Issue 10 • 2017

The Villager

WetNose Doggie Walk!

I am **Irene Farm Villages & Centurion Golf Estate**

Peter Varrie 082 457 7416, pamgolding.co.za/peter-varrie

Office: 012 644 8300

PAM GOLDING PROPERTIES

THESE ARE SOME OF THE PROPERTIES THAT I SOLD IN THE PAST YEAR

R4.55 million

R2.2 million

R2.7 million

R2.9 million

R3.85 million

R2.2 million

R4.35 million

R2.57 million

R3.85 million

R5.8 million

CN1263798 R4 million

I WOULD LOVE YOUR PROPERTY TO BE THE NEXT HOME TO BE SOLD!

pamgolding.co.za

An International Associate of Savills savills

The Villager focuses on Irene Farm Villages. The magazine is delivered to the home of each resident on the Estate. The magazine is co-ordinated and published by Estates in Africa (Pty) Ltd on behalf of the Home Owners' Association of Irene Farm Villages. The opinions of workers and personnel of Estates in Africa (Pty) Ltd do not necessarily reflect those of the HOA of Irene Farm Villages.

Publisher
Nico Maritz
E-mail: nico@eiapublishing.co.za

Editor
Kathy Thersby
E-mail: kathy@eiapublishing.co.za

Sales Manager & Advertising
Martin Fourie - Cell: 072 835 8405
E-mail: martin@eiapublishing.co.za
Office: 012 997 2712

Sales
Gerdie Murphy - Cell: 082 556 9863
E-mail: gerdie@eiapublishing.co.za

Production Co-ordinator
Chris Grant
E-mail: chrisg@nowmedia.co.za

EIA PUBLISHING OFFICE:
Tel: 011 327 4062 Fax: 011 327 4094
32 Fricker Road, Illovo, Johannesburg
www.eiapublishing.co.za

Deadline for advertisements and editorial contributions:
12 October 2017.

Contents

02 Message from the Estate Manager
06 Security
08 Financials
11 Meet the Directors
13 Wakkerstroom
16 Wetnose Doggie Walk
18 Doggy Walk Photographs
21 Irene Service Providers
22 Smalls
23 Approved Estate Agents

SUPERIOR REALTY

jonathan@superiorrealty.co.za • www.superiorrealty.co.za

Jonathan Koen • 073 206 3877 • 012 662 5663

SOME AGENTS LIKE TO TELL YOU HOW GOOD THEY ARE, I PREFER TO SHOW YOU

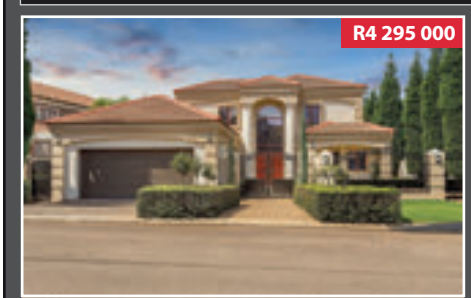
Nestled in a pan handle for extra privacy, this home offers everything that a family is looking for including a massive stand of 1220 sqm.

Open plan lounge, dining room and kitchen that allows you to interact with your guests while you cook up a storm. The enclosed braai room is adjacent to the dining room and creates a beautiful setting for entertainment. 1 bedroom downstairs with its own bathroom, perfect for guests. 3 bedrooms upstairs, including a spacious master bedroom with en suite bathroom, built-in study, double garage and servant's quarters with bathroom.

Contemporary living in the heart of the award-winning Irene Farm Villages. House is in mint condition and move in ready, a true stunner.

A truly modern marvel, a double volume entrance creates space and serenity. 1 bedroom downstairs, perfectly positioned for guest with its own bathroom. Downstairs features an open plan design with 2 lounges, 2 fireplaces, dining room and a spacious cherry wood kitchen. There are 3 bedrooms upstairs including main suite with full en suite and balcony overlooking the garden. The home offers 3 garages, outside toilet with shower, alarm and much more.

This palatial home will leave you breathless the second the front door opens to reveal the top class, elegant finishes and layout.



The magnificent bathrooms to the spacious bedrooms are all designed to leave you wanting more. The main bedroom with en suite bathroom has its own kitchenette and private lounge. 4 living areas with semi open plan design, patio overlooking the pool for those summer days or sun downers. The kitchen is solid beech wood with granite tops. Features include Underfloor heating, Air- conditioning, tinted windows, servants quarters and double garage.

Perfect condition, perfect location. Neat as a pin, just bring your furniture and make this home yours.

This home is situated in the award- winning Irene Farm Villages, right opposite a park. The home offers 2 lounges, dining room, a solid wood open plan kitchen and outdoor patio. The rooms are spacious and the home features a full guest bathroom. The main suite is huge with an en suite bathroom. The generous stand will be enjoyed by the younger members of the family. Double extra sized garage, and additional parking. Call now make this dream home yours.

If sold is what you want, it's Jonathan you call!

Message from the Estate Manager

At van Niekerk

Thank You All for Making a Difference!

Dear Residents

The spring of 2017 was most probably one of the hottest that we have experienced in many years, but there was no shortage of beautiful blossoms all over the Estate. We now hope for good summer rains.

There have been many activities in and around the Estate, which I will address in short. Our Members are reminded that *The Villager* is the official mouthpiece of the Home Owners' Association ("HOA"), therefore I will attempt to inform the Members of the latest developments in and around the Estate.

The HOA Board has appointed Mr Willem Richter as the Acting Assistant Estate Manager on a three-month fixed term contract. He took office on 11th September 2017. Mr Richter is also a member and resident of Irene Farm Villages. We welcome Willem and trust that he will be an asset to the HOA. He will mainly manage the Security portfolio and the CCTV Protect. You are kindly referred to the first article by Mr Richter in this issue, which mainly addresses the security matters.

The Board has requested that the position of the Assistant Estate Manager must be advertised again, which will be done soon in the local newspapers. The detailed requirements for the position will also be communicated to our members via the electronic media.

The first Board meeting after the Annual General Meeting ("AGM") was held on the 7th September 2017 with the following Board portfolio appointments:

- **Tshepo Phiri**: Chairperson; HR and Legal, Social and Ethics.
- **Casper Badenhorst**: Deputy Chairperson; Property Management (aesthetics).
- **Deena Moodley**: Environmental.
- **McKay Matsebanane**: Marketing and advertising.
- **Jaco Oosthuizen**: Digital Infra-structure and Security.
- **Hennie Cronje**: Finances.

The above-mentioned Board portfolios function through the individual sub-committees, which report to the Board. Members are kindly invited to join any of the mentioned sub-committees.

Anyone who is interested to join a committee may contact me, who in turn will be directed to the Director who manages the specific sub-committee of interest.

The annual doggy walk took place on Saturday, the 9th September, a very pleasant spring day, which was sponsored by the Pam Golding Group. About seventy dogs took to the streets of Irene Farm Villages. We would like to thank all the residents and visitors who joined in the day's fun and spent some good time with man's best friends. A special word of thanks to Peter Varrie and the Estate Office staff, who assisted with all the arrangement and administration. The donations went towards the Wet Nose Animal Rescue Centre.

Estate News

The HOA has recently received notification of further developments by M & T Developers around the Irene Farm Villages, mainly across Van Ryneveld Road.

The developments are known as Irene Extension 194 (mainly light commercial), which is next to the R21 highway and Irene Extension 195 (Residential with 562 units), which is situated East of Van Ryneveld Road, across from our east boundary. You are referred to the two diagrams that appear in this issue.

The Board has instructed the sub-committee to engage with M & T and to address the objections on behalf of the HOA. The objections will officially be submitted to the Tshwane City Council for consideration as part of the township establishment. Members are invited to submit their comments to the Estate Manager by the 29th September.

The HOA rules and regulations that were approved at the 2017 AGM, can now be viewed on the Irene Farm Villages web page. Members are kindly invited to familiarise yourself with the new rules. It is recommended that before you attend to any property changes, improvements, additions or alteration, that you first have a chat with the Estate Manager, the Aesthetic Sub-Committee ("ASC") or the Property Management Committee ("PMC").

There are specific rules that aim at maintaining a very high aesthetic standard, hence the rule must be followed. Members are invited, to obtain a copy of their building plans from the Estate Office and to ensure that the approved building plans correspond with the property structure. Any structure, which is not on the existing plans, must be approved by submitting the "as-build" building plans to the ASC for its consideration.

The correct building plans become very important once you are selling your property. The clearance certificate cannot be issued if the building plans are not in order.

