



Jonkershoek Special Rating Area NPC

Annual General Meeting

Monday 25 November 2019

Welcome / Welkom

AGENDA



1. Welcome and Apologies
2. Confirmation of Quorum present
3. New members and resignations
4. Financial Report
 - 4.1 Annual Financial Statements Y/E 30 June 2019
 - 4.2 Budget 2019/20
5. Appointment of Auditors
6. Directors and Management
7. Chairman's Operational Report
8. Presentation of the Renewal 5 year Business Plan
9. Approval of New Business Plan 2020 to 2025
10. Approval of the New 5 year Budget
11. Approval of written application & exemption from Ch 1

3. MEMBERSHIP



- NPC incorporated i.t.o. Companies Act 2008
- Company pays no Income Tax
- Not registered to issue Sec 18A tax certificates
- Membership limited to property owners in JSRA
- Must apply for membership in writing: new application forms
- Only admitted members may vote
- Members may appoint a proxy

4.1 Annual Financial Statements for the year ended 30 June 2019

INCOME STATEMENT



	R'000	2019	2018
Levy Income		4 209	3 430
Expenditure		3 921	3 336
Management costs		362	334
Garden & Lawn maint		210	276
Security Services		3 066	2 476
Other		283	250
Over recovery for year		288	94

2019 BUDGET VS ACTUAL (EXCL VAT)



	R'000	Budget	Actual	Variance
Levy Income		4 179	4 209	30
Expenditure		4 179	3 921	258
Management cost		356	362	(6)
Garden & Lawn maint		308	210	98
Security Services		2 913	3 066	(153)
Other		601	283	318
Over recovery for year		0	288	288

BALANCE SHEET



	R'000	2019	2018
Assets			
Non-Current Assets			
Property, Plant & Equipment		356	1 620
Current Assets			
Trade and other receivables		127	79
Cash and cash equivalences		1 401	948
		1 528	1 027
Total Assets		1 884	2 647

BALANCE SHEET (CONT.)



	R'000	2019	2018
Equity and Liabilities			
Equity			
Retained Income		1 684	2 613
Liabilities			
Current Liabilities			
Trade and other payables		200	34
Total Equity and Liabilities		1 884	2 647

Ordinary Resolution number one

“It was resolved that the Annual Financial Statements for the year ended 30 June 2019 were noted.”

4.2 Budget

	R'000	Budget (Excl. Vat)	Budget (Incl. Vat)
Levy Income		4 419	5 081
Expenditure		4 419	5 081
Management cost		389	447
Garden & Lawn maint		230	264
Security Services		3 194	3 674
Other		606	696
Over recovery for year		0	0

ORIGINAL 5 YEAR BUSINESS PLAN



R'000		Yr.1	Yr.2	Yr.3	Yr.4	Yr.5	Total
		2015/16	2016/17	2017/18	2018/19	2019/20	
Budget Levy Income		3 106	3 392	3 669	3 966	4 237	18 370
Budget Levy Excl retention prov.		3 016	3 295	3 564	3 852	4 116	
Received from Mun		2 572	3 270	3 493	4 092	4 328	
Cash shortfall		444	25	71	(240)	(212)	88
JSRA Levy Rate (VAT excl) Per R1m per month		R69	R87	R65	R79	R82	

Ordinary Resolution number two

“It was resolved that Smith Associates be appointed as auditors for the ensuing financial year.”

Current

- Niel Hoogenhout (Chairman)
- Charl Cillié *
- Helmi Dreijer *
- Mike Ehret *
- Martin Heunis
- Pierre Bekker
- Jacques van Aswegen
- Frans Krige

* **Retire by rotation and available for re-election**

New nomination

Ordinary Resolution number three

“It was resolved that the following persons for whom nominations were received, be and are hereby elected and/or re-elected as directors of the company.”

- Charl Cillié
- Helmi Dreijer
- Mike Ehret

- **Public Safety**
- **Environmental Improvement**
- **Social Responsibility**
- **Communication**
- **Security Cameras**



Patrol Vehicles:

- 3 patrol vehicles in area 24/7 on 2 shifts
- AM Security appointed contractor

Control Room:

- July 2018: JSRA established its own control room.
- Currently 1 operator per shift on 3 shifts 24/7
- Operators contracted by AM Security

Arrests:

JSRA Security Officers made 33 arrests - among others:

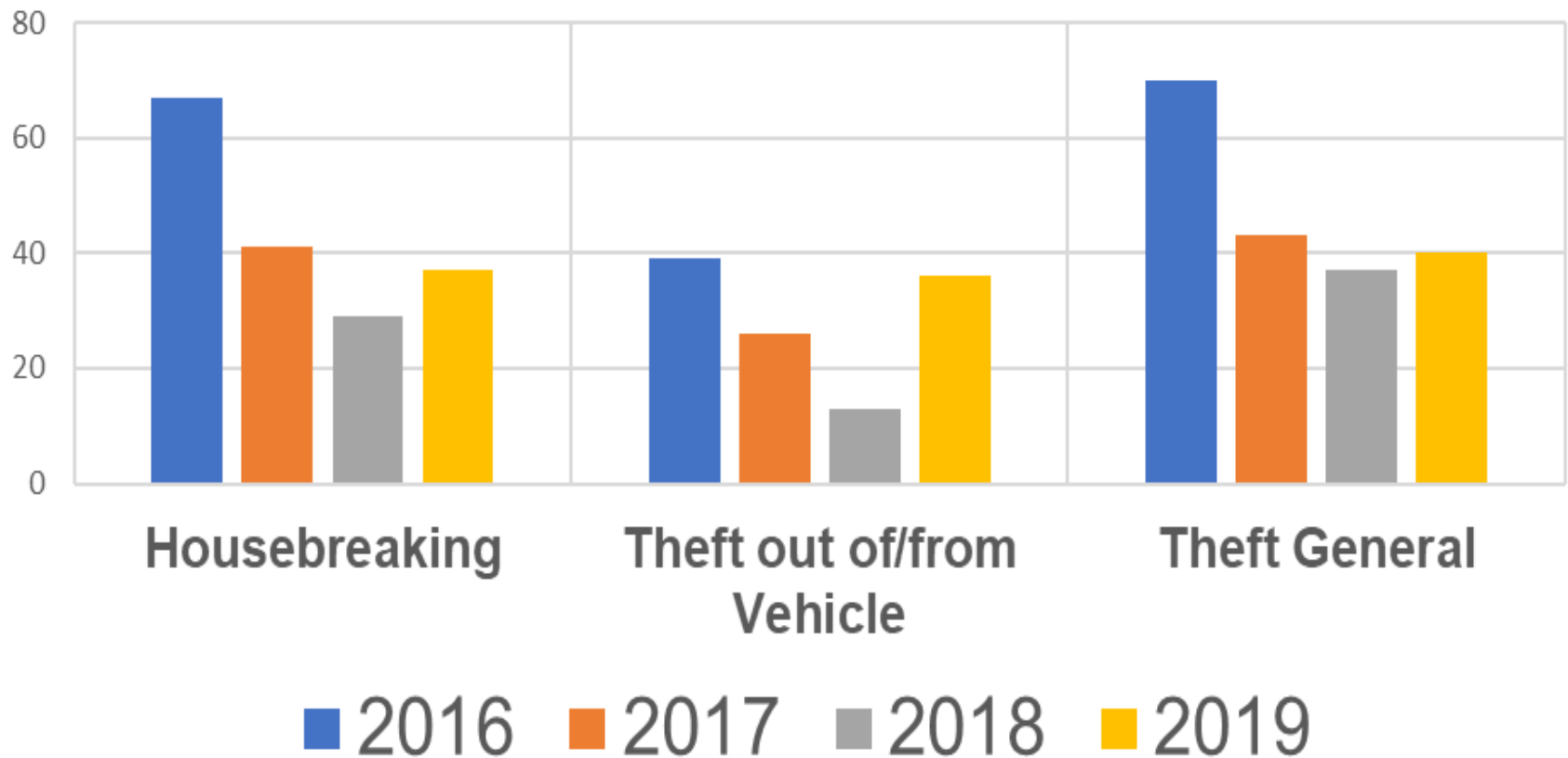
- Housebreaking & Theft
- Robbery with weapon other than a firearm
- Theft out of vehicle
- Possession of presumably stolen property | breaking equipment | dangerous weapon

Complaints attended to:

The JSRA guards attend to average of 313 complaints per month :

- ± 90 Suspicious Persons
- ± 29 Suspicious Vehicles
- ± 73 Open Gates/Garage doors
- ± 39 Suspicious Activities (Dogs barking, etc.)

