



BRITANNIA  
BEACH ESTATE

## NEWSLETTER

April 2025



## IN THIS ISSUE

WELCOME MESSAGE

1

---

SHORT MESSAGE FROM THE  
CHAIRMAN

2

---

MEET OUR COMMITTEE  
MEMBERS

Spotlight of the month

3

---

ESTATE UPDATES  
& NOTICES

4

---

CONTACT INFORMATION &  
FEEDBACK

5

## Welcome Message

A fresh month brings new moments to connect, reflect, and look ahead into the winter. Whether you're taking in the chilled morning air or catching the last light over the water, there's no denying the quieter charm this season brings to Britannia Beach Estate.

This month's newsletter is filled with updates designed to keep you informed and involved. From important estate news to practical reminders, we're here to make sure you stay in the loop.

We're also excited to continue our trustee spotlight series. These are the folks rolling up their sleeves behind the scenes, each overseeing a key part of estate life. This month we have Elma Fourie who manages the Finance portfolio, learn what this role involves and how it impacts your experience as a resident.

As always, a warm welcome to those who've recently joined us! We hope you're finding your rhythm and beginning to feel the sense of community that makes this place special.

Here's to another month of shared spaces, small joys, and relaxed beach living.



## Short message from the Chairman

Dear Homeowners,

I trust this message finds you well.

On behalf of the Homeowners Association, I would like to extend a warm welcome to all our new homeowners who have recently joined the Britannia Beach Estate community. We are delighted to have you as part of our vibrant and growing estate, and we look forward to your involvement in helping us maintain the high standards and quality of life we all enjoy.

I would also like to take this opportunity to express my sincere gratitude to our trustees for their ongoing dedication and the diligent manner in which they are managing their respective portfolios. Their continued efforts ensure that the estate operates efficiently and remains a safe, harmonious, and well-maintained environment for all residents.

We are pleased to share some important updates regarding the Britannia Beach Estate Extension 2 development. The developer has informed us that the environmental authorisation for this project has officially been granted. Furthermore, the Saldanha Bay Municipality has approved the rezoning of the area (Erf 2373). With these key milestones achieved, the developer will soon begin clearing the site and initiating the installation of essential engineering services.

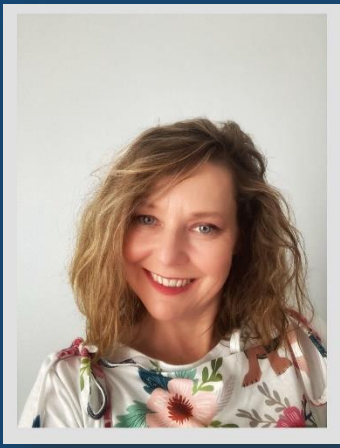
While we are excited about the progress being made, I have formally requested a meeting with the developer to address some concerns and to gain further clarity on certain aspects of the upcoming work. We believe it is important to ensure that the development aligns with the broader interests of our community. Once this meeting has taken place, I will provide a comprehensive update to keep all homeowners informed.

Thank you once again for your continued support and cooperation in making Britannia Beach Estate a place we are all proud to call home



**Colin Stanton-Jones**





## Meet our committee members...



### Finance Trustee: Elma “Ellie” Fourie

I’m Elma, though most people call me “Ellie”, and I’m thrilled to introduce myself as one of the trustees of our Homeowners Association (HOA). As a fellow resident who deeply values our shared space, I’m excited to contribute by serving in the Finance Portfolio.

In this role, I’ll be working closely with the rest of the trustees and the team to ensure that our estate’s finances are well-managed, transparent, and aligned with the best interests of all homeowners. Here are some of my key responsibilities:

**Overseeing the estate’s budget and expenses:** my role is to aid in monitoring and managing our financial resources to ensure they are used effectively and efficiently.

**Supporting sound financial planning:** to help with the planning and allocation of funds as may be necessary and as approved by residents.