At this stage, everyone may have heard of the PAIA legislation. It refers to the Promotion of Access to Information Act, 2 of 2000, which was promulgated in 2016. The aim of this legislation is to give effect to Section 32 of the Constitution, whereby "everyone has the right of access to any information held by public or private bodies that is required for the exercise or protection of any rights". The PAIA Act prescribes the procedure to obtain specific information from a body, also including the HOA. In terms of this legislation, the HOA Board has drafted and approved its PAIA manual, which can be viewed on the Irene Farm Villages website.

This manual prescribes the procedure to be followed should you require any information that the PAIA Act makes provision for. The Estate Manager has been appointed as the Deputy Information Officer in accordance with this Act and Members are welcome to contact him, should you require further information.

It was accidental, reading the very interesting article about cycling in the previous issue of The Villager and the Environmental Sub-Committee meeting with Hein Pienaar, who is an experienced and knowledgeable developer of mountain bike trails this week at the "old dumping site".

The Committee discussed the best way forward to continue with the rehabilitation of this site, which comes a long way. The earthworks will start soon, depending on the costs of the machinery. We then had a very interesting discussion relating to utilizing the rehabilitated dumping site, once the rehabilitation has been completed, as a mountain bike track for young and old.

Members, who are interested are invited to contact the Environmental Sub-Committee, to share your ideas in going forward with this mountain bike track initiative.

The recycling programme is running well in our Estate with a participation figure of about 55%. Our aim is to get all our residents to participate. If you notice that your neighbour is not participating, kindly approach them and explain the aim and benefits of recycling. It would be great to report back on an increase in the participation.

The Remade Recycling team visits us on Thursdays. Residents are reminded to use the green branded Remade Recycling bags for their recyclables each week. The collection team has been instructed not to collect any other bags. If you notice that the collection team did not collect your green bags, kindly inform the Estate Office, who will follow up on the matter.

Estate News

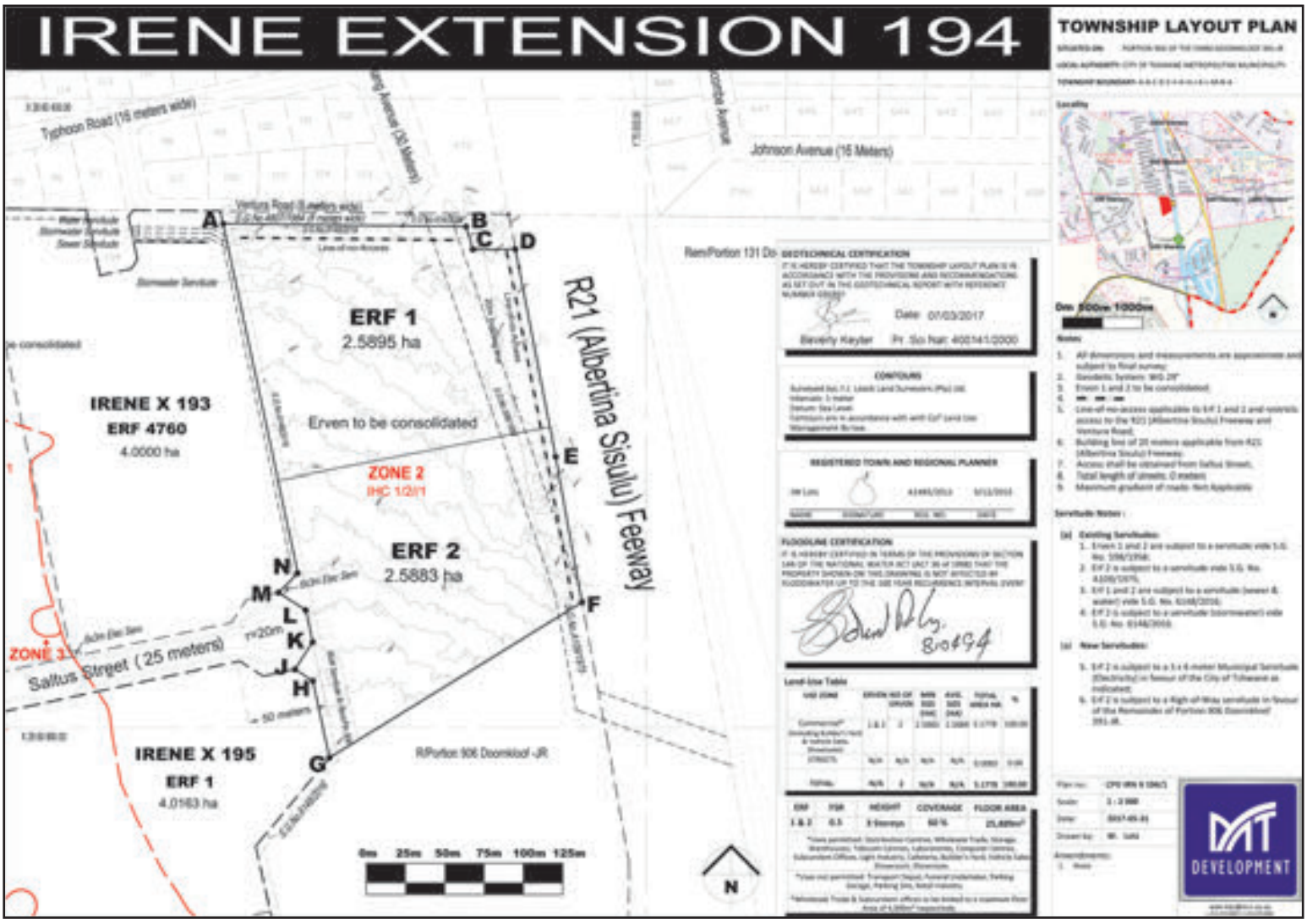
The team from Garden Creations, the HOA garden service supplier, has embarked on the landscaping of the North (2nd) gate at the entrance. Once the road construction work at Van Ryneveld Road has been completed, the landscaping will be finalised.

We have received several enquiries regarding whether traffic lights will be installed at the intersection of Van Ryneveld Road and the entrance to the North gate. The initial Traffic Impact Study that was carried out by M & T Developers did provide for traffic lights at this intersection. M & T confirmed that the traffic lights are still scheduled to be installed, but only once people have started to occupy the new units, which is in accordance with the Tshwane City Council approach. The situation will be monitored and followed up with M & T and the City Council.

The importance of the traffic lights is shared with our Residents, who use this intersection daily.

The Infrastructure Development Plan ("IDP") is progressing. The building plans have been reviewed by the PMC. The HOA appointed architect is now finalising the plans, which must be approved by the HOA Board, where after it will be submitted to the City Council for approval.

The CCTV Project is approaching its last stages of completion and implementation. In conjunction with the CCTV Project, it runs the Power Solution Project, which is the upgrading of the power reticulation of the two gate houses, as well as the supply of power to the CCTV cameras on the perimeter of the Estate. The Power Solution also



includes the installation of four new distribution boxes ("DB's") and the commissioning of the two generators, which is planned towards the end of September 2017.

The trenching along the Estate perimeter by Vodacom has been completed and the contractors are now cleaning up the site by removing all the extra soil and rock. The trenching caused a huge disturbance of the natural ground soil. This will have to be rehabilitated with time, although we expect serious erosion during the first thunder storms.