The three most common crimes reported in Jonkershoek SRA (January - October)



Please note : JSRA stats include all attempts, crime not reported to SAPS and crime committed at Municipal/Government grounds in Jonkershoek Valley

The three most common crimes reported in JSRA

- During August 2019 substantial increase in crime. (especially Theft out of vehicle).
- 50 % of 2019's Theft out/from vehicle committed during August 2019.
- Presumably one suspect (repeat offender that was released) responsible for most of the crime committed during that time.
- JSRA officers were on the lookout for the suspect and he was identified by our cameras.
- At the end of August 2019 he was arrested.
- Subsequently the crime rate decreased and stabilised.
- The video footage of the suspect was handed over to the SAPS.
- During August 2019 and September 2019 our JSRA officers arrested 7 repeat offenders in our area.

Crime Tendencies

(All the reports include attempts and crimes not reported to SAPS)

Housebreaking :

- Jonkershoek Valley area (15 cases) during Friday nights
- Mostertsdrift area (8 cases) during Friday nights & Monday during the day
- Rozendal area (6 cases) during the nights | early morning hours with no specific day

Theft out/from Vehicle :

50 % of the Theft out/from vehicles were committed during August as mentioned

- Rozendal | Uniepark area (18 cases) during the nights | early morning hours
- Mostertsdrift area (9 cases) during the nights | early morning hours

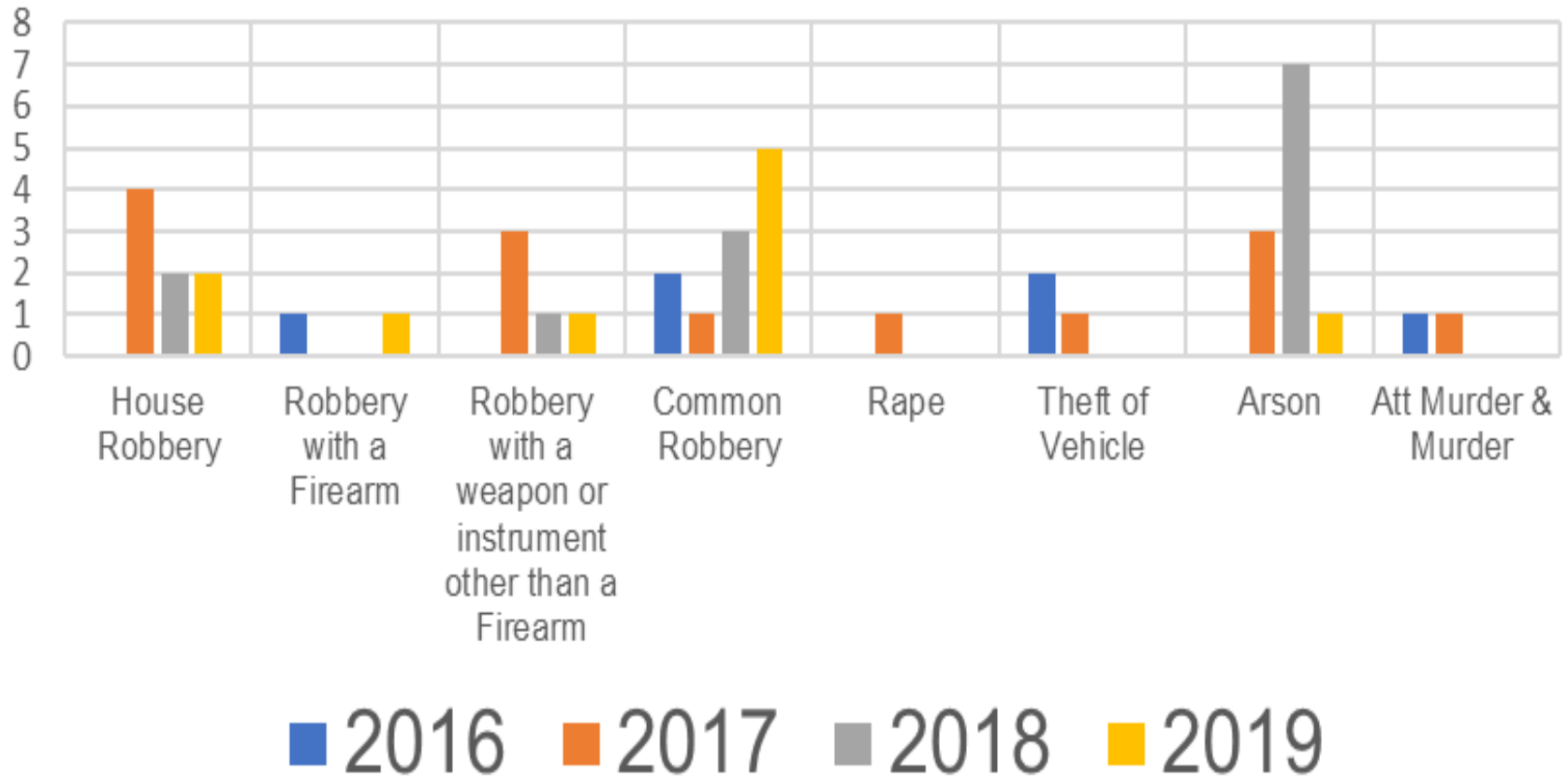
Crime Tendencies (cont)

Theft general :

- Mostertsdrift area (16 cases) Mondays during the day
- Jonkershoek Valley area (10 cases) no specific day & time tendency standing out
- Simonswyk area (10 cases) during the night with no specific day tendency

Other Crime in Jonkershoek SRA

(January - October)



Crime Tendencies

(All the reports include attempts and crimes not reported to SAPS)

House robbery – 2 reported as follow:

- January 2019: Tuesday night – Mostertsdrift area – Suspects armed with firearms. No injuries. Took various items and fled. Suspect vehicle & reg no identified by our cameras. Video footage handed over to SAPS to assist with investigation.
- July 2019: Monday morning – Jonkershoek Valley – Suspects armed with firearm & knife. Victims were assaulted. Took various items and fled presumably on foot over the mountain towards Helshoogte.

Crime Tendencies (cont.)

(All the reports include attempts and crimes not reported to SAPS)

Robbery with firearm – 1 reported:

- July 2019: Friday night – Mostertsdrift area – Suspects armed with firearms & knife. Jumped into Uber vehicle with passengers. Drove to Caltex Bottelary rd ATM. Withdrew cash. Took cell phones etc. Passengers dropped on the Kromme Rhee rd. No injuries. Suspects fled with the Uber driver. 6 Suspects including the Uber driver was arrested.

Robbery with weapon other than a firearm – 1 reported:

- February 2019: Thursday afternoon – Jonkershoek Nature Reserve. Suspects armed with knives. Took items and fled.

Crime Tendencies (cont.)

