

**JULY 2018**

**NEWSLETTER**

## **Land reform and expropriation: What it actually means for SA**

The heated debate about the proposed amendment of the South African Constitution to allow for land expropriation without compensation has dented the buoyant confidence that many South African middle-class property owners have felt about their property investments. However, much of the insecurity and fear are based on misinterpretation and a serious lack of reliable data.



*Professor Vink is of the opinion that the new government is not, as is so widely thought, intent on targeting existing property owners. Rather, they are looking primarily for owners of land in the areas described above which is underutilised, or abandoned or has derelict buildings on it.*

“On one hand we have AgriSA claiming that already nearly 30% of agricultural land is already black-owned, while others are saying that these policies, if adopted, will destroy the free market economy and local and overseas business confidence in SA,” says Rowan Alexander, Director of Alexander Swart Property in response to an article in the Mail and Guardian by Ben Cousins, Professor of the University of the Western Cape’s Property Land Reform and Agrarian Studies Department, and to a talk given to Durbanville Business by Professor Nick Vink of the University of Stellenbosch’s Agricultural Land Economics Department. Professor Vink is also a member of the South African Reserve Bank’s Advisory Panel.

Alexander says Professor Cousins in his article made it clear that there is virtually no data on the subject of landownership in South Africa, which can be regarded as authentic and can be used in this argument, while Professor Vink emphasised that land reform is not necessarily unconstitutional. “South Africa’s Constitution, in fact,

makes provision for the expropriation of land, and it places an obligation on whatever government is in power to pursue land reform. Ways of doing this are by restitution, redistribution and tenure reform.”

In Professor Vink’s view, redistribution and tenure reform have so far proved ineffective. The emphasis, therefore, will be on restitution, i.e., the handing back or paying of compensation to disadvantaged people for land on which they formerly lived or worked. Furthermore, the focus will be on such land which is closest to the main work nodes and industrial precincts, the aim here being, among other things, to reduce the excessive time and money spent on commuting by the workforce.

“What is pertinent to the current debate is that much of the land suited to restitution belongs to the government - in Cape Town, for example, the entire Ysterplaats Aerodrome and the Goodwood Military Base, both within 10km to the CBD - while in KwaZulu-Natal and adjacent northeast territories the king and chiefs are by far the largest landowners in many of the urban areas. Finding land here for affordable housing or even for informal settlements should, therefore, not be a problem,” says Alexander.

Alexander says Professor Vink is of the opinion that the new government is not, as is so widely thought, intent on targeting existing property owners. Rather, they are looking primarily for owners of land in the areas described above which is underutilised, or abandoned or has derelict buildings on it. For example, 50% of Johannesburg’s CBD buildings are today said to be in this category.

“The impression I gained from Professor Vink’s talk is that the government has no intention of taking over viable, productive business land or individually owned residential properties if they are in good condition,” says Alexander.

It appears, too, he says, that the government will be trying hard to establish legal tenure/ownership for the many properties owned by black residents, sometimes for several generations, for which they have no recognised documents - and therefore cannot use them as security for business or other loans. Alexander says 60% of all property in South Africa is said to be in this category.

In addition to the above, Alexander says the government is expected to reform the ‘feudal’ system prevailing on some farms, whereby a labourer is allowed to live on the land in return for giving ‘free’ labour, but never has a legal right to the property in which he or she may have lived for many years.

“This system is very close to slavery, and obviously does need changing,” says Alexander.

*Disclaimer: The views and opinions expressed in this article are solely those of the author and do not necessarily represent the views of Property24 and / or Marion Taylor Properties.*

**Source:** [https://www.property24.com/articles/land-reform-and-expropriation-what-it-actually-means-for-sa/27561?utm\\_source=newsletter&utm\\_medium=email&utm\\_campaign=agent\\_newletter](https://www.property24.com/articles/land-reform-and-expropriation-what-it-actually-means-for-sa/27561?utm_source=newsletter&utm_medium=email&utm_campaign=agent_newletter)

**FOR SALE: ZAR 16 900 000.00**

WEB REF: RL792 | <https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/791/>



### MAGNIFICENT NORTH-FACING TROPHY SITE WITH UNOBSTRUCTED 360 DEGREE SECURE VIEWS

Located in a quiet street and overlooking the greenbelt, this unique North-facing property enjoys secure views over expanses of greenery and the Atlantic Ocean. Surround yourself with peace and tranquility, listen to the birdsong from the comfort of your living room or terrace; your very own piece of paradise in Camps Bay. This immaculately maintained family home boasts a wonderful, child-friendly garden, swimming pool and jacuzzi. Spacious kitchen with sunny breakfast nook, open-plan lounge with working fireplace and dining room. Four bedrooms, 3.5 bathrooms. Large double garage with direct access.