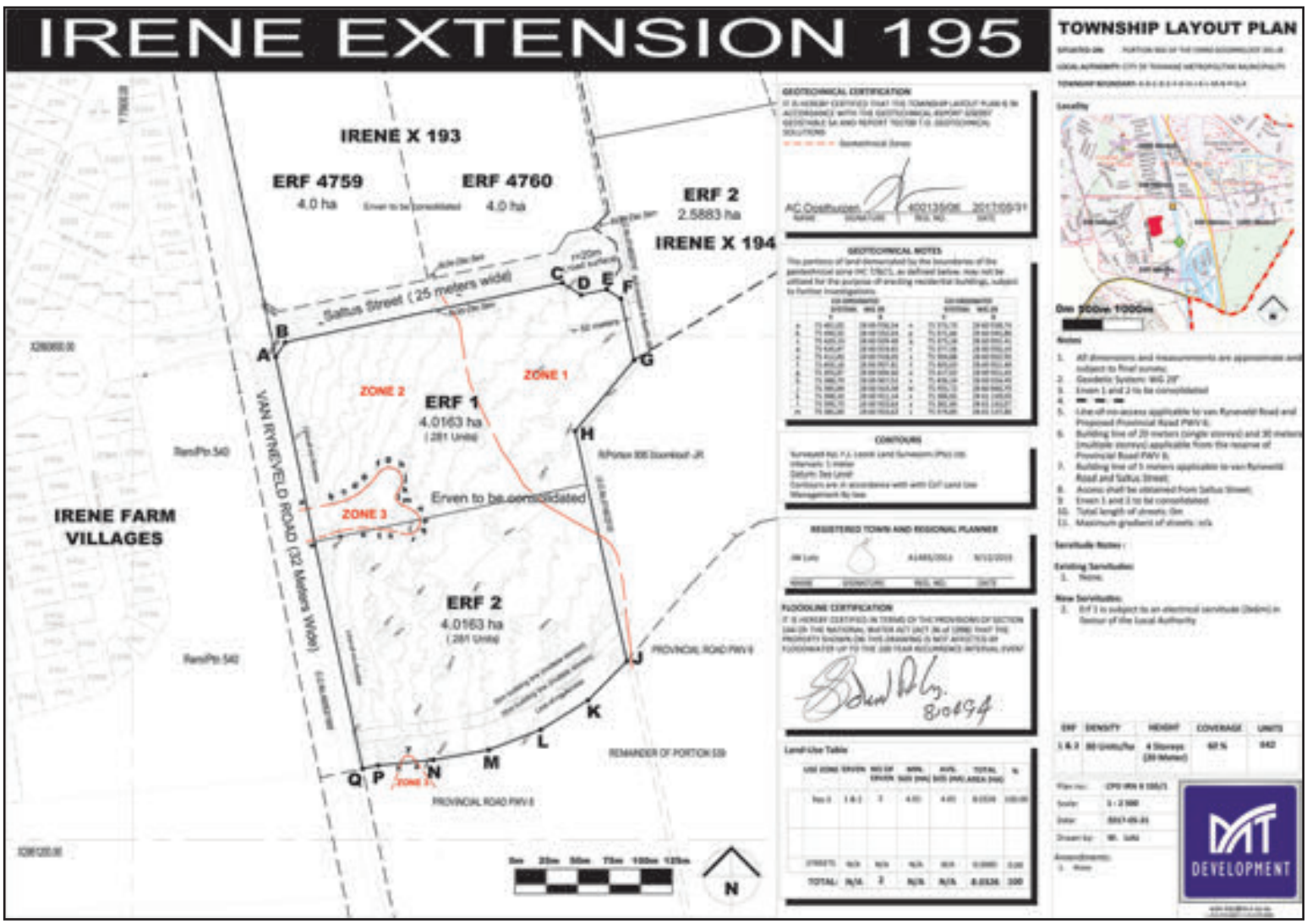
The micro-trenching for the Fibre-To-The-Home ("FTTH") has been completed. The final inspection by the Tshwane City Council of the roads, must still be carried out. Members are reminded to contact their service providers, should they require FTTH-connectivity from the border box on the road kerb to their homes.

Residents are reminded that their household workers must always carry their access card with them. This is to ensure compliance with the Security protocol and to allow access in the instance of the bio-metric system being off-line.

"Behaviour is the most effective way to communicate with others in your life" - Wayne W. Dyer.

The Estate Management appreciates the support they receive from the Residents.

Best regards, Estate Manager.



Willem Richter

Dear Residents

It is with great sadness as newly appointed Acting Assistant Estate Manager that I must report a security breach that occurred on 16 August 2017 at 05h20.

This is the first incident in six years. The perpetrators gained access to the estate by cutting the electrical fence wires and bending a vertical section on the palisade fence bordering White Heart Road. A bicycle was stolen from an open garage.

Unfortunately, the Bidvest Protea Coin Controller did not notice the fence alarm and therefore no patrol vehicle was dispatched to investigate the security breach.

The Estate Manager and Security Subcommittee arranged for an urgent meeting with the Bidvest Senior Management and the following procedures were implemented to prevent a reoccurrence:

1. The Bidvest HR process was followed and disciplinary actions were taken.

2. Bidvest appointed an Investigating Officer with the task of investigating the security breach. This process is ongoing.

3. Polygraph-tests were carried on five (5) officers, that were on duty at the time. There were no deceptions, which is an indication, that these officers were not involved in the incident.

4. Bidvest retrained the security officers at Irene Farm Villages ("IFV") in compliance with the Standard Operational Procedures ("SOP") and Site Guidelines and Instructions.

5. Bidvest will carry out risk assessment of the complete security infrastructure at Irene Farm Villages.

6. Bidvest arranged for the fence alarm to be linked to their National Control-room. This is to ensure dual monitoring and backup of the Controller at Irene Farm Villages.

7. Bidvest arranged for the Shift Managers to communicate on a specific messaging platform that will be used for, inter alia, confirmation of the shift complement at the beginning of each shift, photo of the parade on every shift, reporting of all incidents that require the attention of Senior Management and/or the HOA and visits to the IFV site by any external Bidvest Senior Management.

8. The HOA appointed an Acting Assistant Estate Manager with specific responsibility to oversee matters relating to Security and the CCTV project.

May I emphasise the importance for residents to ensure that their garage doors are closed and downstairs windows are secured at night. The installation of the CCTV cameras will enhance the general security of the Estate.

With regards to the CCTV-Project, I am glad to inform residents that we are nearing the final stages of implementation. Currently the contractors are finalising the reticulation of the cable infrastructure, completing the civil works on the last two plinths on the Northern perimeter and one plinth on the Southern perimeter and installing the cameras.

The afore mentioned is expected to be completed in the next two weeks. We are planning to go live by the end of September 2017, where after some minor changes and adjustments will be carried out.

Most of the trenches and plinths along the perimeter are now complete and reinstatement of the soil has been completed. Residents can start walking along the perimeter again.

Training for the Irene Farm Management team as well as the Bidvest Guarding staff is scheduled to commence in early October.

I greet you for now until next month. Stay Vigilant, Safe and report suspicious activities immediately.

Kind Regards,

Willem Richter

Acting Assistant Estate Manager
083 274 8829.

Bidvest PROTEA COIN

IMPORTANT NUMBERS

24HR SECURITY GUARD ROOM: 012 661 1688

24 HR CONTROLLER: 082 947 7610

24HR SHIFT MANAGER: 082 838 7779

JOC: 079 528 1630

OUR OFFICE IS ON YOUR DOORSTEP

@ 98 Van Ryneveld Avenue, Pierre van Ryneveld

LIESL VAN STADEN
(PPRE - Professional Practitioner in Real Estate)
084 870 1465
liesl@appleproperty.co.za

LENIE VISAGÉ
(PPRE - Professional Practitioner in Real Estate)
083 259 5342
lenie@appleproperty.co.za

Contact us if you want to buy/sell & for free valuations

www.appleproperty.co.za

Your Home Our Core Business

Apple Property Collection

UNIVERSAL ROOFING

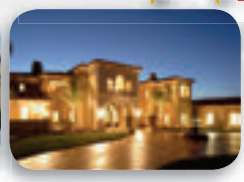
WATERPROOFING AND ROOF REPAIRS

ALL WORK GUARANTEED

QUOTES - FREE QUOTES - FREE Q

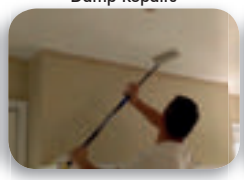
WATERPROOFING
Tile Roofs
Concrete Roofs
Slate Roofs
IBR Roofs

PAINTING
Roof Painting
Interior painting
Exterior Painting
Damp Repairs



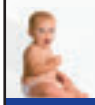
ROOF REPAIRS
Leaking Roofs
Sagging Roofs
Broken Tiles
Roof Insulation

SEAMLESS GUTTERS
Chromadek Gutters
Box Gutters
Facia Boards
Wide Range Of Colour



CEILINGS
Plastered Ceilings
Bishop Strip Ceilings
Timber ceilings
Suspended Ceilings

SKYLIGHTS
New Skylights
Repair Skylights
Waterproofing Skylights
Laminated Safety Glass



ROOF Sprung A Leak?

PRETORIA
012 653 7227
012 653 7228

ROOF Sagging?