**Ensuring transparency and accountability in *Financial matters*:** to assist in ensuring that all financial activities are conducted transparently and that homeowners are kept informed about how funds are being used.

**Working with the Managing Agent to keep levy collections and payments on track:** I will collaborate with our managing agent to ensure that levy collections are timely and that payments are managed properly.

While finance isn’t always the most glamorous topic, it’s essential to the smooth running and long-term sustainability of our financial affairs. I’ll do my best to serve the residents as part of a team of trustees in a clear, fair, and responsible manner.

Please feel free to reach out with any finance-related questions or concerns. We’re in this together, and I’m always open to hearing from you.

## Ongoing communication via WhatsApp

As shared in last month's newsletter, we've made a shift in how we communicate important updates, notices, and general estate news. To streamline our communication and make it easier for residents to stay connected, we've created a Britannia Beach Estate WhatsApp Community.

This new platform allows us to share information quickly and directly, while keeping chats organised and relevant. It's a more efficient way to keep everyone in the loop, and we encourage all residents who are interested to join.

Access the new group via the following link: [Britannia Beach Estate Homeowners](#)

## Building compliance and Architectural regulations

Regular estate inspections are being conducted to ensure compliance to rules and regulations. Non-compliance is addressed with all responsible parties and good cooperation is being provided to uplift estate.

In the past month all Fire Hydrants on the estate have now been identified and painted. Should a fire hydrant be located by your dwelling, we request that it is kept clear of obstructions and please try keep it visible as sand does tend to cover them over time. Please be wary of any landscaping initiatives and other obstructions which may cover this important safety mechanism.

It is encouraging to see more developments are being kept clean and tidy during building stages and **many thanks** go out to those developers and contractors who are taking the extra effort to uphold the standards.

## Understanding Noise Disturbance vs. Noise Nuisance

We all value the tranquillity and quality of life in our estate and one of the most common disruptions to this is noise. To ensure we are aligned as a community and understand how to address these matters correctly, it's important to distinguish between noise disturbance and noise nuisance, as outlined in the Noise Control Regulations of 1999, under the Environmental Conservation Act (Act 73 of 1989).

### What's the Difference?

Noise Disturbance refers to temporary or intermittent loud noise that causes disruption but may not occur regularly.

Examples:

- Loud music or parties at night
- Power tools being used outside designated hours
- Dogs barking excessively for short, isolated periods

Noise Nuisance, on the other hand, involves persistent or ongoing noise that affects the peace, comfort, or convenience of others over time.

Examples:

- A constantly barking dog throughout the day or night
- Continuous mechanical or generator noise
- Ongoing loud construction activities outside approved hours



### How to Report noise issues

It's important to know that the HOA is not the authority for enforcing noise complaints. In the Saldanha Bay Municipality (SBM), noise complaints are handled by SBM Law Enforcement.

To report a noise issue: Contact SBM Law Enforcement at **022 701 6912** and **After hours 022 701 6834**

Please note that in cases where a formal complaint is laid, an official investigation may follow, and complainants might need to provide supporting information.

## Support to pensioners

### Did you know?

Pensioners residing within the Saldanha Bay Municipality (SBM) may qualify for property rates rebates, provided they meet specific criteria. Eligible applicants must be at least 60 years old or recipients of a disability pension, be the registered owners of the property, and reside permanently on the premises. Additionally, household income must not exceed the threshold set by the municipality. Applicants are required to submit proof of income, such as a recent bank statements, IRP5, or SARS return, along with certified copies of identity documents.

To apply or obtain more information, residents should contact their nearest SBM municipal office or call 022 701 6800. Application forms are also available on the SBM website.

## Our new Maintenance reporting & Monitoring process

We're pleased to share a more structured and efficient way of managing general estate maintenance issues. To help us track and monitor reported matters more effectively, we've implemented an electronic reporting system.