#### FOR MORE INFO

<https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/791/>

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**FOR SALE: ZAR 12 000 000.00**

WEB REF: RL754 | <https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/apartment/753/>



## HIGHLY SOUGHT-AFTER, A RARE OPPORTUNITY. SECURE VIEWS.

A piece of paradise in the beautiful and sheltered Balie Bay. Situated on the seaside of the road and a short walk to the Camps Bay beachfront and restaurant strip, this 197 square meter apartment offers expansive and elevated views overlooking the bay and Atlantic Ocean. Spark your imagination and tweak the senses, a place that dreams are made of! Enjoy relaxing on the large deck, in the private garden or in your very own swimming pool.

Entertainer's dream, seldom available outdoor space in this special location. Cape Town's most unspoiled beaches are a stones' throw away. Spacious living areas all lead to the large balcony. Enjoy a roaring fire while watching the storms roll in over the ocean in winter. Two bedrooms, two bathrooms. Separate study.

Exclusive and private garden and swimming pool. The entertainment area at the swimming pool includes a spacious terrace, kitchen, bathroom with toilet and shower. One 22sqm garage, one parking bay and good security. This is Camps Bay at its best. Offering an easy walk to beach location yet far enough away from the crowds and traffic. Small sectional title development of two units.

### **FOR MORE INFO**

<https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/apartment/753/>

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**FOR SALE: ZAR 25 995 000.00**

**WEB REF: RL787** | <https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/786/>



## BREATHTAKING PRIVATE DESIGNER NORTH-FACING HOME BOASTING THE ULTIMATE IN SOPHISTICATED & LUXURIOUS LIVING.

Double volume ceilings, off-shutter concrete, polished concrete floors and Oak combine to create this exceptional, contemporary Villa. The floor-to-ceiling windows and sliding doors give a feeling of spaciousness and comfort with a seamless flow from indoors to out; maximising the breath-taking views that are to be enjoyed from every angle of this house. All bedrooms and living areas are wonderfully spacious and enjoy the very finest in fixtures and fittings. This dream property boasts the most magnificent entertainer's kitchen and open plan living areas with 2 closed combustion fireplaces, all spanning out onto multiple outdoor living spaces, a sheltered terrace and pool deck. The house enjoys a 10 meter lap pool and low maintenance garden. All 4 large en-suite bedrooms open onto terraces or a private deck. A self-contained sauna, gym, yoga studio, office, wine cellar, laundry and separate scullery complete this residence. Direct access from the 42 square meter secure double garage plus secure off-street parking for 2 cars. An added bonus: This "green" house has solar geysers and a Water Rhapsody rain harvesting system installed with 2 water tanks that service the house. 2 self-contained housekeeper's suites. Brilliant security throughout with lockable shutters, sophisticated alarm system and 24 hour surveillance cameras. All bedrooms have air conditioning, as well as the office, gym and yoga studio.

With neighbours on only two side of the house this north-facing property is ideally positioned, enjoying total privacy and not overlooked by any of it's neighbours. A rare opportunity to own such a unique property in Camps Bay!

### FOR MORE INFO

<https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/786/>

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## PROPERTY OF THE MONTH

**LONG TERM RENTAL- ZAR 17 000.00 PER MONTH**

WEB REF: RL789| <https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/apartment/788/>





## 2 BEDROOM APARTMENT TO LET IN CAMPS BAY

This semi furnished 2 bedroom apartment is available for rent. It is situated in a secure and quiet complex overlooking Lion's Head and the Atlantic Ocean. This is the perfect place to enjoy spectacular sunsets with a cocktail in hand. Newly renovated kitchen and bathroom, with only a shower, toilet and basin.

Available from 1 October 2018.