JOHANNESBURG
011 708 7474
011 708 4024

ROOF Repairs?

www.universalroofing.co.za

BuySell
THE REAL ESTATE COLLECTION

Residential Sales and Rentals
To view all our properties, visit our website:
www.buysellsa.co.za

Nina
082 963 1994
PRINCIPAL SALES AGENT

Eunice
071 676 5940
RENTALS

IRENE FARM VILLAGE

SPECTACULAR!! — 5.9 mill

WEB REF: 987

4 BEDROOMS • 3 BATHROOMS
KITCHEN • SCULLERY • BAR COUNTER
WINE CELLAR • LAUNDRY • 2 LIVING
AREAS • 2 DINING AREAS • ENCLOSED
PATIO • STUDY/GYM • POOL
3 GARAGES • S/Q

NINA: 082 963 1994

BEAUTIFUL SPACIOUS HOME - BIG STAND — 5.2 mill

WEB REF: 1005

5 BEDROOMS • 3 BATHROOMS
KITCHEN • SCULLERY • OPEN PLAN
TV ROOM/ DINING • 2 GAS FIRE-
PLACES • SPACIOUS LIVING AREA
LAP POOL • STOREROOM
3 GARAGES • S/Q

NINA: 082 963 1994

NEW LISTING... BORDERS PARK — 2.8 mill

SOLE MANDATE

WEB REF: 1013

3 BEDROOMS • 2 BATHROOMS
2 OPEN PLAN LIVING AREAS
STUDY NOOK • SOLID CHERRY
WOOD KITCHEN • SCULLERY •
DBL GARAGE • COVERED
PATIO • POOL

NINA: 082 963 1994

FAMILY HOME IN CUL DE SAC — 3.150 mill

WEB REF: 1003

4 BEDROOMS • 2 FULL BATHOOMS
KITCHEN WITH SEPARATE SCULLERY
STUDY/LOUNGE • 2 FIRE PLACES
3 OPEN PLAN LIVING AREAS
DBL GARAGE • COVERED PATIO
POOL

NINA: 082 963 1994

BuySell Office : Nelmapius Drive, Cornwall Hill Tel/Fax : 012 667 5381 | www.buysellsa.co.za

IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

Summary Income Statement
August 2017

	August 2017		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Operational Income						
Levy Income						
Normal Levies	992 116	992 116	5 952 698	5 952 696	2	0.0%
Other Income						
Interest Received	46 598	35 661	301 001	275 884	25 117	9.1%
Contractors Permits	12 420	12 420	105 888	117 888	(12 000)	-10.2%
Estate Agent Registration	0	0	129 960	129 960	0	0.0%
Post Box Annual Fee	250	250	38 850	38 850	0	0.0%
	1 051 384	1 040 447	6 528 397	6 515 278	13 119	0.2%
Operational Expenditure						
Professional /Administration	49 263	66 460	345 351	354 954	9 603	2.7%
Accounting Fees	34 980	34 980	209 880	209 880	0	0.0%
Audit Fees	0	0	1 425	1 500	75	5.0%
Bank Charges	2 735	2 739	20 732	20 733	1	0.0%
Insurance	11 548	23 060	68 832	78 360	9 528	12.2%
Legal & Professional Fees	0	5 681	44 482	44 481	(1)	0.0%
General Office	5 986	8 051	83 460	83 445	(15)	0.0%
Office Equipment	132	1 200	33 600	33 600	(0)	0.0%
General Expenses	0	1 000	6 000	6 000	0	0.0%
Office Refreshment	111	110	5 037	5 033	(4)	-0.1%
Printing & Stationary	638	638	11 212	11 209	(3)	0.0%
Telecommunication	5 105	5 103	27 611	27 603	(8)	0.0%
Operational Expenses	252 371	221 070	1 033 025	1 045 038	12 013	1.1%
Municipal Charges	70 913	35 000	209 191	210 000	809	0.4%
Recycling	8 909	8 909	44 547	53 454	8 907	16.7%
Donations	0	5 000	30 000	30 000	0	0.0%
Meetings	0	500	2 328	4 000	1 672	41.8%
Salaries & Wages	172 549	171 661	746 960	747 584	624	0.1%
Security	490 831	494 983	3 112 374	3 113 988	1 614	0.1%
Access Control (ClickOn)	20 972	20 971	102 630	123 154	20 524	16.7%
- ClickOn Recovery	(9 585)	(9 584)	(40 304)	(60 828)	(20 524)	33.7%
Equipment Maintenance SLA	20 610	20 610	123 661	123 660	(1)	0.0%
Security Maintenance	2 848	7 000	49 127	50 744	1 617	3.2%
CCTV Equipment Rental	0	0	0	0	0	100.0%
Guarding Services	455 987	455 986	2 877 260	2 877 258	(2)	0.0%
Repairs & Maintenance	152 932	157 244	936 326	958 460	22 134	2.3%
Fuel	3 312	3 000	18 084	18 000	(84)	-0.5%
General Maintenance	4 635	8 478	46 195	66 164	19 969	30.2%
Infrastructure Maintenance	2 235	2 655	25 626	27 037	1 411	5.2%
Park Facing Boundary Walls	21 248	15 750	103 945	103 250	(695)	-0.7%
Park Maintenance	0	1 500	6 138	7 750	1 612	20.8%
Park Maintenance Contract	121 362	121 361	707 562	707 559	(3)	0.0%
Vehicles	140	4 500	28 776	28 700	(76)	-0.3%
	951 383	947 808	5 510 536	5 555 885	45 349	0.8%
Operating Profit / (Loss)	100 001	92 639	1 017 861	959 393	58 468	

IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

Summary Income Statement
July 2017

	July 2017		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Non-Recurring Revenue						
Estate Penalties	0		35 000	17 500	17 500	100.0%
Late Building Penalties	0		87 250	0	87 250	100.0%
Late Payment Penalties	0		20 250	10 124	10 126	100.0%
Plan Fee Recovery	6 292	6 292	42 600	42 599	1	0.0%
- Plan Fee Cost	0	0	(42 988)	(42 987)	(1)	0.0%
Expense Recovery	0	0	3 856	3 855	1	0.0%
Sale to Members	0	0	0	0	0	100.0%
Non-Recurring Expenses						
Scanning of Building Plans	0	0	25 054	25 054	0	0.0%
Traffic Management	112 518	112 518	112 518	112 518	0	0.0%
Social Development Projects	2 304	5 000	2 304	5 000	2 696	53.9%
Water Tanker Roadworthy	0	0	0	0	0	100.0%
Park Development	596	0	596	0	(596)	100.0%
Historic Tshwane Accounts	0	0	0	0	0	100.0%
Environmental Development	0	0	0	0	0	100.0%
Cash Provision	0	0	0	0	0	100.0%
Net Positive/ (Negative)	**(109 126)**	**(111 226)**	**5 496**	**(111 481)**	**112 776**	
Net Profit / (Loss)	**(9 124)**	**(18 587)**	**1 023 357**	**847 912**	**171 245**	

None	0	0	0	0		
CSOS Levies	13 302	0	26 605	0		

Irene Farm Village Home Owners Association - Infrastructure Development						
	Actual	Budget	Actual	Budget	Value	%
Revenue						
Special Levies	203 984	203 984	1 223 906	1 223 904	2	0.0%
Stand Sales			0	0	0	100.0%
Projects						
WIP - CCTV Project			101 856			
WIP - Infrastructure Development Project			158 394			
WIP - Land Purchase Project			0			
WIP - Power Solution Project			1 620 304			

Account Ability

Office Address:
Sovereign Drive,
Route 21
Corporate Park

Accounting Office Hours
8:00 to 13:00
Monday to Friday

Office Tel:
082 780 0059

Accounts Email:
accounts@aams.co.za

IFV Accounts:
Winny Boshoff

Summary Income Statement by Account Ability

"A financial plan is a way to take all of the money advice you come across and figure out how it applies to your specific financial situation." - Alexa Von Tobel

MEET THE DIRECTORS

THE DIRECTORS

The first Board meeting after the Annual General Meeting ("AGM") was held on the 7th September 2017. Here are the Board portfolio appointments.

Tshepo Phiri

Chairperson

"Our vision is to uphold and maintain high set of developmental and architectural standard."

Tshepo Phiri is the newly elected IFV HOA chairman for 2017/2018, having served as the Chairman in the previous 2016/2017 financial year.

I am a proud resident of the IFV Estate that prides itself with bird life, tranquillity and friendly residents. I have over 20 years' technical and Project Management background in the Multi-disciplinary Capex Projects and currently heading the Infrastructure, Aesthetics and Property Development portfolio. Our vision is to uphold and maintain a high set of developmental and architectural standards of the Estate with continuously seeking innovative ways to add value to the HOA members assets residing in the Estate. I will also be heading the HR and the Social and Ethics Sub-Committees.

MEET THE DIRECTORS

Deputy Chairperson

Casper Badenhorst

I have been a civil engineer since 1973 and I'm currently doing structural work for one of the biggest developing companies, Calgro M3 Land (Pty) Ltd. I am also involved in engineering new homes as well as alterations and additions. I served on the HOA Board of Directors for four years in the past and have returned now after a one year "rest".

