

HAVE YOUR FREE FAMILY PHOTO TAKEN AT THE NEXT COMMUNITY MEETING - 13 MAY 2012
 Contact **FABIAN** at the Dingleton Office,
 18 Mossielaan

KOM NEM GERUS JOU GRATIS FAMILIE FOTO BY DIE VOLGENDE GEMEENSKAPSPERADERING - 13 MEI 2012
 Kontak **FABIAN** by die Dingleton Kantoor, Mossielaan 18

Building extensions and improving your home in Dingleton

Greg Hughes
 RVG representative

The Resettlement Working Group has agreed there is a need for a feasibility study in Dingleton on building in the cemetery.

But it is important to understand that this does not mean erected without the correct planning permission.

If you wish to extend your house or build on property that belongs to you, building a new structure or extension, the Municipality must be obtained. This is in the format of approved plans that must be

submitted to the Municipality. You cannot, under any circumstances build a structure on land that does not belong to you, that means you cannot build on residential or on municipal property.

What happens if I do not get building permission?

If you carry out building work without approval you are committing a criminal offence for which you can receive a fine of up to R 4 000 and a court order to demolish the structure. Problems can also arise in the future should the

property be considered for compensation, if the resettlement project is approved.

What if I want to put a wall around my house?

This is not considered an extension, but an improvement, similar to re-fitting your kitchen or bathroom. Improvements will be considered and a replacement home at replacement cost.

What if I want to convert my building to flats or a guest house?

You will need permission from the Municipality as this is considered "change of use of land".

Do I need permission if I carry out repairs to my house?

No, if the repairs are of a minor nature and you are replacing like for like. This includes replacing the felt to a flat roof, repainting, applying a small amount of plastering and approved brickwork.

Feedback of the cemetery

Henk Steyn
 grave relocation consultant

PGS Heritage and Grave Relocation Consultants were appointed to facilitate the relocation of 33 graves directly affected by the relocation of the Dingleton settlement.

The small informal cemetery is situated south of Dingleton, not far from the electrical substation on the main access road. This is not the main cemetery at Gamaqosha, which is not affected by the relocation process.

The relocation process started with notices being placed at the graves on the 23rd of November 2011. This was to notify all interested and affected parties of the intended relocation and also to provide the consultant's contact details. These notices will be displayed at the site until the end of the project.



During a site visit in February 2012 they managed to locate the next of kin of three of the affected graves.

The next visit is planned for the 17th of March at 09:00 am at the cemetery. Any persons who have family members buried in this cemetery must please attend this meeting. Please bring any information about the whereabouts of the next of kin of these graves, please contact **Henk Steyn (082 375 7622)**.

NEW DINGLETON OFFICES

KANARIELAAN 17

The new office in Dingleton has been renovated and is ready for use!

Please note that **Amelia Chivisa** has moved to the new office in **Kanarielaan 17**, along with the legal consultants who will also make use of the new office.

Fabian Dekoker remains at the old office in Mossielaan 18. Once the financial consultants are in Dingleton, they will be making use of the old office.

The role of Financial Advisors



Ben Nwanand and Aphe Nwanand
 Financial Consultants

Financial advice is required to place homeowners in an informed position, before they sign an acceptance of offer with Kumba.

Home owners will have different financial needs in Kuthu, to those that they currently experience in Dingleton.

The financial advisor will advise on the following:
 1. Assist with the setting up of a community trust.

2. The houses that are proposed as development are in a higher market value than those in Dingleton. This will cause Municipal rates to be higher. A development trust for Dingleton home owners is proposed to ease this impact.

3. Transport costs to access facilities (schools, health) will be higher in Kuthu than in Dingleton but will be discussed with the households.

4. Some homeowners have small businesses in Dingleton. If they should move to Kuthu, it might not be worth it, to do so, as the rates will be higher than in Dingleton, to be discussed with the business owners.

5. Some homeowners have existing bonds for houses in Dingleton. The consultant will find out what the amount of the current bond is and advise households of decision they could make that would be in their best interest.

The consultant will also consult with the bondholder on the conditions of how the bond can be repaid over the new property in Kuthu or any other location applicable. As far as possible the

households should not pay more in Kuthu than they currently pay in Dingleton.

6. Any other financial concern that the household may experience with reference to their new circumstances, should consider discussing it with the financial advisor.

PLEASE NOTE: Residents and homeowners of Dingleton are going to be assisted with making the best choices for their own circumstances.

For example, it will be wise for an old couple on pension with a big house and no other income to move to a smaller house in Dingleton, with a smaller house in Kuthu and use the money, which will be paid out to them, for living.

Homeowners that need financial advice will be determined once they have completed the application process. The names will be put on a list and they will be contacted as soon as the financial advisor is in town.

The role of Legal Consultants



Roger Matthews
 Legal Consultant

Kumba has provided the residents of Dingleton and other affected parties with legal advice to ensure that their legal rights are protected during the resettlement process. Kumba will pay for these services under specific conditions.

1. The legal consultants' scope include the following:

- a. Resettlement:**
 To advise on the fairness of the resettlement package/offer under the current circumstances.
- To advise on available legal options if the homeowner is not satisfied with the resettlement package/offer.
- To advise on claims related to damages resulting from resettlement activities.

To advise on the municipal property taxes subsidy.

To advise on any legal questions and issues around the resettlement.

To advise on grievances that were lodged via the grievance mechanism.

b. Ownership of property:

- General ownership** - to advise parties on resolution of disputes
- Deceased estates** - to assist with the administration and finalization of deceased estates so that property is transferred out of estate to the heirs/next of kin

Divorce cases - if married in community of property, the legal consultants will advise on available options and refer such cases to an alternative legal firm. **The legal**

consultants cannot help residents get a divorce.

2. The legal advisors will NOT be able to assist under the following conditions:

While the legal consultants can advise homeowners about the legal options that are available to them if they are not satisfied with the resettlement package/offer, they **CANNOT** act against Kumba on a homeowner's behalf.

Amelia Chivisa
 Legal Consultant