(All the reports include attempts and crimes not reported to SAPS)

Common Robberies – 5 reported as follows :

- 3 Attempted common robberies -
 - 2 in Mostertsdrift area: Saturday afternoon
 - 1 in Simonswyk area: Tuesday night.
- 2 Common robberies -
 - 1 in Karindal, taxi driver involved. Vehicle & reg no identified on camera. Footage handed over to SAPS.
 - 1 in Mostertsdrift, in the vicinity of Morkel street. Suspect grabbed items and fled.

- Langverwacht Landscaping contracted to clean and beautify JSRA parks
- Team of 10 workers clean parks and open areas



2018/2019 Financial year - Social Responsibility



Domestic Workers
Workshop

Jackets donated to
Neighbourhood
Watch



- Security WhatsApp Groups: 8 with 1,211 members. Monitored by Control Room & JSRA Vehicles, SAPS & Law Enforcement.
- Social WhatsApp Groups: 3 with 548 members
- Crime Bulletin (monthly)
- Facebook page: 308 members
- Website: <http://www.jonkershoeksra.co.za/>



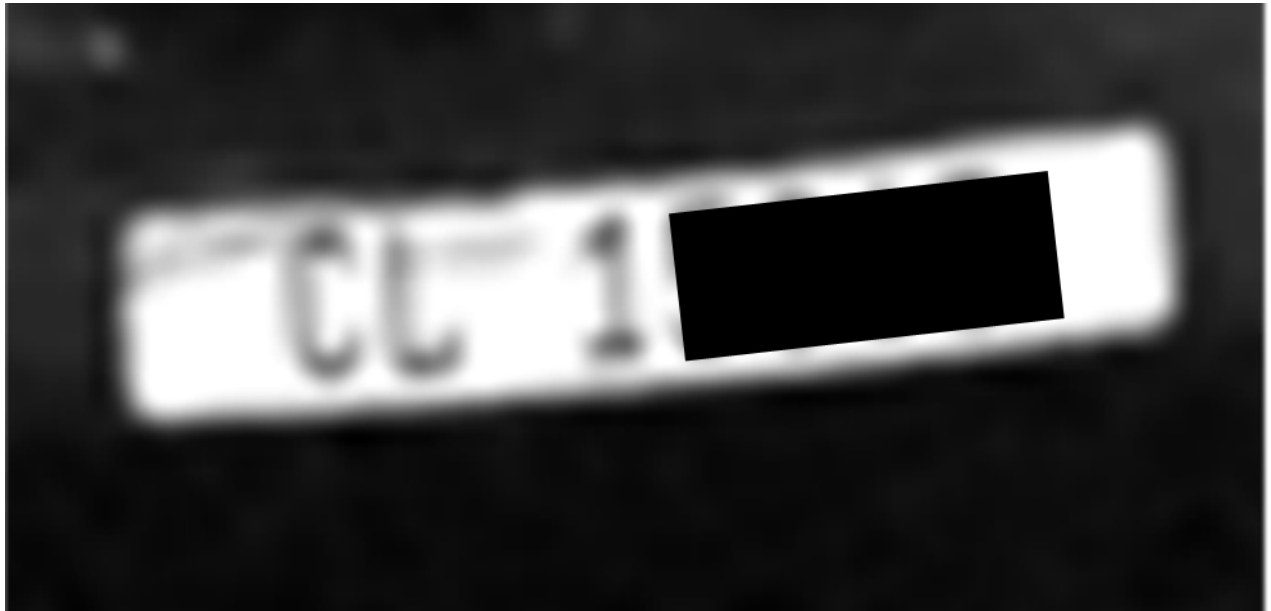
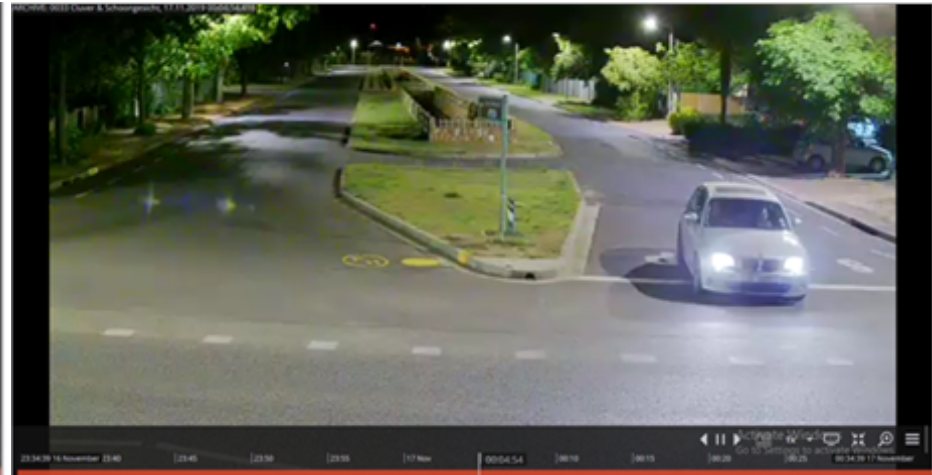
Security Cameras

- 64 Cameras monitored live
 - 43 directly on fiber
 - 20 via wi-fi to nearest fiber point
 - 1 via CAT5 to nearest fiber/wi-fi point
- Control Room operational since 1 July 2018
- All images recorded and kept for 5 days
- Cameras assist patrol vehicles with surveillance
- Increasing incidents where operators identified suspicious activity on camera and dispatched patrol vehicles to investigate
- Surveillance of public areas only
- Ongoing requirement of upgrading and expansion

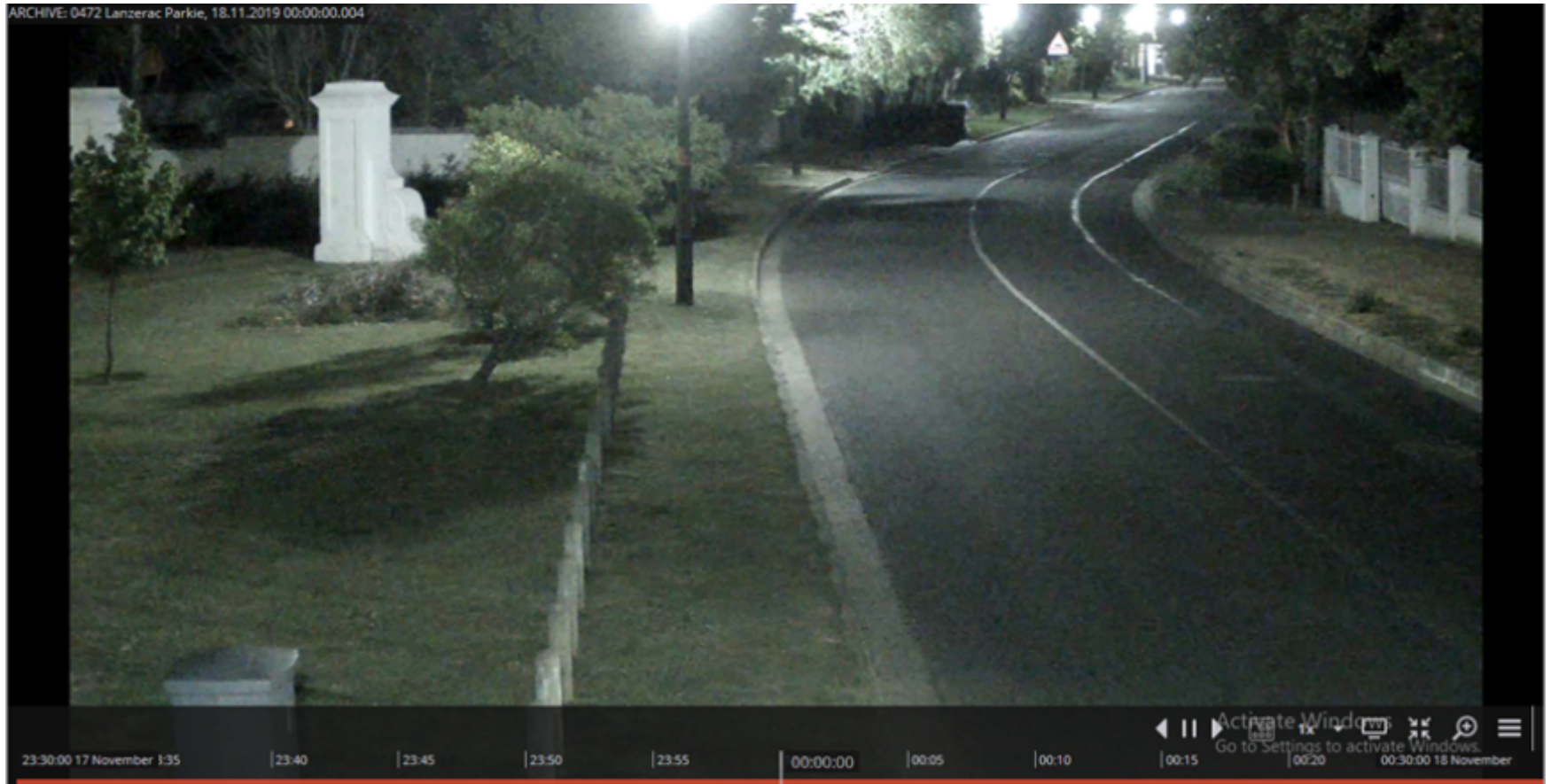
View of the monitoring screens in the JSRA Control Room