Digital Infra-structure and Security

Jaco Oosthuizen

Jaco is the Chief Operating Officer of an engineering company based in Johannesburg. Mr Jaco Oosthuizen is responsible for the Digital Infrastructure and Security portfolios of the HOA. The remaining phase of the Digital Infrastructure projects is currently being addressed as we discuss the voice coverage with MTN and Vodacom. More information will be provided once the implementation plan has been finalised.

The Security of the Irene Farm Villages is the single most important portfolio, that must be managed by the HOA Board and the Estate Management. The manner in which we perform security functions are fundamentally changing in a world where everything is connected.

The Security Sub-committee will focus on assessing the risk profile, systems and procedures of the security services at our estate to ensure privacy is respected and maximising the security of the residents.

Marketing and advertising

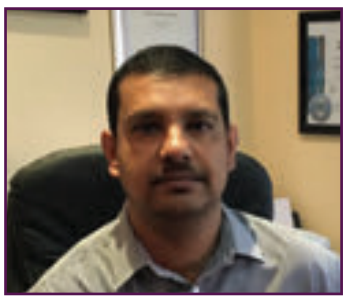
McKay Matsebanane

Mckay has an accounting background, with highly developed analytical, technical and problem solving skills, highly motivated with the ability to work independently or within a team setting.

I have over 20 years of diversified service experience in retail, mining, tourism and logistics companies settings.

I currently run a car & van rental franchise with one of the major international brands. I'm married to my lovely wife Rosemary. We have a son, Tiisetso and daughter, Tebogo. We have been happily living in the Estate for the past 7 years.

Environmental



Deena Moodley

I am Deena Moodley, a successful businessman in the recycling and business strategy sector. I am married to Joelene Moodley and father of Joshua and Akeesha Moodley. I have been a resident of IFV for the past 11 years and have enjoyed living in such a beautiful and family focused estate.

I am excited to have been elected on the HOA Board at the August AGM and look forward to chairing the Environmental Management Committee (EMC).

The EMC has over the past years done wonderful work under the chairmanship of Dr Marthinus Horak. A big "thank you" to Dr Horak and the EMC team. I would like to encourage residents to engage and participate with the EMC and the HOA Board to ensure that IFV remains the best estate to live in.

Finances

Hennie Cronje

Mr Hennie Cronje is responsible for the Finance portfolio on the Board of the Irene Farm Villages HOA. His role includes being responsible for the implementation of the IFV HOA financial policy, overseeing the financial functions, operational and capital expenditure budget, tracking and reporting financial performance to the Board and HOA members.

Hennie moved to the estate 7 years ago and has been a member of the Finance committee for the last 18 months. His qualifications include a degree in Commerce, certifications in banking, marketing and project management. He has been working in the financial industry for the last 29 years and currently holds the role of Transitions Manager with one of the larger banking groups. Hennie applies his knowledge and experience to uphold the solid management of the estate's financial affairs in partnership with all role players and stakeholder groups.

Hennie and his wife Alta enjoy the outdoors and are avid overlanding travellers who venture into all parts of South Africa and our neighbouring countries.

Shop 43, Southdowns Shopping Centre,
Cnr Nellmapius Drive & John Vorster, Irene,
Centurion | Tel: 012 665 2189

A STRONGER, FITTER YOU
IN ONLY 20 MINUTES PER WEEK!

BODYtwenty
IRENE

The combination of state of the art EMS technology, modern personal training methods and rapid (quantifiable) results, undoubtedly makes Body20 the most exciting training innovation of the decade.

BOOK YOUR FREE DEMO NOW!

irene@body20.co.za
064 159 7480

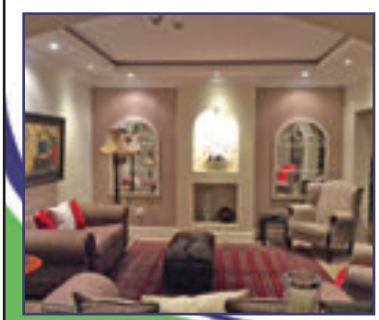
"YOUR TRUSTED PROPERTY PROFESSIONAL"

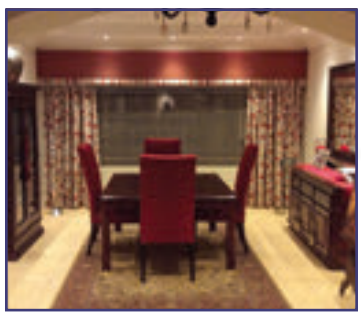
Léane Graaff Properties

SOLE & EXCLUSIVE MANDATE

R4,495mil

This graceful and charming home encapsulates all the desired elements for stylish family living. Four sun splashed en suite rooms, numerous free flowing reception areas, French kitchen with bamboo working spaces, gas stove and double eye level oven. The master suite includes a huge balcony, large separate dressing room with built-in cabinetry, and a sumptuous bathroom with twin basins, extra large bath and shower and all round modern fittings are features of this en-suite bathroom with separate toilet. Extras are; study with built in cabinetry, all bedrooms lead to a balcony, 3 geysers, two air conditioners, Multiple TV points, Domestic quarters with cupboards and en-suite bathroom, auto irrigation, aluminium frames, wooden blinds, seamless stack windows in enclosed braai room with built in cabinetry, gated property for extra privacy, boma with garden umbrella and seamless gutters, tiled garages with an alu door.





Excellence, Professionalism, Results • Cell: 083 457 3184, Fax: 086 698 6210, rgraaff@absamail.co.za

Wakkerstroom

James Clarke

We set out at dawn one cold September Sunday, heading out of Sandton onto the N3 towards Durban. We were bound for Wakkerstroom, three-hours away and off to the southeast. “Wackers” – a small town 27km south of Volksrus and noted for its huge wetland and golden hills.

Mary and I had been there before but, having just spent the best part of three days there in brilliant spring weather, we have come to appreciate it for what is was – a classic example of an unspoiled 19th century South African dorp, unsullied by time. As Rupert Brooke wrote of somewhere else, “there’s a peace and holy quiet there”.

Its steepled, sandstone kerk stands high above a scattering of tin-roofed houses like a mother hen watching over her scattered chicks. There are cattle and sheep, even in town, and backyard poultry and sometimes guineafowl scurrying across the road.

Wakkerstroom is the 2nd oldest town in Mpumalanga. It used to fall within “die Ou Transvaal” and was established in 1859. The small widely dispersed houses are mostly well-kept, lending the town an air of prosperity whose denizens take a pride in the place. Several homes belong to city dwellers, mostly professional people, who come down for weekends.

The town is surrounded by rich grassland and high, rounded hills. At their base are extensive vleis shining in the sun and fringed with bright green willows.

The system is fed by a lively stream – lively even during the driest part of the year. We watched three otters playing right on the edge of town.

Town? Wakkerstroom, technically, only just qualifies as a town but is, nevertheless, famous among a certain category of people from the Far East and Europe across to the Americas. This is because the wetland, one of South Africa’s last major unspoiled wetlands, rates among the world’s richest in birdlife.

There’s nearly always somebody standing on the side of the quiet main road leading from the town which links Volksrus to an enigmatic little place called Braunschweig. They are scanning the surrounding vlei hoping to catch a glimpse of a Red-chested Flufftail, Purple Swamphen, African Shelduck or some other rarity, many unique to South Africa.

I recall many years ago standing there with Peter Sullivan, later chairman of BirdLife SA, and ornithologist Ken Newman. Peter was dreaming up a scheme to train out-of-work men in the neighboring township to become bird guides. We found binoculars for them and today some are nationally respected for their ability to find bird species that people have travelled half the world to find. On this visit we were guided by one of them – Lucky Sibya.

Wakkers thrives on tourism. We were there to bird but we became enamored by the quiet town whose main shopping street is, maybe, less than a hundred yards long. It has small, century-old shops and a pub and restaurant on one side and the church on the other.

In between was a sign saying the ancient “Bioscope” was re-opening that week. The picture house was in a small, isolated, barn-like building round the corner. The gala movie? Grease.

The highlight of our three days was not necessarily seeing two Crowned Cranes doing their high-stepping “dancing” ritual or a group of four Blue Korhaans – a rare species confined to a small region of South Africa. Our highlight was finding a restaurant hidden behind a rough hedge and a modest little sign reading, “Bistro”.

It was obviously once a rambling house and is set in an equally rambling garden with two or three scattered tables outside.

It is the interior that entrances. I had not noticed another sign outside otherwise I would not have been so surprised. It read Memamorphis Gallery and Bistro – a deliberate misspelling the reason of which was explained but went over my head.

The walls are covered in framed paintings – not local hopeful work but high quality and seriously professional stuff – and at prices so reasonable they must astonish the overseas visitors who visit Wakkerstroom throughout the year.

