by property owners in the area.



Professional manager

A dedicated manager to be appointed to run operations. The position will be shared between the SRA's.



Municipality collects the rate

Levied and collected alongside standard municipal rates.



Annual audited financials

Independently audited statements every year.



Regular community reporting

Ongoing meetings and reporting back to property owners.

How Much Will It Cost?

Ratable Properties	798
Total Valuation	R4 265 854 000
Average Property Valuation	R5 345 682
Contribution R/Million Excl VAT per month	R73.91
Contribution R/Million Incl VAT per month	R85.00
Average contribution excl VAT	R395.12
Average contribution incl VAT	R454.38

Property valuation	Monthly Contribution incl VAT
R 2 000 000.00	R 170.00
R 3 000 000.00	R 255.00
R 4 000 000.00	R 340.00
R 5 000 000.00	R 425.00
R 5 345 681.70	R 454.38
R 6 000 000.00	R 510.00
R 7 000 000.00	R 595.00
R 8 000 000.00	R 680.00
R 9 000 000.00	R 765.00
R 10 000 000.00	R 850.00

Your municipal valuation appears on your monthly rates account. This is additional to your normal municipal rates and services.

Contribution R/Million per month	2025	2026	Difference	
Excl VAT	R80.00	R73.91	-R6.09	-7.61%
Incl VAT	R92.00	R85.00	-R7.00	-7.61%

How we achieve this lower cost:

Public safety outside schools was shared in 2025 proposal. Now only BDKW contribute to this safety initiative.

Cameras are being financed via HP/Lease – not owned.

Upgrading of public infrastructure and parks has been cut to bare bones.