Cameras configured to read number plates during the night



New Axis Camera (footage at night)



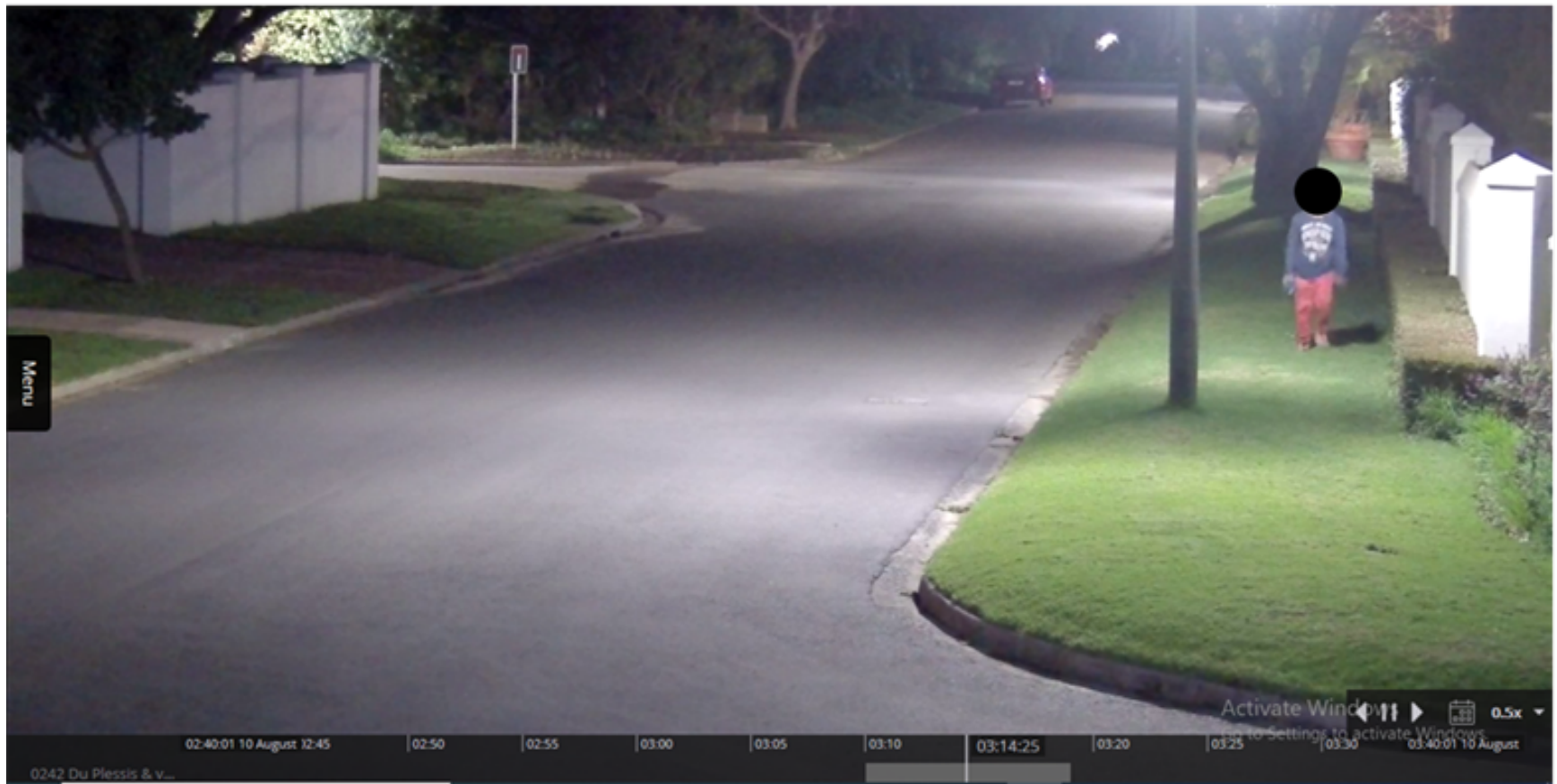
Suspects/Suspect Vehicle identified/or assist with investigation

(all video material were handed over to SAPS to assist with investigation)

Vehicle involved in Armed Robbery (Uber robbery)
Vehicle's route could be identified with time frames



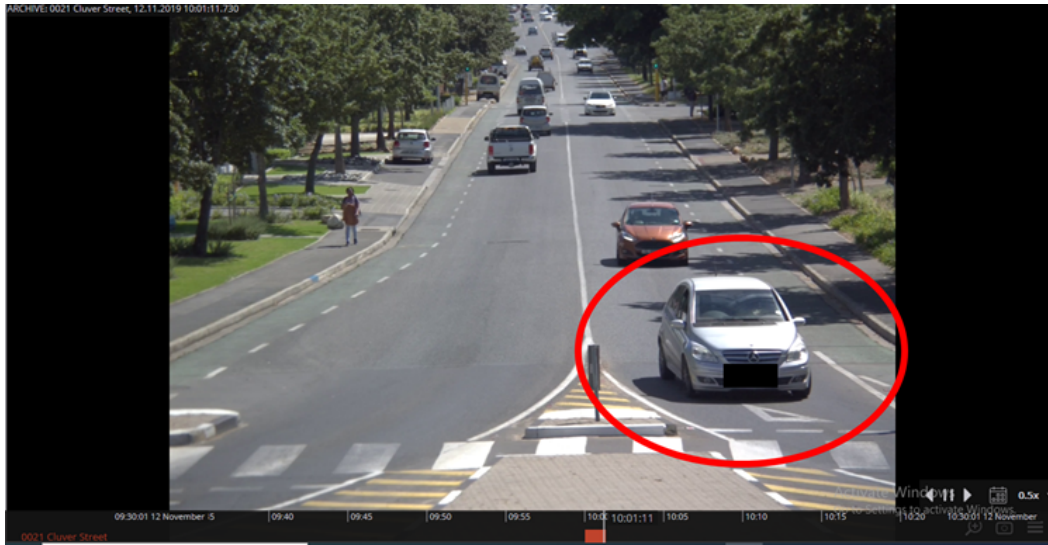
Suspect Identified – Possibly involved in : Theft out of Vehicle & Housebreakings - August 2019