### FOR MORE INFO

<https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/apartment/788/>

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## LONG TERM RENTAL- ZAR 14 500.00 PER MONTH

WEB REF: RL790| <https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/apartment/789/>



## 1 BEDROOM APARTMENT TO LET IN CAMPS BAY

Beautifully Renovated Apartment in Camps Bay With Secure Parking Bay

This tastefully furnished and modern apartment boasts comfortable and spacious open-plan living areas, with beautiful ocean and mountain views from the balcony. The bedroom is en-

suite and the apartment also has a safe. The renovated kitchen is fitted with brand new appliances. Good security and one secure parking bay.

The apartment is available from the 15th of August 2018 for short term or long term.

An easy 2 minute walk to the closest MyCiti bus stop. Close to Camps Bay's famous beach, fine dining restaurants and conveniently located near to the Friendly Grocer and Hussar Grill Steak Restaurant.

Wifi, Netflix and housekeeper available at an extra charge.

**FOR MORE INFO**

<https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/apartment/789/>

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**LONG TERM RENTAL- ZAR 32 000.00 PER MONTH**

**WEB REF: RL778** | <https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/three-anchor-bay/house/777/>



**4 BEDROOM HOUSE TO LET IN THREE ANCHOR BAY**

This 4 bedroom unfurnished house, offering beautiful double volume pressed ceilings, original Oregon pine floors, and sash windows. Spacious living room with original fireplace of that era, across the hall finds a similar room which could be TV lounge or fourth bedroom.

Heading down a few steps, one finds the more modern aspect to the home, a large light flooded dining room with large concertina doors which lead onto the low maintenance paved garden with plunge pool. Adjacent to the dining room is the country kitchen with large gas oven and range, space for 2 appliances and small utility cupboard.

Available: Immediately

**FOR MORE INFO**

<https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/three-anchor-bay/house/777/>

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**LONG TERM RENTAL- ZAR 38 000.00 PER MONTH**

WEB REF: RL765 | <https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/house/764/>



### 3 BEDROOM HOUSE TO LET IN CAMPS BAY

Lovely free-standing 3 bedroom detached house - completely private and secure, situated in a quiet area in Camps Bay, walking distance to best beaches and restaurants. A fully fitted kitchen and dining room area on top floor with double volume ceilings and spacious open plan living room, dining room and kitchen area.

Three large en-suite bedrooms on ground floor, large pool and views of mountain, beaches and sea from the patio. Two car garage, close to all amenities, schools, transport, restaurants, beaches and sea.

Available for short term or long term rental.

**FOR MORE INFO**

<https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/house/764/>

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## PROPERTY OF THE MONTH

**SHORT TERM RENTAL – FROM ZAR 8000.00 PER NIGHT**

WEB REF: HL58 | <https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/clifton/house/58/>





## 4 BEDROOM SELF CATERING HOUSE IN CLIFTON

Perfectly appointed 4 bedroom home, stunning deck and garden area with uninterrupted sea views. Clifton is a sought-after, upmarket area known for its sheltered beach attracting a chic up-market crowd.

A unique feature of Clifton Sunsets is its location: Situated on Kloof Road, overlooking the world famous Clifton Beaches and within walking distance to Camps Bay beachfront, this is truly a picture perfect self-catering holiday rental for couples, singles or families. As you enter the property, you are welcomed by a well-spaced dining and lounge area leading onto a patio with breathtaking Sea Views, outdoors dining area and swimming pool. The open plan kitchen is fully equipped with everything you could possibly need. Two pools on the property, as well as a functioning spa for you to book your appointment for indulgence.

There are 3 bedrooms in the main property and an additional bedroom located on the top level with its own separate entrance.

This property is ideal for those looking for an authentic beach getaway.

Clifton is a sought-after, upmarket area known for its sheltered beach attracting a chic up-market crowd.

### FOR MORE INFO

<https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/clifton/house/58/>

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## SHORT TERM RENTAL- FROM ZAR 9000.00 PER NIGHT

WEB REF: HL60 | <https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/camps-bay/villa/60/>



## 5 BEDROOM VILLA TO LET IN CAMPS BAY

Magnificently located on the shores of the Atlantic Ocean with views of Twelve Apostles mountain range and Table Mountain and walking distance to best beaches in Cape Town. This Villa is a luxury 5 bedroom house, with two lounges, a dining area, spanning balcony/terrace, swimming pool and entertainment area with large flat-screen TV, DSTV (full bouquet) unlimited Internet - Wi-Fi access.