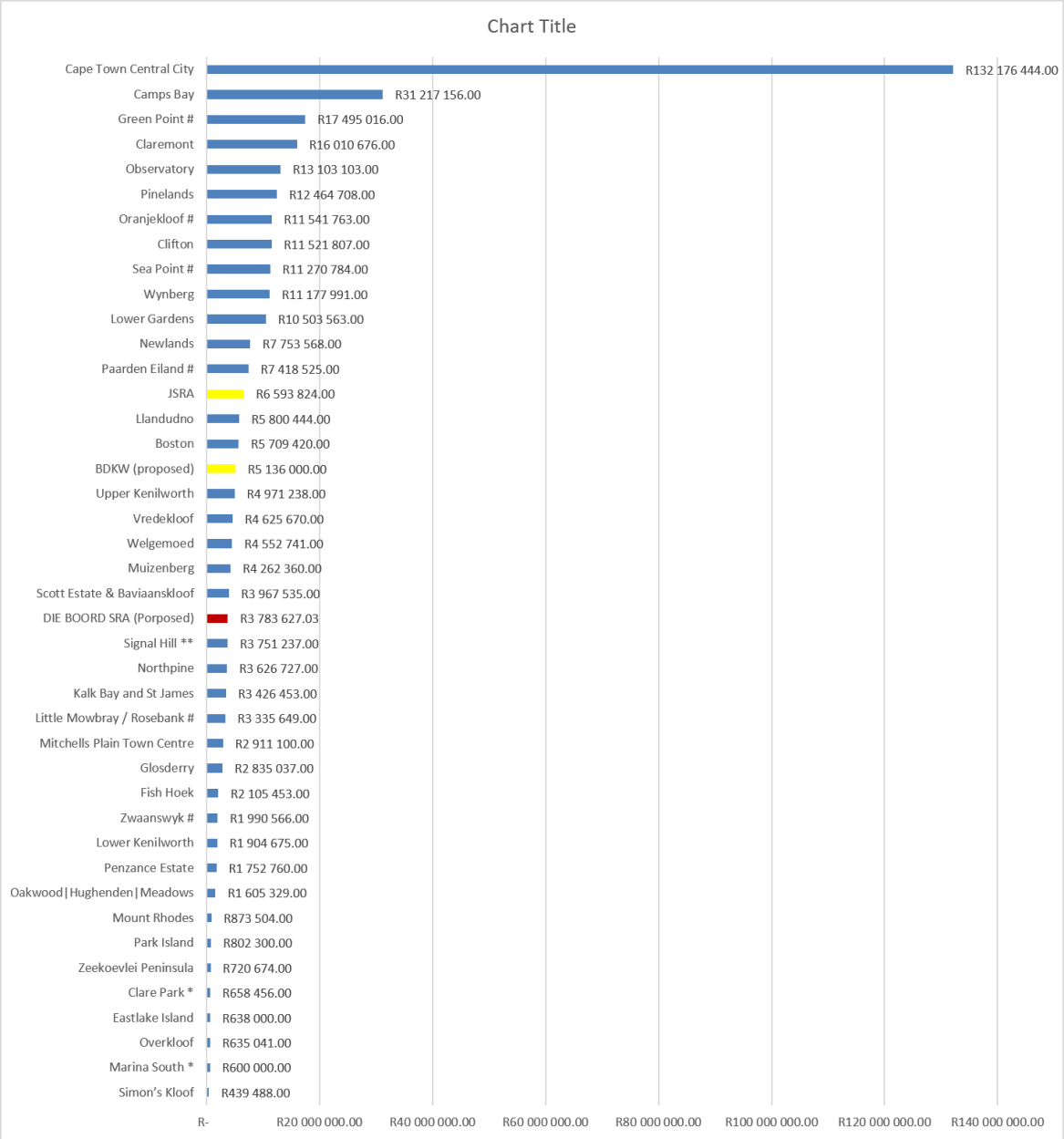
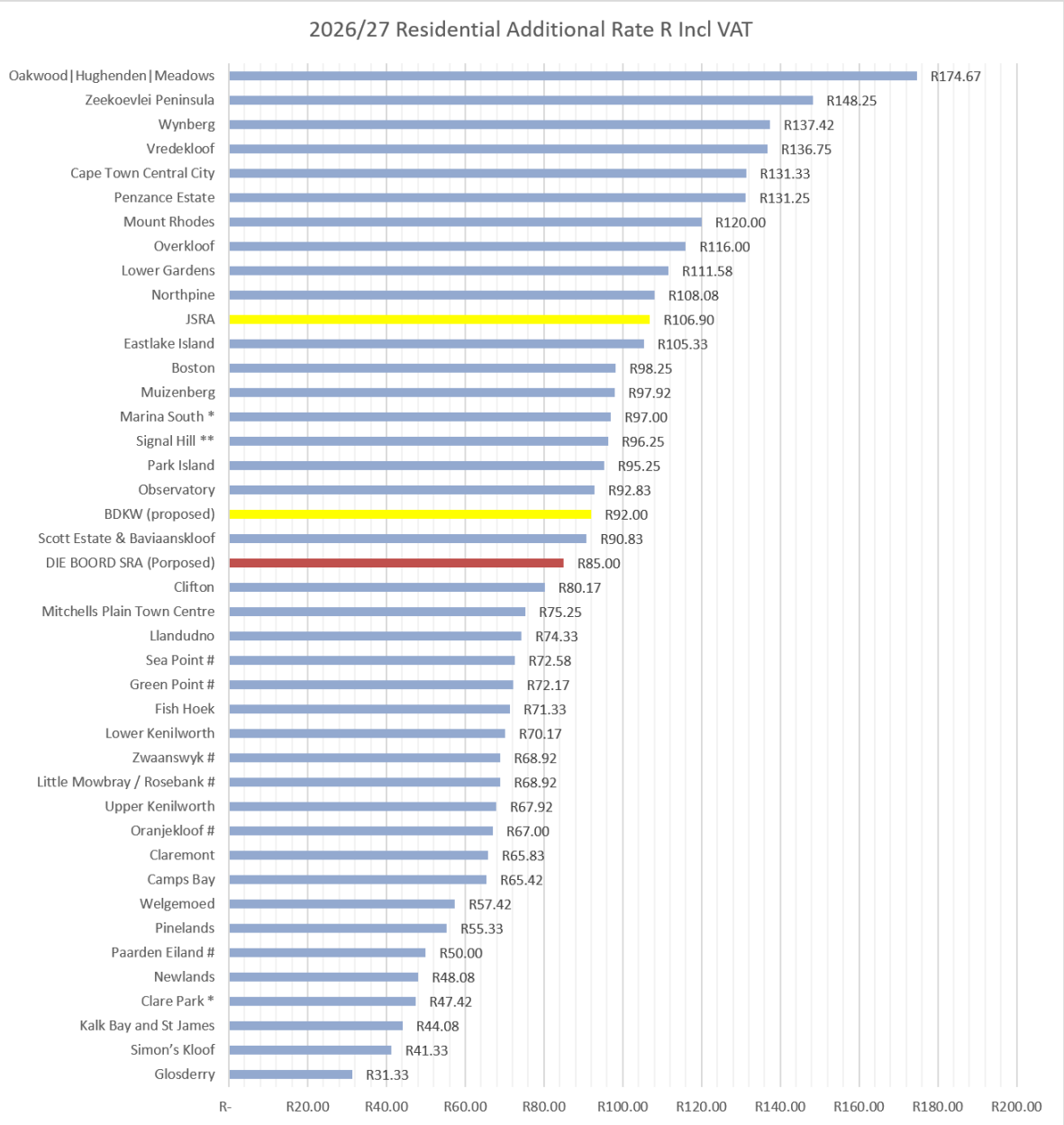
Focus primarily on security related spending.