Suspect identified - Involved in Housebreaking & Trespassing,
vicinity of Trengrove street, Uniepark - October 2019



Vehicles involved in Hi-Jacking Paarl identified from recorded footage



Persons consuming alcohol at Brummerspark identified and Law Enforcement contacted



BUSINESS PLAN FOR THE JONKERSHOEK

Special Rating Area



Renewal September 2019

**Compiled in accordance with the By-Law for establishment of
Special Rating Areas, promulgated in the Provincial Gazette 7015/2012**

8. BUSINESS PLAN 2020 - 2025

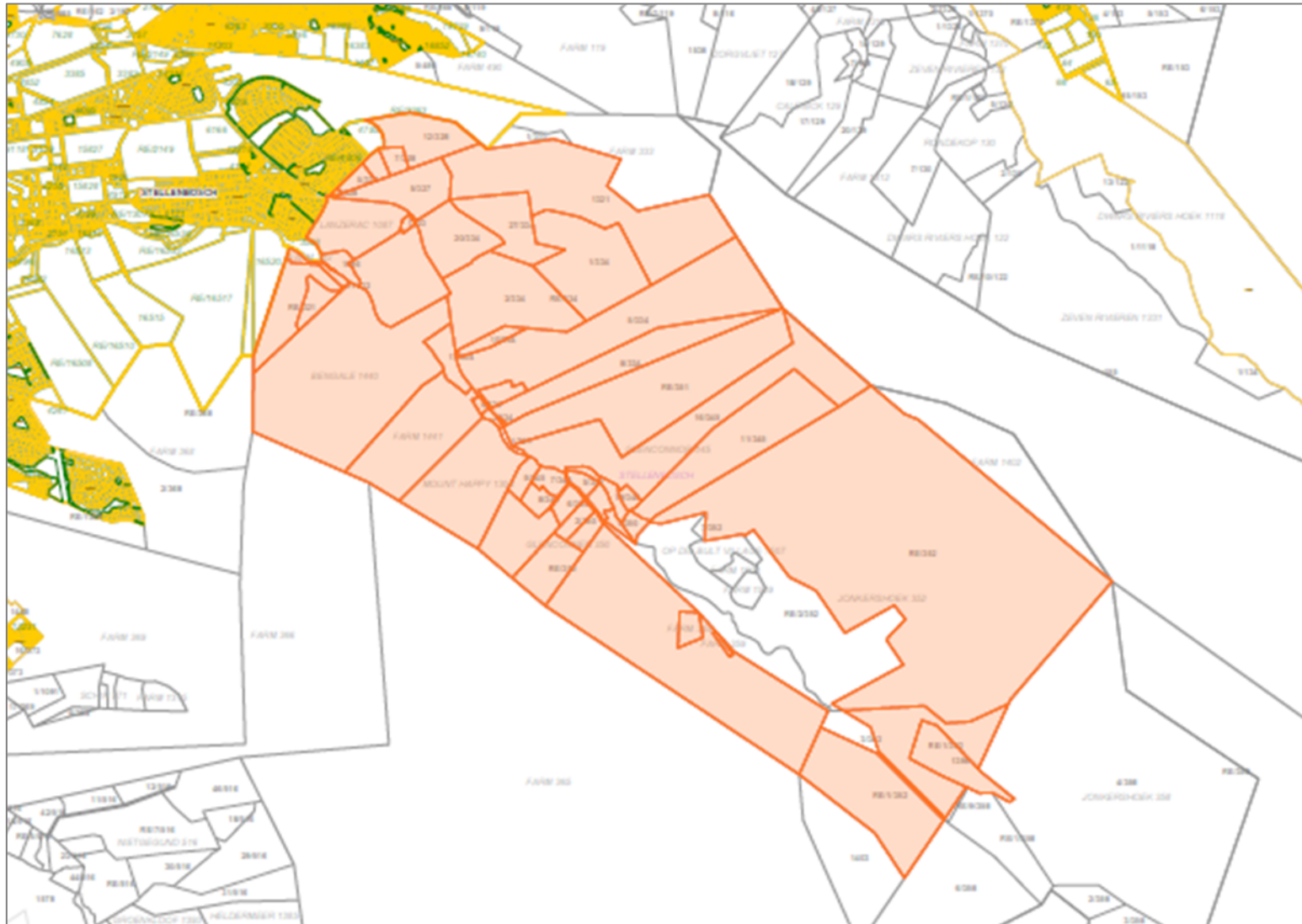


- First 5 years: 1 July 2015 to 30 June 2020
- Renewal Plan next 5 years approved by JSRA Board 15 Oct 2019
- Full document 23 pages available on JSRA website since 1 Nov
- Only highlights in this presentation
- Requirements for a SRA Business Plan prescribed by Stellenbosch Municipality Special Rating Area By-Law:
 - Background and Introduction
 - Motivation
 - Implementation Plan and Budget

PART 1

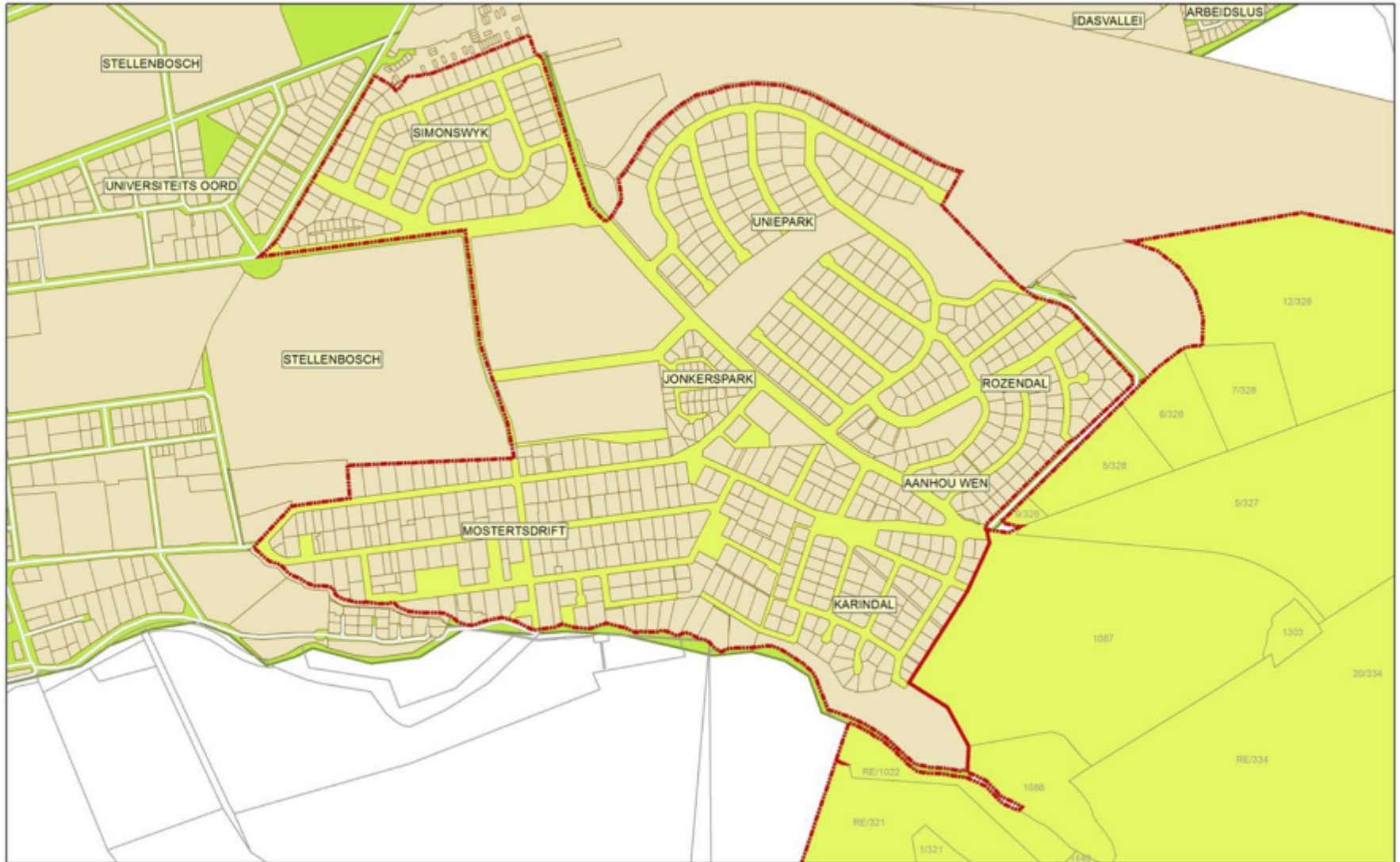
1. Background and Introduction
 - 1.1 Boundaries: Remain exactly as in first Business Plan
 - 1.2 Map 1: JSRA agricultural area in Jonkershoek Valley
 - 1.3 Map 2: JSRA residential component