There was so much to delight the eye in every room including some highly original sculptures; there's an amusing human-sized, bipedal warthog wearing size 10s and a dazzling throne made of recycled odds and ends.

The cheerful restaurateur's name is Lizzie Lack, a former political scientist and diplomat who was stationed in South America but who resigned to do what she'd always wanted to – cook. She founded restaurants in Cape Town and the Western Cape as well as in Clarens, before discovering "Wakkers". For somebody who lived in Spanish-speaking Argentina the food – prepared by Lizzie and her sous chef, Paul Graoblert – is more Portuguese, especially the huge imported prawns.

At lunchtime the Bistro serves tapas. The wine prices are not far off Johannesburg's retail prices and the menu and food quality would prove popular in any big city, anywhere.

There is so much about the bistro that is unique: the table lighting, the table decorations – even the table tops, even the windows…

Being spring, the weather hadn't quite dispensed with winter so the restaurant had blankets over the backs of the chairs and a hearth fire.

Wakkerstroom's founders shot an eland bull in the 1850s and cut from it an unbroken thong 137 metres long. They used this to measure out the streets and erven and when, in 1941, the town was properly surveyed there was only a slight difference between the new pegs and the old.

The Transvaal Republic deemed the settlement should be named after the President – Marthinus Wesselstroom – and, officially, it still is. But by 1904 the name Wakkerstroom became entrenched.

Fair enough – a wakkers stroom means lively stream and that stream is the life blood of this famous wetland.

Pictures: Mary Broadley

IFV Wetnose Doggie Walk

Whatever happened to spring? We seem to have switched to a 3-season world as we went from woolies and winter to shorts and summer in one week! It certainly felt that way as residents, visitors and their mutts gathered for the start of the annual dog walk in the Estate. It was close to 30 degrees C at 10am.

I love the initial pandemonium and chaos as the excited dogs check one another out for the first time and do their barking, sniffing and tail-wagging stuff to greet one another. It's always stressful for the owners holding onto those leashes for dear life, but everyone soon settles down – often the dogs do long before their handlers.

We were competing with a rugby test match and the Jakaranda Spring Walk on the same Saturday, so this may have accounted for a slightly smaller turnout than previous years.

Irene Farm Villages is a brilliant estate to walk in, with views, hills, trails, great roads and long flat stretches for those of a less athletic inclination. As someone who walks dogs daily and at different times of the day, it's noticeable how many residents don't walk their dogs regularly. Most of the time I'm out and about with dogs, we hardly ever encounter other people and dogs walking. What we do find are hysterical and frustrated dogs behind walls and gates jealously barking and howling at those more fortunate than they are. Often destroyed gardens and back yards are the outcome of a lack of exercise and walks. Imagine if you were confined to the same small space day after day – you'd probably also chew up the sprinkler system.

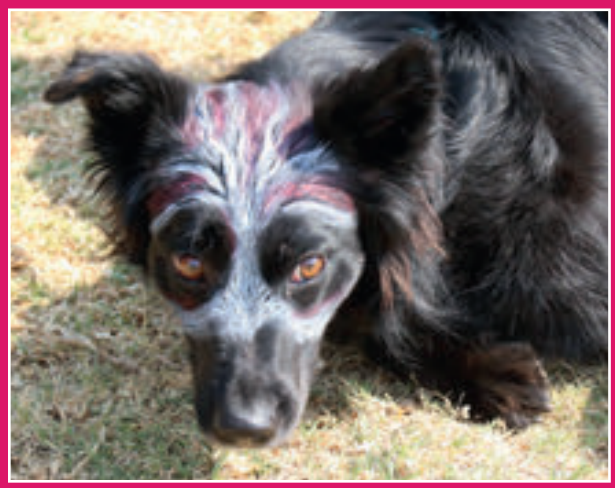
So it was no surprise that there were many dogs at home going crazy as the annual doggie walk came past their homes. I felt rather sad for them. There are dog walking services in the Estate and owners will be amazed at the positive effect 'getting out' will have on your mutts.

The walk was really well-organised with water points and water tubs for hot dogs to jump into for a cool down.

Thanks to At, Madeleine and their awesome team for a fantastic day. Considering that global warming might be changing day temperatures rather drastically, At mentioned that next time we might consider a night walk. That would be a super idea and so much fun for kids with their headlamps, and a totally different experience.

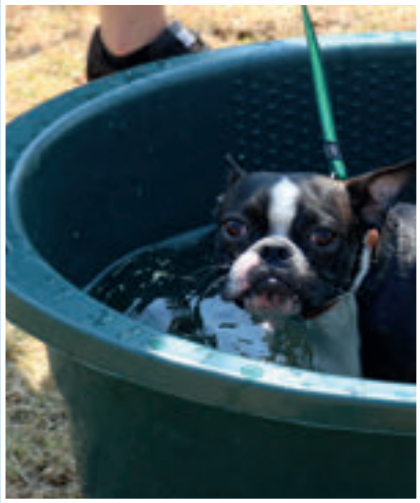
Hope to see many more residents and their dogs next year.

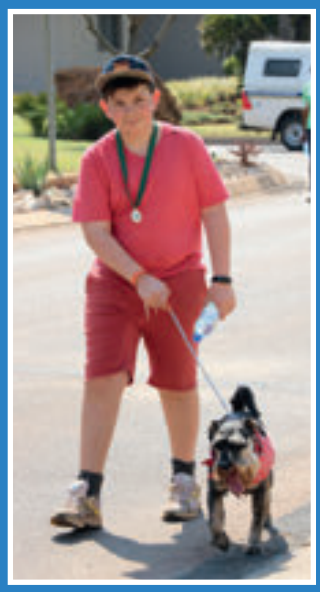
André Hubner
andre@dogwalkers.co.za

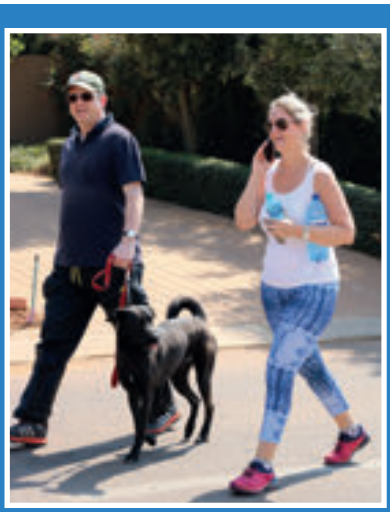


40

Estate News







MWEB FIBRE IS HERE

SAVE R3449

FREE INSTALLATION +
FREE CONNECTION +
FREE ROUTER

mweb.co.za | 087 700 5000 | SMS 44994

MWEB

Fibre

WORLD-CLASS INTERNET

FROM R599 PM

open serve
a division of Telkom

*T&C's apply: Free Fibre router to the value of R599, activation to the value of R570, installation to the value of R2280 and additional trenching to the value of R200 should it be required, includes delivery and is subject to the Fibre product remaining active for 12 months. If you cancel your Fibre product within 12 months you will be charged the value of the router and the value of the additional trenching at the time of cancellation. Offer is subject to credit vetting. Offer valid while stocks last.

IRENE SERVICE PROVIDERS

MEDICAL SERVICES

DENTAL CARE
Irene Village Care, General dentistry and more. Irene Village Mall.
Call: 012 662 0302 / 079 069 4607
info@irenecare.co.za
www.irenecaredentist.co.za

DR CHRISTA ROCHER
Your GP in Irene Village Mall
Family Health, Child Health, Women's Health. Call: 012 662 0305
Info@christacare.co.za
www.christacare.co.za

TRANSPORT SERVICES

COLETTE DIRKS AIRPORT SHUTTLE SERVICE AND TRANSPORT TO AND FROM ST ALBAN'S COLLEGE.
Bus will leave from main gate at 6:30.
Pick up from St Alban's in the after-noon.
Contact Colette at 082 415 3830.

FINANCIAL SERVICES

FINANCIAL PLANNING
Professional Advice on all Personal and Business related Insurance needs. **Personal:** Medical Aid, Funeral, Life Cover, Short Term Insurance, Investments. **Business:** Group Benefits , Company Agreements, Business Contingency, Commercial Insurance. Contact Us:
riaan@netactive.co.za /
hilda.muller@netactive.co.za
084 653 6299 / 083 6536299 /
012 348 1239.
Office Hours : 8H00 – 16H00.