This new approach allows us to monitor trends, ensure accountability, and follow up on recurring issues more consistently. However, it's important to note that this system is purely for monitoring and tracking purposes, it does not replace your responsibility to log maintenance issues directly with the relevant service providers, SBM or managing entities.

We understand that, at times, it's unclear who to contact or how to resolve a specific matter. In those instances, we do make provision to assist. That said, we'd like to remind everyone that it is a shared responsibility to take pride in our estate by being proactive in reporting issues as they arise.

From now moving forward, please use the following link to inform us of any maintenance issues you've reported or need assistance with escalating further- this can be completed on your computer or directly on your mobile phone.

Click here: [Maintenance issue reporting form](#)

You can also stay updated via our WhatsApp Community, where regular progress updates will be shared. In urgent or extreme cases, maintenance matters may also be escalated through this platform.

Together, let's continue to maintain a safe, clean, and beautiful estate for all.



**BRITANNIA  
BEACH ESTATE**

### Maintenance issue reporting form

Please use this form to report public maintenance issues such as potholes, faulty streetlights, blocked drains, or sewage problems etc. This form is for monitoring purposes only by the HOA, all homeowners are requested to log the relevant inquiries through the correct channels or indicate on this form if you need help reporting the matter.

The information collected will be sent to the local municipality for escalations if needed and for keeping a log on issues raised on the estate.

## Security update April 2025

### Security Cameras & the Law in South Africa

Installing security cameras can improve safety but if they face public areas or neighbouring properties, legal care and awareness is needed from everyone.

We are sharing some information and encourage everyone to familiarise themselves with the legal framework that governs cameras. Please do your own research on the applicable legislation.

### Privacy Rights (Constitution, Section 14):

Avoid filming into private spaces without consent.

### POPIA (Act 4 of 2013):

If your camera records people in public or shared spaces, you're collecting personal information and must do so lawfully and securely.

Best Practice: Use visible signs, avoid direct views into others' homes, and don't share footage unnecessarily.

As always, Thank you for your continued vigilance and support.


## Stay Informed, Stay Prepared

As a resident, it's important to familiarise yourself with **local contact numbers** for essential services. Whether it's security, emergency response, municipal services, or estate management, having quick access to these numbers can save valuable time in urgent situations.

















## This month we feature

### Emergency Contacts

## Contact information & Feedback

**SALDANHA** BAAI BAY  
MUNICIPALITEIT MUNICIPALITY ǃMASIPALA  
[www.sbm.gov.za](http://www.sbm.gov.za)

**EMERGENCY NUMBERS**

	Ambulance.....	10177
	West Coast Medical Rescue.....	081 829 3355
	Atlantic Medical Response.....	022 772 2377
	Saldanha Bay Municipality Fire Services.....	022 713 1815
	086 007 3473	
	West Coast District Municipality Fire Services.....	022 433 8700
	Police.....	10111
	Crime Stop.....	086 00 10111
	Hopefield Police Station.....	022 723 8000
	Langebaan Police Station.....	022 707 5140
	Saldanha Police Station.....	022 714 8333
	St Helena Bay Police Station.....	022 736 8060
	Vredenburg Police Station.....	022 703 6440 / 53
	Traffic.....	022 701 6900
	After Hours.....	022 701 6834
	NSRI.....	082 990 5966
	Vredenburg Provincial.....	022 709 7200
	West Coast Life.....	022 719 1030
	Law Enforcement.....	022 701 6912
	After Hours.....	022 701 6834
	Emergency Control Room.....	022 701 6834
	Langebaanweg Military Police.....	022 706 2413 / 2125
	Department of Correctional Services (Vredenburg).....	022 713 3024
	Barry Stander.....	060 518 1315
	Ertiene Swanepoel.....	082 812 7508
	Barend Stander.....	060 518 1315
	Roy Walsh.....	082 894 4164
	SPCA Rescue.....	022 289 0998
	After Hours.....	082 414 7153