BUSINESS PLAN 2020 - 2025 MAP 1



Map 1 Jonkershoek Special Rating Area agricultural area

BUSINESS PLAN 2020 - 2025 MAP 2



Map 2 Boundary of the residential component of the Jonkershoek Special Rating Area

PART 2

2. Historic Motivation

2.1 Urban Challenges: Survey 2014

2.2 Establishment of the JSRA and the first Business Plan

2.2.1 What is a Special Rating Area

2.2.2 JSRA established

2.2.3 How are the additional rates (JSRA levy) calculated

2.2.4 Term renewal process

PART 3

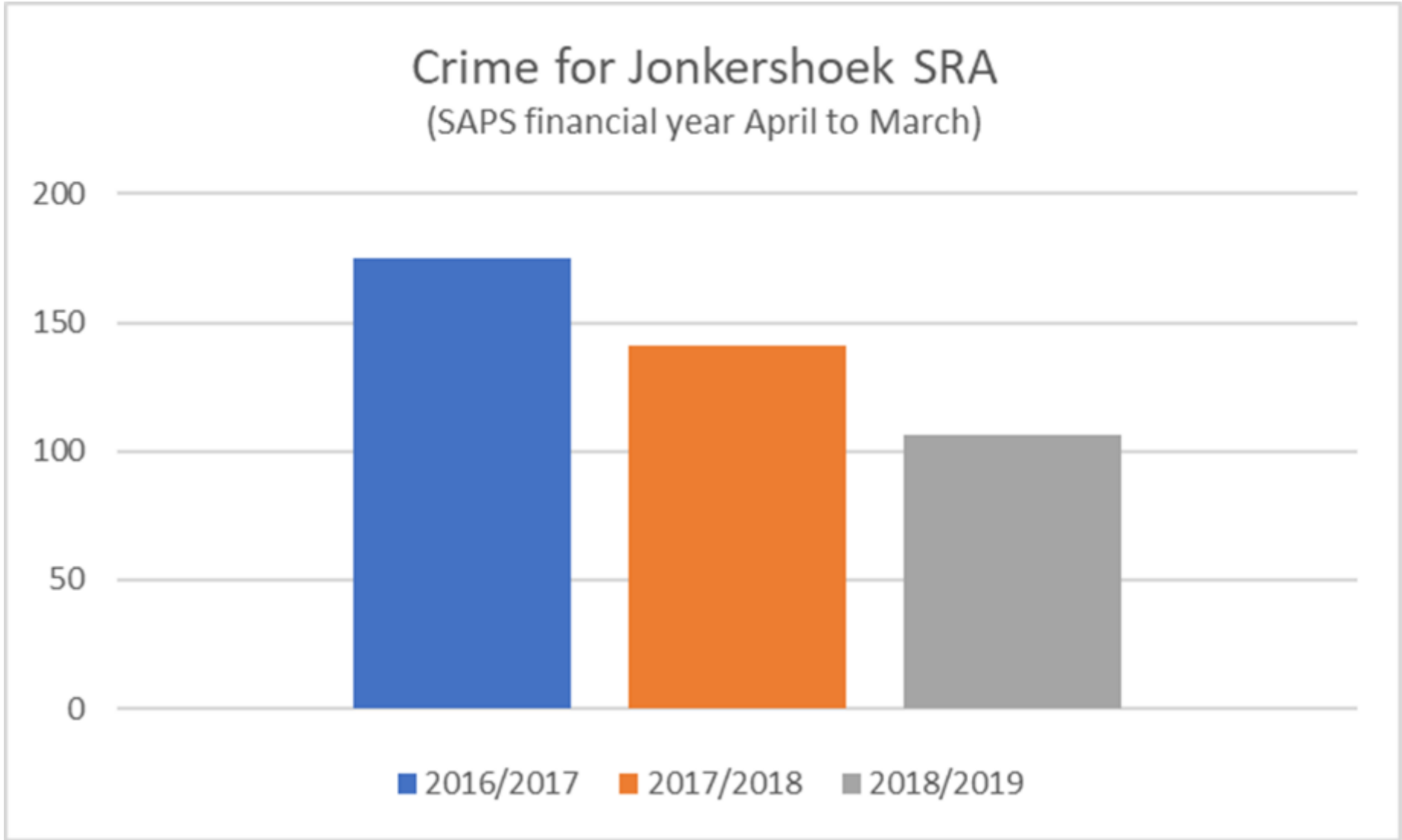
3. IMPLEMENTATION PLAN AND BUDGET

3.1 Focus for the first five years

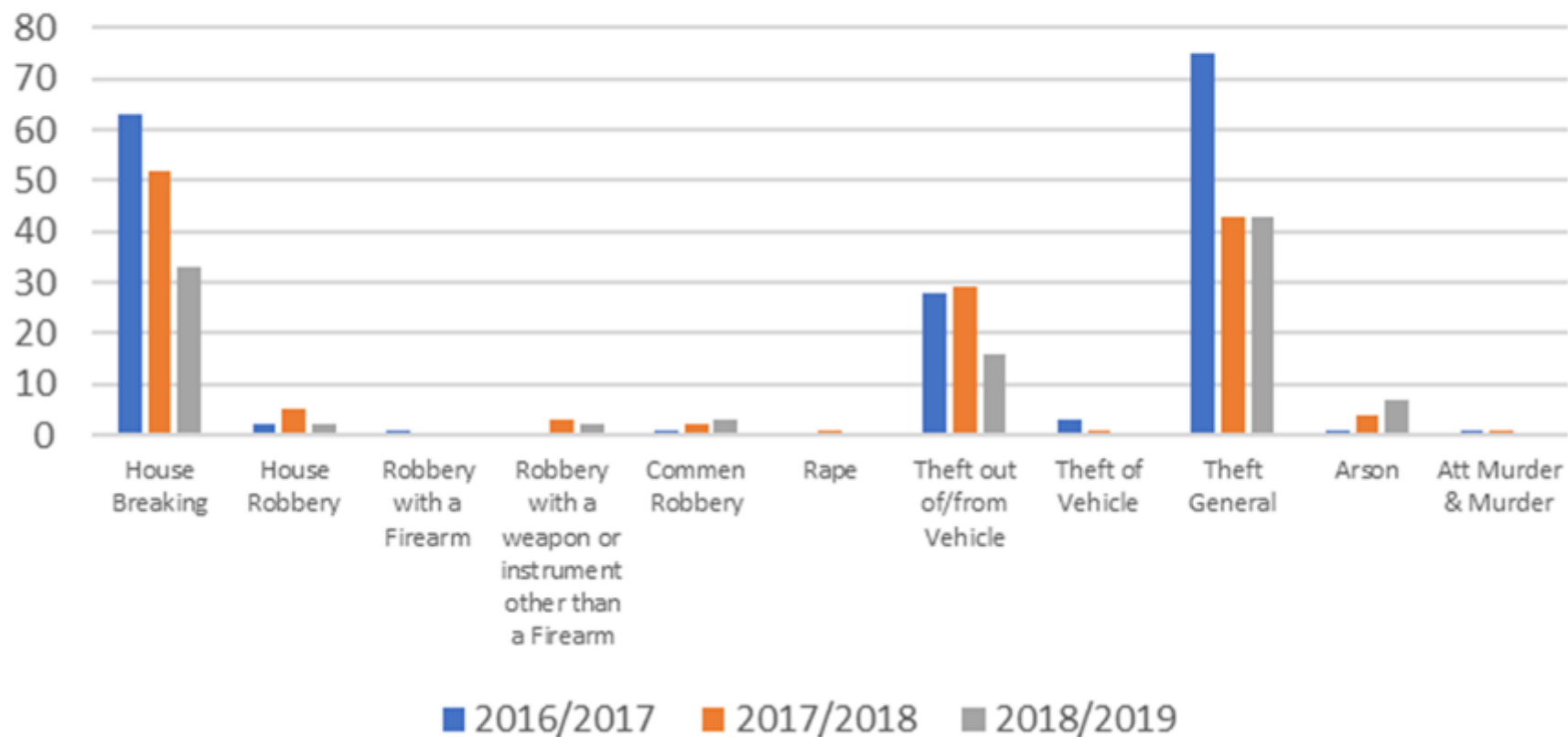
3.2 Operational results for the first 4 years 1 July 2015 to 30 June 2019