GENERAL SERVICES

LILLIPUT EARLY LEARNING:
Let your child fulfil their potential in a friendly, spacious environment. Safely situated within Cornwall Hill Country Estate. Small classes ensure individualised attention. Bilingual, 18 months - 4 years of age. Please contact Suzette: 083 564 3298 or lilliputearlylearning@gmail.com

LITTLE EINSTEIN'S PLAYSCHOOL:
Beautiful environment with exceptional educational resources. Highly qualified educators and an out-standing grade 0 year. Grade 000 to 0. Sharon 082 904 8157 or 012 667 5524.

PHOTOGRAPHY

LOOKING FOR A PHOTOGRAPHER?
See my portfolio here at www ivanmullerphotography.com. If you like what you see, contact Ivan at 082 454 8487 or ivanmuller@icon.co.za. I also have a large format photo quality inkjet printer that can print on canvas and fine art paper up to size A0. My studio is at 579 Broadbury Circle, Cornwall Hill Estate. I am also available for any type of location photography.

HOME SERVICES, BUILDING & MAINTENANCE

BOTSELO'S CURTAIN BOUTIQUE
012 663 8091. We offer a professional service from Blinds & Curtains to Rods, Shutters, wallpaper, etc. With a wide variety of fabrics and styles available, we will find the perfect colour, style and design to meet your specific needs. Come visit our showroom or contact us to experience the full spectrum of services on offer. All your decorating needs under one roof, from consultation to installation.
Email: botselos@botselos.co.za.

CREATIVE WOODWORKS- WOODEN DOORS & WINDOW FRAMES
Maintenance and Restoration, General Installations and Custom Joinery. Please Contact Kobus Langeveldt 079 632 5331 or 074 615 8579.
www.creativewoodworks.co.za

CHEMDRY
Convenient appointments, deep cleaning on carpets & upholstery. Chantel 012 663 8531 / 082 372 4999.

HASSLE-FREE POOL SERVICES
Weekly pool maintenance for R 500 including chemicals. Contact Mark Venter at 082 601 6868 or e-mail me at markventer67@gmail.com

PLUMBING – PLUMB AVID
Drains, leaks, maintenance, installations. 012 654 2513.

GARDENING AND LANDSCAPING

GRASSYNER KLINIEK/ LAWNMOWER CLINIC PRETORIA
Sales accessories, parts & repairs on mowers, lawn tractors, brush-shutters, Pressure washers, vacuum cleaners, chainsaws and more. Best Brands, amazing service. Top Deals every time! Tel: 012-323-1833.
www.lawnmowerclinic.co.za

LIFESTYLE HOME GARDEN
Indegenous and exotic plants, home decor and restaurants. 011 792 5616.

MADISON FLOWERS
Fresh floral arrangements.
012 667 1802 / 082 873 3797.

GARDEN AND GENERAL RUBBISH REMOVAL - DROP, GO AND COLLECT
I can help you to remove garden rubble or other refuse that you cannot dispose of in your Tshwane refuse bin at the convenience of your own home, any day of the week. I live in the estate and will park my trailer at your house where it can be filled with whatever you want to be removed and I will fetch and dispose of the load.
Please contact Schalk Conradie: 082 491 8526 for assistance or to discuss your requirements.

MELIA GARDENS
Would you like to have a beautiful garden? Our professional, reliable garden service company can assist you. We have over 16 years' experience and also offer pool maintenance services. Contact us for a quotation and see how we can maintain your garden and make it flourish!
Amelia - 083 326 4210.
E-mail: gardenlady@mweb.co.za

MONAVONI NURSERY
Landscaping, irrigation, nursery.
012 668 1261.

RESTAURANTS

MEADOW GREEN RESTAURANT.
012-667-6464.

SMALLS

DOMESTICS
Johanna, the mother of our domestic worker (for nearly two years) is looking for work within the Estate. She prefers to sleep out and is available three days a week. She speaks English and Afrikaans. Please contact her on 079-930-1690/078-079-8429.

Oncemore is seeking a job in the Estate. She is available from Monday to Friday. She is excellent with cleaning, washing and ironing. Oncemore filled in for her sister this past September during her sister's holiday in Zim. She worked for me and another lady in the Estate during this time. She is also reliable and hard-working. Please call her on 0608725564.

Sarah is available for work for one day a week (either Tuesdays or Thursdays). She is hard working, friendly, honest and reliable. She is also very good with children. Sarah is working for me in the Estate and has been in my employment for 7 years. Please call Saskia on 083-517-4190.

Mary is looking for additional work in the estate on Mondays, Wednesdays and Fridays. She has worked for me for 10 years and is reliable and hard-working with a bubbly personality. Her number is 060 413 3134. For reference contact Lisa on 082 377 6686.

BOYS SPORTS EQUIPMENT FOR SALE
Previously loved, now outgrown sport equipment for sale in Estate. All in very good condition. Call 083 304-3888.

1) Boys AVALANCHE 24" Black Bicycle. Shimano gears. Ideal 9 -12 years. R1,400.

2) CCM Boys Ice Skates 1052. EU Size = 41, USA Size = 7. R600

3) Jay Board Two Wheel Motion. Blue. R150.

U- TAN!!!
Sunbed @ 25 Country Club Ave - R300 for 10 sessions. Bookings, contact Melandi on 083-644-1133.

REPAIRGUYS
For all your home maintenance and repair needs. Specialising in:

* Waterproofing * Painting * Tiling * Plumbing * Irrigation and grey water systems * Air conditioning - new installations and maintenance. Contact Lance for a quote: lance@repairguys.co.za; 082 447 7095.

INTERNET
Uncapped, Unshaped, Reliable Wireless Internet! Contact Starbright today to hear how we can help you with an affordable and reliable pure uncapped, unshaped Internet connection. No caps, no unforeseen data charges, just Internet the way you want it! Tel: 012 004 0080; info@starbright.co.za; www.starbright.co.za

WORK FROM HOME:
Are you looking for a business opportunity where you can build a sustainable small/medium business and generate a second income? Work from home and determine your own income potential. Be part of an excellent business model, exceptional training and support, additional bonuses for driven individuals, and getting paid like clockwork on the 15th of every month. Call Elmarie: 084 955 5999.

TAX RETURN
Need assistance with your tax return? Contact Jackie @ 084 658 9145/jackie.arndt@vodamail.co.za.

PARTY
Party Packs, Cupcakes ,Birthday Cakes, specialised in Diabetic/ Banting Cakes and a Bubble Machine for hire at one location. Contact Melindia: 082 414 92.

PET SITTING:
I ensure that your pets are cared for and fed while you are away, whether for one day or many more. Call me to arrange for me to meet you and your pets – Michiel Brand 071 01 609 13/ 082 44 858 44
Email: www.mypetcare.co.za

HOUSESITTING:
I am a resident in IFV, Phase 1, and apart from feeding pets, I also attend to your home even if you do not have pets. I check that the electricity is on, that the swimming pool pump is working and any arrangements around your gardener/domestic worker. Phone me, Michiel Brand 071 016 0913/082 448 5844.

JUMPING CASTLES AND HELIUM BALLOONS
@ 42 Country Club Ave. Contact Werda Tel: 082 822 8659 or visit www.creativecastles.co.za. Facebook: @creativecastlespta

NAILS BY M
Manicure • Pedicure • Acrylic nails • Gel overlay
Available after hours. Look out for monthly Specials. Contact Melindia on 082 414 9273. Stand no 1123 Village Main Road.

KINDLY NOTE:
ALL SMALLS ADVERTISEMENTS NEED TO BE RESUBMITTED EVERY MONTH.