Annexure — Budget Detail (2027–2031)

Die Boord budget model 2026.

ANNUALLY EXL VAT		2027	2028	2029	2030	2031
INCOME FROM SRA LEVY		R3 783 627	R3 934 972	R4 092 371	R4 256 066	R4 426 308
Provision For 3% bad debt on income (mandatory)		-R9 837	-R10 231	-R10 640	-R11 066	-R11 508
INCOME AVAILABLE FOR OPERATIONS		R3 773 790	R3 924 741	R4 081 731	R4 245 000	R4 414 800
EXPENSES						
CORE BUSINESS						
Employee Related: Shared manager (incl bonus pr)	9.3%	R325 000	R338 000	R351 520	R365 581	R380 204
Security Services						
TOTAL SECURITY SERVICES	83.4%	R2 924 739	R3 041 728	R3 163 398	R3 289 933	R3 421 531
Other						
TOTAL CLEANING, PARKS, LANDSCAPING, ENVIRONMENTAL	1.0%	R36 000	R37 440	R38 938	R40 495	R42 115
TOTAL GENERAL EXPENSES	6.4%	R223 245	R232 175	R241 462	R251 120	R261 165
Total Expenses	100.0%	R3 508 984	R3 649 343	R3 795 317	R3 947 130	R4 105 015
Surplus/Shortfall as reserve		R264 806	R275 398	R286 414	R297 870	R309 785

How does this compare to other SRA/CID's?



Summary

- SRA's CID's are a well-established form of public private partnership to enhance local safety in communities.
- The establishment and operation of an SRA is controlled by National and Municipal legislation.
- SRA rates must be based on the Local Government: Municipal Property Rates act of 2004. This requires for an amount in the Rand value of the property, not an equal fixed amount for all properties.
- The operation of an SRA is managed by elected directors of the NPO, overseen by Council members and Municipal CFO.

Die Boord SRA proposal includes the following 24/7/365:

- 30 cameras that are constantly monitored by a dedicated person.
- Two armed SRA response officers in two vehicles.
- Telephonic as well as WhatsApp support in an emergency.

The proposed SRA levy of R 85.00 per million valuation including VAT, compares well with other similar SRA/CID initiatives.

- Stellenbosch Municipal leadership is supportive of public private partnerships such as SRA's.

What Happens Next

14 Sept 2026

Public meeting

Immediately after

Voting opens

Sept & Oct 2026

Further public meetings

End Oct 2026

Voting closes (60% required)

31 Oct 2026

Final submission to Municipality

March 2027

Tabled at Council for approval

1 July 2027

SRA launches

A formal 30-day extension has been granted for this submission — unlike our request last time, which Council rejected.

How to Vote & Stay Connected

Physical voting forms

Available at meetings, via e-mail on request or WhatsApp channel.

boordsra@gmail.com



Join the WhatsApp group

For meeting reminders, voting details and updates.

Join public meetings

Monday 14 September (today)

Tuesday 29 September.

Monday 12 October.

Next: Questions and comments

In order to allow as many persons as possible in the audience to participate, please limit contributions to 3 minutes each during this meeting.