Reduction in crime:

- Success in reducing crime in the JSRA can be seen from the following 2 bar charts.
- SAPS financial year basis with stats from JSRA's own incident management system.
- Reliable stats for the JSRA area prior to establishment of JSRA not available.
- All indications that crime reduced considerably



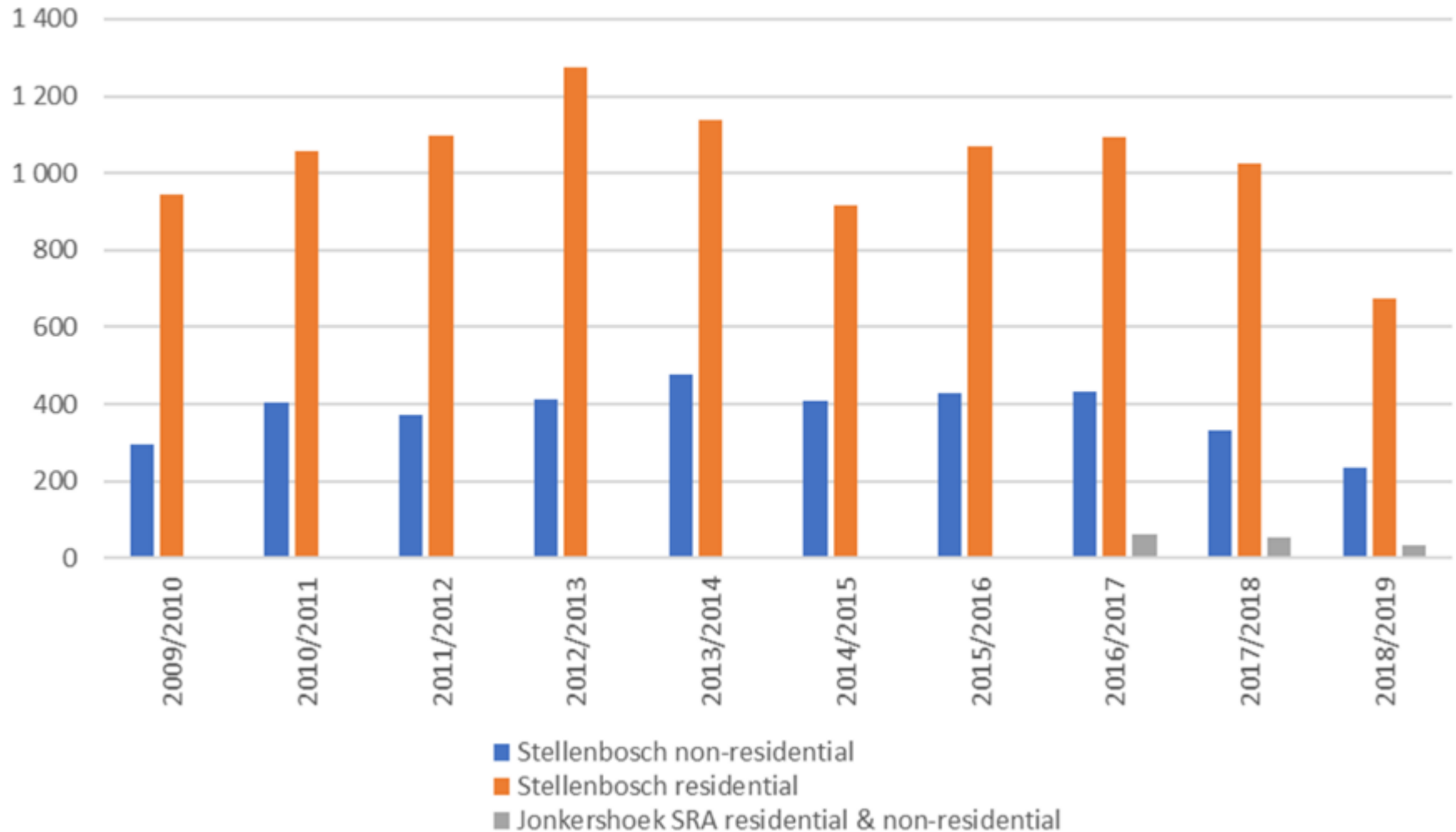
Crime for Jonkershoek SRA (SAPS financial year April to March)