If you would like to advertise in our smalls section, please contact us:
Tel: 012 662 3505 • email: admin@irenefarmvillages.co.za

APPROVED ESTATE AGENTS

4th Avenue Properties
BUYING * SELLING * LETTING
CLEANING * MAINTENANCE

Apple Property Connection
Lenie Visagé & Liesl van Staden
083 259 5342 & 084 870 1465
lenie@appleproperty.co.za
liesl@appleproperty.co.za
www.appleproperty.co.za

BuySell
The Real Estate Collection
Principal: Nina Antoniou
Agent: Nina Antoniou
Cell: 082 963 1994
Agent: Eunice
Cell: 071 676 5940
Office: 012 667 3692
Fax: 086 617 0516

Fine Country
We want to sell your home!
Clearwater Flyfishing Estate
Rietvalleirand and Irene
MAGDALEEN ERASMUS
Tel: 082 775 3082

JUST PROPERTY
Jana Brink and Frank Roos
Cell: 072 402 0181/
Cell: 082 555 0466
Office: 012 667 5201
jana.centurioneast@justresidential.co.za
frank.centurioneast@justresidential.co.za
www.justpropertygroup.co.za

Léane Graaff
Principal: Leane Graaff
Agents: Leane Graaff
Cell: 083 457 3184
Office: 012 689 2018
Fax: 086 698 6210
Email: lgestates@absamail.co.za

leapfrog
PROPERTY GROUP
Steven Kruger
082 699 4881
steven.kruger@leapfrog.co.za

PAM GOLDING PROPERTIES
Principal: Retha Schutte
Office: 012 644 8300
Fax: 012- 664 6790
Agent: Peter Varrie
Cell: 082 457 7416
peter.varrie@pamgolding.co.za

RealNet
Jeane Minnie
082 092 9947
jeanem@realnet.co.za

RM REALTORS
Machelle Henning-Walker
Kantoor: 071 657 7555
Cell: 082 789 7888
machelle@rmrealtors.co.za
Stand 2185, Halfmoon Drive,
Irene Farm Village
www.rmrealtors.co.za

Seeff
Principal: S.J. van Wyk
082 454 9813
Tracy Keyter: 082 928 8219
Tracyk@seeff.com
Sylvia Meneely: 084 010 8504
sylvia.meneely@seeff.com
Office: 012 667 2167
Fax: 012 667 3566
www.Seeff.com

Superior Realty
Jonathan Koen
Cell: 073 206 3877
www.superiorrealty.co.za
jonathan@superiorrealty.co.za

IMPORTANT NUMBERS

Police Emergency	**10111**
Lyttelton Police Station	012 644 8600
Pierre van Ryneveld Community Policing Forum	079 528 1630
Fire Emergency	**10177**
Medical Emergency	**082 911**
Security at Gates	**012 662 1688**
Guard House Main Gate	42831
Guard House North Gate	42832
Security Manager	**082 300 1835**
Protea Coin Shift Manager	**082 838 7779**
Irene Farm Controller	**082 947 7610**
Irene Farm Villages:	
Estate Office	012 662 3505/5601
Estate Manager	079 525 9281
Assistant Estate Manager	079 702 2288

Managing Agent: Account Ability

• Tel: 082 780 0059 • Fax: 086 671 9798
• info@aams.co.za

CAPITAL GAINS TAX FOR HOMEOWNERS *The Basics*

Rochelle Pheiffer from De Villiers & Pheiffer Attorneys explains the essence of Capital Gains Tax for you as a Homeowner...

DO I HAVE TO REGISTER FOR CGT?

No... CGT forms part of the income tax collection

ASSET- DEFINITION
An asset is widely defined and includes property of whatever nature. CGT applies to all assets disposed of after 1 October 2001

DISPOSAL- DEFINIT ION
Examples of events that are disposals –Sale, Donation, Death, Cessation or Loss or destruction

BASE COST
The determination of the base cost of an asset depends on WHEN it was acquired –

1.The base cost of an asset acquired after 1 October 2001
Some of the main costs that qualify to be part of the base cost of an asset include –
1.) the costs of acquisition or creation of the asset;
2.) the cost of valuing the asset
3.) amounts incurred for the acquisition or disposal of the asset, namely –

- the remuneration of a surveyor, valuer, auctioneer, accountant, broker, agent, consultant
- transfer costs;
- securities transfer tax or transfer duty or value-added tax or donation tax
- advertising costs and moving costs;
- cost of establishing, maintaining or defending a legal title to or right in the asset;
- cost of effecting an improvement to or enhancement of the value of the asset. E.g. if a car port was erected at a cost of R20 000

Holding costs
Holding costs generally do not form part of the base cost. Thus, expenditure on repairs, maintenance, protection, insurance, rates and taxes is excluded. Borrowing costs are also excluded.

2. Assets acquired before 1 October 2001
You need to determine a value for the asset as at that date. You may use one of the following 3 methods:

a.) 20% × (proceeds - allowable expenditure incurred on or after 1 October 2001). This method would be used when no records have been kept and no valuation was obtained at 1 October 2001.
b.) Market value of the asset as at 1 October 2001. You must have valued your asset before 30 September 2004.
c.) Time-apportionment base cost method. This is a method of calculating the value of the asset based on how long you have owned it before and after 1 October 2001.

The calculation is done as follows:

Original cost + [(proceeds – original cost) × Number of years held before 1/10/2001
Number of years held before 1/10/2001 + number of years held on or after 1/10/2001]

Annual exclusion
For each year of assessment an annual amount of the capital gains is excluded for CGT.
Annual exclusion R 30 000(2015)
Annual exclusion increase in year of death R 300 000

Exclusions
Capital gains and losses on the disposal of specified assets are excluded from CGT:

- Personal-use assets, such as a motor vehicle, a caravan, artwork, stamp collection, furniture and household appliances
- Boats not exceeding ten meters in length and aircraft having an empty mass of 450 kilograms
- Payments from pension, provident and retirement annuity funds
- Proceeds from an endowment policy or life insurance policy
- Compensation for personal injury or illness
- Donation or bequest of an asset to an approved public benefit organization
- Disposal of an interest of at least 10% in a foreign company
- An award for land restitution under the Restitution of Land Rights Act 22 of 1994
- the small business asset exclusion (limited to R1,8 million during a person's lifetime); and
- the primary residence exclusion (limited to R2 million per primary residence)
- Prizes or winnings from gambling, games or competitions which are authorised by, and conducted under, the laws of South Africa, for example, the National Lottery

Primary residence
Most primary residences will not be subject to CGT because

- the first R2 million of any capital gain or loss on the sale is disregarded for CGT purposes.

What is a "primary residence"?
A home that is :

- owned by a natural person (not a trust, company or close corporation); and
- the owner or spouse of the owner must ordinarily reside in the home as his or her main residence and must use the home mainly for domestic purposes.

When will the sale of a primary residence be subject to CGT?
A capital gain or loss will not be fully excluded in the following circumstances:

- If the capital gain on the sale of a primary residence exceeds R2 million, the portion of the capital gain that exceeds R2 million will be subject to CGT.
- The capital gain or loss attributable to the portion of a property that exceeds two hectares is subject to CGT.
- >The primary residence exclusion does not apply to the portion of a capital gain or loss that relates to any part of the primary residence that is used for the purposes of trade. E.g. if you use your study as an office for business purposes or if you let the residence.

Deemed domestic usage despite letting
You will be treated as having used your primary residence for domestic purposes despite letting it for a rental if –

- you were absent from the residence for a continuous period not exceeding five years;
- you or your spouse resided in the residence as a primary residence for a continuous period of at least one year before and after the letting period;
- you were temporarily absent from South Africa during the letting period (for example, you worked overseas); or you were employed or carried on business more than 250 km from your primary residence.

What happens if you and your spouse hold a primary residence jointly?
The primary residence exclusion of R2 million is divided according to the interest each of you hold in the primary residence. E.g., if you and your spouse have an equal interest in your primary residence, you will each qualify for a primary residence exclusion of R1 million. You will also each be entitled to the annual exclusion .

For a Reassuring and Understanding Approach to Property Law

DVP
DE VILLIERS & PHEIFFER
PROKUREURS • ATTORNEYS
TRANSPORTBESORGERS
CONVEYANCERS
Celebrating 20 Years

Office: 012 345 5342/3 • rochelle@dvpa.co.za/lynette@dvpa.co.za/sarah@dvpa.co.za • www.dvpattorneys.co.za

This article is for general information purposes only and should not be used for, or relied upon, as legal or professional advice. No liability can be accepted for any errors or omissions at the time of printing nor for any loss or damage arising from reliance upon any information herein. It is imperative to contact your legal advisor for specific and/or detailed advice regarding a particular position or alternatively feel free to contact our offices in order to arrange a consultation in this regard.

Your Area Specialist in

IRENE FARM VILLAGES ESTATE

To view these homes or for a free, no obligation e-valuation on your home call

Steven Kruger 082 699 4881

steven.kruger@leapfrog.co.za

leapfrog PROPERTY GROUP

Web ref: LFPE-4351

R2 900 000

4 4 2

Web ref: LFPE-4543

R3 995 000

4 3 3

Web ref: LFPE-3970

R3 995 000

4 3 2

Web ref: LFPE-4268

R4 400 000

4 2 2

Web ref: LFPE-4486

R5 800 000

5 3 4

Web ref: LFPE-4539

R3 450 000

3 2 2

Web ref: LFPE-4108

R3 495 000

3 2 2

Web ref: LFPE-4110

R2 650 000

3 2 2

Congratulations Steven Kruger

for achieving the **#2** position in Leapfrog South Africa.

World Class Agent
for five years
in a row
2013-2017

leapfrog PROPERTY GROUP

FASHIONABLY
YOURS
woodlands
www.woodlandsboulevard.co.za