

FREQUENTLY ASKED QUESTIONS (FAQ)



STELLENBOSCH BDKW SRA

Executive Summary · 31 AUGUST 2026

What is the Stellenbosch BDKW SRA?

The Stellenbosch BDKW Special Rating Area (BDKW SRA) is a proposed community initiative enabled by Stellenbosch municipal policy. It allows property owners in **Brandwacht, Dalsig, Krigeville and Welgelegen** to collectively fund additional services in our public spaces, and to improve the physical and social environment of the area.

Its primary goal is to improve safety and security in our public spaces, through coordinated professional monitoring and dedicated armed response. These services will not replace your current private security arrangements. Secondary goals are the upkeep and improvement of public spaces, and better cleaning and maintenance of public infrastructure — all complementary to what the Municipality already provides.

Why do we need the SRA?

The SRA is the most effective way for property owners to take control of neighbourhood safety. It funds:

- Camera monitoring at all key entry points and within the boundaries
- 24/7 armed response guards and patrol vehicles dedicated to our neighbourhoods
- A dedicated 24/7 control room coordinating the technology and the people
- A unified security approach, proven elsewhere to reduce crime

What is the planned budget?

An annual budget of approximately **R5.1 million** in the first year, rising with inflation to a total of **R28.4 million over five years**.

Allocation	Share
Public safety and security	66%
Administration and compliance	19%
Community, public spaces and infrastructure	12%
Retained by the Municipality as a bad debt provision	3%

Who can vote for the SRA?

All registered property owners within the defined boundaries — or their appointed proxies — are eligible to vote.

What will you get?

- **52 cameras by 2029**, starting with 24 in the first year, including **Automatic Number Plate Recognition (ANPR)** linked to national security databases
- **24/7 professional monitoring** from a dedicated control room
- **2 dedicated patrol vehicles and 2 guards on duty 24 hours a day**, 7 days a week, 365 days a year
- Fencing and access control at strategic points, and a quarter of the camera fleet replaced or upgraded every year from year four

These are additional services dedicated to public spaces. They are not intended to replace the security you buy for your own property. As crime falls, private security and insurance costs should ease over time.

What will you pay?

A monthly levy collected by the Municipality and added to your municipal account as a separate line item. It is calculated on your property's municipal valuation, at **R92 per month per R1 000 000 of value, VAT included** (R80 excluding VAT).

Municipal valuation	Monthly levy	Annual levy
R1 000 000	R92	R1 104
R3 000 000	R276	R3 312
R5 000 000	R460	R5 520
R10 000 000	R920	R11 040
Median BDKW house — R6 550 000	R603	R7 231
Median sectional-title unit — R2 808 000	R258	R3 100

Across the area the average is approximately **R674 per month**, VAT included.

Studies across South Africa, including in Stellenbosch, show that neighbourhoods with SRAs have seen above-market growth in property values, offsetting the additional cost over time.

Who will run the SRA?

A newly formed **Non-Profit Company**, governed by a board of directors elected by property owners.

- All property owners may apply for membership
- Members vote annually on the budget
- Audited financial statements will be publicly available

What do we need to make this happen?

More than **60% of property owners** must vote **YES** by **31 October 2026**.

When will it start?

If approved, the SRA commences **1 July 2027**. The path there:

Milestone	When
Public meeting	31 August 2026

E-voting opens	Immediately after
Voting closes — 60% required	End October 2026
Application submitted to the Municipality	31 October 2026
Tabled at Council for approval	March 2027
SRA launches	1 July 2027

Council has formally granted an extension of the submission date to 31 October 2026.

[Learn more](#)

stellenboschsra.org

This is a summary. Where it differs from the approved business plan and budget, those documents prevail.