The newly renovated, self-catering kitchen is fully equipped. There is a double lock up garage and two off-street parking bays and excellent security. Only 90 meters to the exclusive Bakoven Beach.

Accommodation is on a self-catering basis perfectly suited to international and local tourists, families and corporate groups.

### FOR MORE INFO

<https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/camps-bay/villa/60/>

### PROPERTY TRANSFERS:

For your interest, we provide transfer stats for the same period in 2017 & 2018 below.

#### CAMPS BAY/BAKOVEN JUNE 2017

17	RAVENSTEYN ROAD	9,400,000.00
71	THERESA AVENUE	12,500,000.00
60A	CAMPS BAY DRIVE	23,000,000.00
60B	CAMPS BAY DRIVE	24,500,000.00
7	ATHOLL ROAD	18,000,000.00
60	ROTTINGDEAN ROAD	8,500,000.00
3	GLEN BEACH	30,350,000.00
8	BLAIR ROAD	15,000,000.00
27	CENTRAL DRIVE	12,300,000.00

1	SS SIXTY TWO CAMPS BAY DRIVE (106/1996)	18,000,000.00
1	SS CHATEAU PETIT (260/2007)	10,900,000.00

**CAMPS BAY/BAKOVEN JUNE 2018**

12	RONTREE CLOSE	13,000,000.00
102	SS EBB TIDE (487/2009)	13,200,000.00

**CLIFTON JUNE 2017**

15	SS LA CORNICHE (191/1981)	31,500,000.00
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**CLIFTON JUNE 2018**

1	NETTLETON ROAD	45,000,000.00
28	SS SAN MICHELE (125/1993)	17,500,000.00

**BANTRY BAY JUNE 2017**

13	RAVINE ROAD	33,250,000.00
6	SEACLIFFE ROAD	35,087,719.00
36	SS THE PRESIDENT (474/1993)	16,750,000.00
16	SS BANTRY HEIGHTS (36/1990)	6,600,000.00

**BANTRY BAY JUNE 2018**

8	EDGEWATER ROAD	8,698,650.00
5	RAVINE ROAD	21,000,000.00
18	AVENUE MARINA STREET	13,700,000.00
8	SS KLOOF PALMS (226/1992)	6,850,000.00
39	SS BANTRY PLACE (562/1998)	14,500,000.00
6	SS BONNE NOUVELLE (288/2012)	26,000,000.00

**WATERFRONT JUNE 2017**

NO RECORDED TRANSFERS

**WATERFRONT JUNE 2018**

401	SS KYLEMORE (409/2008)	18,125,000.00
404	SS NO. 2 SILO (342/2013)	11,000,000.00
407	SS JULIETTE (732/2005)	7,705,000.00

**Transfer stats sourced from Lightstone**

E&OE

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**PROPERTY OF THE MONTH**  
**SELF CATERING HOLIDAY ACCOMMODATION**  
**CAMPS BAY**

**“KETTLE’S HOUSE”**

FOUR POSTER INDULGENCE, SUPER VIEWS



<http://www.kettleshouse.com/accommodation.html>

LUXURIOUS UNDERSTATED ELEGANCE, SUPER VIEWS, SPACIOUS



<http://www.kettleshouse.com/accommodation.html>

SUNDOWNER PRIVACY AND LUXURY, PRIVATE BALCONY



<http://www.kettleshouse.com/accommodation.html>

COOL AND QUIET LUXURY, PRIVATE BALCONY, SEA VIEWS FROM THE BALCONY



<http://www.kettleshouse.com/accommodation.html>

SUPER LUXURY, SUPER SPACE, SUPER VIEWS, PRIVATE BALCONY



<http://www.kettleshouse.com/accommodation.html>

LUXURIOUS AND TRANQUIL



<http://www.kettleshouse.com/accommodation.html>

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## **NEWS:**

### **WHAT TO INCLUDE IN A BASIC LEASE AGREEMENT**

If you are considering leasing out your property, it is important that you, as landlord, and the tenant agree on your respective rights and obligations.

A basic lease agreement should at least contain the below information, but in more detail:

1. **Basic information (who, where, what, duration)**

The details of those who are party to the agreement, the address of the property being leased out, and the lease period.