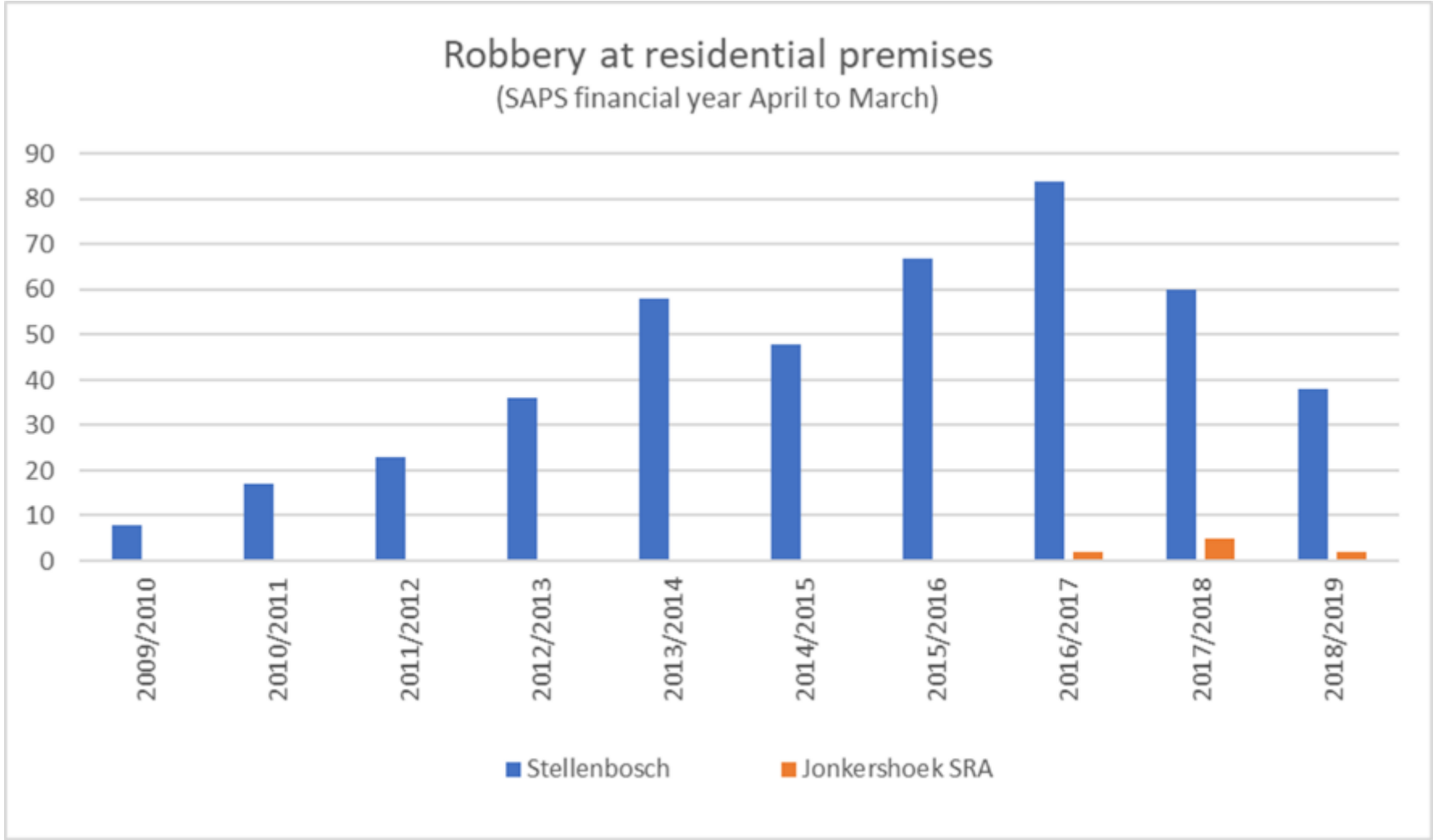


Reduction in crime (cont.)

- Significantly less crime in JSRA compared to other areas in the Stellenbosch district.
- See the following 2 bar charts: Burglary | Robbery
- Information obtained from crimestatssa web site
- Covers the entire Stellenbosch area
- JSRA's own crime data in last 3 years
- Other crime categories show similar trends

Burglary at residential & non-residential premises (SAPS financial year April to March)





PART 3 (cont.)

3.3 Operational plan for the next 5 years: 1 July 2020 to 30 June 2025

- Vision and Goals of the JSRA:

The vision of the JSRA is to establish and maintain a safe, clean and attractive residential area

- Consistency with Integrated Development Plan
- Operations

3.4 Financial

3.4.1 The first 5 years

Rate of JSRA Levy paid expressed as Rand amount per month (excl VAT) per R1million property valuation:

2015/16	2016/17	2017/18	2018/19	2019/20
R 69	R 87	R 65	R 79	R 82

3.4.2 The next 5 years:

- Budget prepared on the same basis as first 5 yr (Excl VAT)
- Security services again the biggest expense item
- Estimated R1mil cash on 1 July 2020 proposed to be utilised to reduce annual budgets by R200,000 p.a.

2020/21	2021/22	2022/23	2023/24	2024/25
R 4,555,685	R 4,849,690	R 5,162,024	R 5,493,842	R 5,846,387
+3.1%	+6.5%	+6.4%	+6.4%	+6.4%

3.4.2 The next 5 years (cont.)

- The rate of JSRA Levy expressed as R per month per R1million property valuation
- Based on the current valuation roll. Re-valuation expected in 2021

- *Excluding VAT*

2020/21	2021/22	2022/23	2023/24	2024/25
R 84	R 89	R 95	R 101	R 107

- *Including VAT*

2020/21	2021/22	2022/23	2023/24	2024/25
R 96	R 102	R 109	R 116	R 124

BUSINESS PLAN 2020 – 2025 PROPOSED BUDGET



JSRA

5 Yr Budget 2021 to 2025

	Year 1 Total Excluding VAT	Year 2 Total Excluding VAT	Year 3 Total Excluding VAT	Year 4 Total Excluding VAT	Year 5 Total Excluding VAT
EXPENDITURE					
1. Employee Related	420 036	453 639	489 930	529 124	571 454
Salaries	387 725	418 743	452 243	488 422	527 496
Bonus Provision	32 310	34 895	37 687	40 702	43 958
2. Core Business	3 669 570	3 889 744	4 123 129	4 370 517	4 632 748
Landscaping & Environmental Upgrade	243 461	258 068	273 553	289 966	307 364
Security Services	3 410 440	3 615 066	3 831 970	4 061 888	4 305 602
- Patrols	2 837 011	3 007 232	3 187 666	3 378 926	3 581 661
- Camera Monitoring	448 675	475 595	504 131	534 379	566 442
- Camera Maintenance	124 754	132 239	140 174	148 584	157 499
Social Upliftment	15 670	16 610	17 606	18 663	19 782
3. Depreciation	30 414	32 238	34 173	36 223	38 396
4. General Expenditure	262 562	278 316	295 015	312 716	331 479
Accounting & administration Fee	88 583	93 898	99 532	105 504	111 834
Advertising, Marketing & Promotions	4 973	5 271	5 588	5 923	6 278
Auditor's remuneration	14 930	15 826	16 776	17 782	18 849
Bank charges	3 173	3 364	3 566	3 780	4 006
Computer expenses (including Website)	13 738	14 562	15 436	16 362	17 343
Insurance	22 571	23 925	25 361	26 882	28 495
Meeting expenses	3 352	3 553	3 766	3 992	4 232
Printing and stationery	4 973	5 271	5 588	5 923	6 278
Vehicle Expenses	54 755	58 040	61 523	65 214	69 127
Telephone and fax	26 074	27 638	29 297	31 055	32 918
Other	25 440	26 966	28 584	30 299	32 117
5. Capital Expenditure	230 435	244 261	258 916	274 451	290 919
6. Bad Debt Provision 3%	142 669	151 492	160 861	170 811	181 392
TOTAL EXPENDITURE	4 755 685	5 049 690	5 362 024	5 693 842	6 046 388
INCOME					
	-4 755 685.47	-5 049 690.17	-5 362 023.83	-5 693 842.20	-6 046 387.55
Estimated surplus 01 July 2020	200 000.00	200 000.00	200 000.00	200 000.00	200 000.00
1 Nett revenue - SRA Levy	-4 555 685.47	-4 849 690.17	-5 162 023.83	-5 493 842.20	-5 846 387.55
% Increase	3.10%	6.45%	6.44%	6.43%	6.42%

Ordinary Resolution number four

“IT WAS RESOLVED THAT the renewal of the Jonkershoek SRA for another 5 year term (2020 to 2025) and the Business Plan as presented for that term be approved.”

Ordinary Resolution number five

“IT WAS RESOLVED THAT the Budget for the next 5 year term (2020 to 2025) as presented be approved.”



Ordinary Resolution number six

“IT WAS RESOLVED THAT the submission of a written application to the Stellenbosch Town Council for the renewal of the Jonkershoek SRA for another 5 year term and for exemption from compliance with certain of the provisions of Chapter 1 of the Stellenbosch Municipality By-Law, be approved.”

ACKNOWLEDGEMENTS & SPECIAL THANKS

- JSRA Directors & Manager
- SAPS and all Law Enforcement agencies
- Stellenbosch Municipality
- Stellenbosch University
- All service providers and contractors
- All Members & Residents

Thank you