

**Mutual Heights**  
**Darling Street Cape Town.**

**NEWS FROM YOUR TRUSTEES**

FEBRUARY 2008

Edition 11

Dear fellow owner,

I am writing to you concerning the recent change in the law whereby you are now made personally accountable for the payment of rates on your apartment in Mutual Heights.

Whilst the law changed several months ago, no arrangements were made by the legislation to enable the City Rates Department to ascertain the accountable owners of the newly individually rated sections. As a result City Hall have had a hit and miss approach to sending out these rates invoices. Some have been sent to the managing agent, some has been sent to the building and believe it or not, some have been sent to the previous owners of the building - Old Mutual.

I referred to this matter in the last newsletter distributed just before Christmas and I believe that a number of other efforts have been made to inform owners of their individual liabilities to pay rates and to advise City Hall of an address to which they should send future demands. That the managing agent still receives demands relating to some sections indicates that some owners still have not attended to this important matter.

Needless to say, the non delivery to you of any rate demand does not in any way affect your liability to pay the demand! Equally your trustees consider that they are not authorised by you (at present) to notify City Hall of your personal address. This impasse will eventually result in enforcement proceedings being commenced against you as unidentified owner at your apartment and ultimately even a forced sale of the same section by the court bailiff. Needless to say added to the then outstanding rates would be a substantial sum of costs for deduction from the proceed of sale.

At their last meeting, your trustees decided:

- a) that they were not free to deliver your address to City Hall save with your express authority;
- b) that I should write to you asking that you notify your address to the Rates Department by contacting Mark Lewis on 021 400 2150 or on e-mail at [mark.lewis@capetown.gov.za](mailto:mark.lewis@capetown.gov.za) and clearly identify to them your section in Mutual Heights for future reference;
- c) that future rates demands for your apartment delivered to the managing agent be not returned to City Hall (who clearly take no cognisance of the fact that we are unable to forward them to you every month); instead they will be destroyed;
- d) that I should accordingly write this last letter to each of the owners who have failed to identify themselves to City Hall urging them to do so now without further delay.

I am sorry to trouble you in this matter, but your trustees are very anxious that this procedural matter does not escalate into an embarrassing confrontation between you and the City of Cape Town.

I send you my somewhat belated best wishes for what is still a fairly new year.

Yours sincerely,  
Paul Rippon  
Chairman of Trustees