2. **A deposit and other fees**

The purpose of a deposit is to ensure that, should there be any damages to a property due to the tenant's fault, they could be repaired without the landlord incurring the expenses or waiting for the tenant to pay for said damages.

Remember that the landlord is legally obligated to deposit this money into an interest-bearing account, held with a financial institution. The tenant is entitled to receive the deposit and all interest earned on the money over the period it was held for, after deduction of any damages, at the end of the lease agreement.

<http://bissetts.com/2018/07/04/what-to-include-in-a-basic-lease-agreement/>

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**IT'S TAX SEASON – MAKE SURE YOU DECLARE YOUR BITCOIN GAINS!**



Bitcoin... Ethereum... Litecoin... Dash...

You may have been trading in cryptocurrencies over the past tax year. You may also have recently sold some of your long-term cryptocurrency investments. With tax season on the horizon, it is essential that firstly you declare your gains in your tax returns, and secondly that you declare your gains correctly, to avoid potential penalties and possibly even criminal charges.

How are the gains from your cryptocurrencies taxed? The South African Reserve Bank does not regard cryptocurrencies as legal tender, nor does the Income Tax Act 58 of 1962 define "cryptocurrencies". As a result, there appears to be confusion surrounding the taxation of cryptocurrencies.

The South African Revenue Services released a statement in April 2018 that it intends to regard the taxation of cryptocurrencies in accordance with the normal income tax rules of South African tax law.

<http://bissetts.com/2018/07/04/its-tax-season-make-sure-you-declare-your-bitcoin-gains/>

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## **WE ARE MARRIED, BUT ARE YOU MY SPOUSE?**

Muslim marriages in general, but polygynous Muslim marriages in particular, currently do not enjoy equal protection under South African law. Whilst waiting for Parliament to enact the Muslim Marriages Bill, the courts, in a litigious piecemeal fashion, have been attempting to address the issues faced by those married in terms of Shari'ah law.

Section 2C(1) of the Wills Act of 1953 recently came under scrutiny from the courts. Section 2C(1) provides that when the descendants and surviving spouse of a deceased are to benefit in terms of a will, and the descendants renounce their right to such benefit, the surviving spouse, by operation of law, will receive the repudiated benefit.

<http://bissetts.com/2018/07/04/we-are-married-but-are-you-my-spouse/>

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## **WHAT'S HOT:**

### **THE DUCK PARADE**

A 'working flock' of over 1200 Indian Runner Ducks makes Vergenoegd one of Africa's proud pioneers of a very unique, integrated pest management programme. The ducks parade three times daily as they mhead into the vineyard to forage for snails and insects under the watchful eye of their herder.

<https://www.whatsonincapetown.com/post/profile-duck-parade/>

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### **NELSON MANDELA: 100 MOMENTS IN TIME**

The exhibition is available to the public daily at the Nelson Mandela Gateway to Robben Island. The exhibition is proudly presented by Siyabona Africa in collaboration with Dr Peter Magubane on its flagship online platform, southafrica.co.za.

<https://www.whatsonincapetown.com/post/nelson-mandela-100-moments-in-time/>

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## TABLE MOUNTAIN CABLEWAY KIDZ SEASON

The Table Mountain Cableway's Kidz Season offers Capetonians the chance to explore the mountain, with two children riding for free with an adult who has purchased a return ticket.

Children enjoy a day of fun, food and natural beauty atop Table Mountain, as well as a kiddies' treasure hunt. As part of the Kidz Season experience, all children receive a treasure hunt map and something sweet when they hand in their voucher at both the Shop at the Top and the Cafe.

<https://www.whatsonincapetown.com/post/table-mountain-cableway-kidz-season/>

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## **CAMPS BAY WATCH CITIZEN POLICING PLEASE SUPPORT THIS GREAT INITIATIVE. ENSURING A SAFER ENVIRONMENT FOR ALL.**

A safer community is everyone's responsibility.

Please contact Janette Hodgkinson: [janette.hodgkinson@campsbaywatch.org](mailto:janette.hodgkinson@campsbaywatch.org)

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### CONTACT US

Marion Taylor: 021 438 0991 | Caitlyn Taylor: 072 359 2034

David Taylor: 082 688 3325

Shop 3 Central Parade, Victoria Rd, Camps Bay, Cape Town

+ 27 21 438 0991

[campsbay@marion-taylor.com](mailto:campsbay@marion-taylor.com)

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