

Jonkershoek SRA NPC

Chairman's Report: AGM 2021

1. Introduction

As mentioned in the Notice of AGM dated 29 October 2021 and the Circular that followed, the AGM will this year again be held in person with the necessary health screening and Covid-19 protocols in place. The Notice of AGM includes a proposed Special Resolution for amending the Jonkershoek SRA NPC Memorandum of Incorporation to allow the company to hold future AGM's by electronic communication. Please see the Notice of AGM for further details.

For this year's AGM however, the board will allow members to follow the meeting on an electronic platform but such attendees will not be able to vote. Please advise should you wish to attend electronically by email to JPS Trust at thea@jpstrust.co.za before 19 November 2021, whereafter you will be provided with an electronic invitation and log in details.

Members not wishing or able to attend in person must please complete and submit the proxy form attached to the Notice of the AGM, by no later than 17h30 on Monday, 22 November 2021. We urge any such members to kindly appoint proxies in order to reach the number of members required to constitute a quorum to be present in person or represented by proxies.

A short presentation of this report will be given at the AGM

2. Membership

As mentioned before, membership of the Jonkershoek SRA NPC is limited to property owners within the boundaries of the JSRA, but owners must apply for membership by completing the appropriate application forms available on the JSRA website. If any members are aware of new owners of property in their area who may not have applied for membership as yet, please forward the notice of AGM and encourage them to complete and submit the application forms. Membership currently numbers around 403.

3. Financial Report

3.1 JSRA Levy calculation

It has come to our attention that there is some uncertainty amongst property owners in the JSRA area regarding the calculation of the JSRA levy charged on the monthly municipal accounts. The Stellenbosch municipality calculates a SRA levy in the similar manner they calculate property tax. SRA levies is regulated by the Local Government Municipal Property Rates Act, no 6 of 2004 (section 22) and the Special Rating Area By-Law of the municipality.

In broad terms, for property tax calculation, the municipality takes the town's total budget for a financial year (1 July to 30 June) and divides it by the total valuation roll of all properties within the municipal boundaries. The resulting rate is then applied to each property's individual valuation to calculate the annual property tax. 1/12 is then charged on the monthly account. (Subject to differentiated rates for various categories of properties and various relief measures)

Similarly, a SRA must submit an annual budget to the municipality and if approved, the municipality divides this budget by the total property valuations of all properties within the boundaries of the SRA. The resulting rate is then applied to each property's individual valuation to calculate the annual SRA levy for that property. 1/12 is then charged on the monthly account.

All these calculations are done by the financial department of the municipality and other than submitting an annual budget, the JSRA board and staff have no control over the procedure. It should also be noted that property tax is not subject to VAT but SRA levies are subject to the normal 15% VAT.

It is therefore evident that the main "driver" of property tax and SRA levies is the property valuation. Every 5 years the municipality conducts a general re-valuation of all properties. This was recently completed and new valuations became effective on 1 July 2021. If the valuation of an individual property increased by a large % and other properties had no increase in valuation, the above calculation method could result in substantial increases in property tax and SRA levies for some properties. For actual rates see section 3.2 Budget 2022 below.

3.2 Annual Financial Statements

The Annual Financial Statements (AFS) for the year ended 30 June 2021 were approved by the Board of Directors on 5 October 2021 and are presented to the members for noting at the AGM. The AFS are available on the JSRA website.

Here follows some salient features:

Income statement

	R'000	2021	2020
Levy income		4 587	4 389
Interest received		39	57
Expenditure (excl Depreciation)		3 971	3 828
Management Costs		431	389
Garden & Lawn Maintenance		247	225
Security Services		3 079	2 964
Other		214	250
Over recovery for the year		655	618

2021 Budget vs Actual (excl VAT)

	R'000	Budget	Actual	Variance
Levy income		4 756	4 587	(169)
Interest received		0	39	39
Expenditure (excl Depreciation)		4 756	3 971	785
Management Costs		420	431	(11)
Garden & Lawn Maintenance		243	247	(4)
Security Services		3 410	3 079	331
Other		683	214	469
Over recovery for the year		0	655	655

Balance Sheet

	R'000	2021	2020
Assets			
Non-Current Assets			
Property, Plant & Equipment		696	434
Current Assets			
Trade and other receivables		473	82
Cash and cash equivalents		1 268	1 673
		1 741	1 755
Total Assets		2 437	2 189
Equity and Liabilities			
Equity: Retained Income		2 344	1 910
Liabilities			
Current Liabilities			
Trade and other payables		93	279
Total Equity and Liabilities		2 437	2 189

Commentary:

Levy income was lower than budget due to no additional payment on final reconciliation of the previous year's levy ("agterskot").

Expenses were marginally curtailed during the Covid 19 Lockdown period and expenditure on security services were slightly lower than budget due to less additional kilometres travelled by the security vehicles and very limited increase in rates charged by our Security Contractor.

Non-Current Assets increased compared to the previous year as a result of the upgrade and renewal of the camera surveillance system.

Budget

The Annual budget for the year ending 30 June 2022 as submitted to the Stellenbosch Municipality is available on the JSRA website and is the subject of *Ordinary resolution number five* as per the Notice of the AGM.

Here follows some salient features:

2022 Budget

	R'000	Budget (Excl VAT)	Budget (Incl VAT)
Levy Income		5 050	5 807
Expenditure		5 050	5 807
Management cost		454	522
Garden & lawn maintenance		258	297
Security services		3 615	4 157
Other		723	831
Over recovery for year		0	0

Percentage Increase over previous year's Budget 6.18%

The official tariff published by the Stellenbosch Municipality for JSRA levies was 0.001203 (including VAT) for the previous year (2020/21) and is 0.000942 (including VAT) for this year (2021/22). This tariff is multiplied with the valuation amount of each property and divided by 12 to get to the monthly amount charged on the municipal account. This tariff is perhaps easier to understand if quoted as a Rand amount per Rmillion of the property valuation per month, i.e., in 2020/21 R100.25 and in 2021/2022 R78.50 per Rmillion. This is a reduction in the rate of some 21.7%, which means that property valuations (in total) in the JSRA area probably increased by a substantial amount.

4. Directors

The Directors of the JonkershoekSRA NPC as currently registered with the CIPC are:

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.

Should a member wish to nominate a person for election as director of the Company, please complete a Nomination of Director form and email it to JPS Trust at thea@jpstrust.co.za by no later than 13:00 on Friday 19 November 2021.

5. Public Safety: JSRA Patrols, Control Room and Crime Statistics

Patrol Vehicles:

- Three patrol vehicles in area 24/7 on three shifts (day, night, rest day)
- AM Security is the appointed contractor

Control Room:

- JSRA control room (established 2018) is becoming too small. New premises are being investigated
- Currently one operator per shift on three shifts 24/7 (day, night, rest day)
- Operators contracted from AM Security

JSRA SUCCESSES FOR 2021 (JAN TO OCT)

Arrests:

JSRA Security Officers made 40 arrests - among others:

- Housebreaking & Theft
- Possession of presumably stolen property/dangerous weapon
- Theft general
- Trespassing
- Possession of presumably illegal substance
- Persons wanted by SAPS
- Assisted with arrest of wanted suspects
- Malicious damage to property

- Rape and attempted murder
- Robbery with other weapon than firearms
- Common robbery
- Parole conditions violated
- Assist Traffic Department with traffic offence
- Assist Law Enforcement with Bylaws

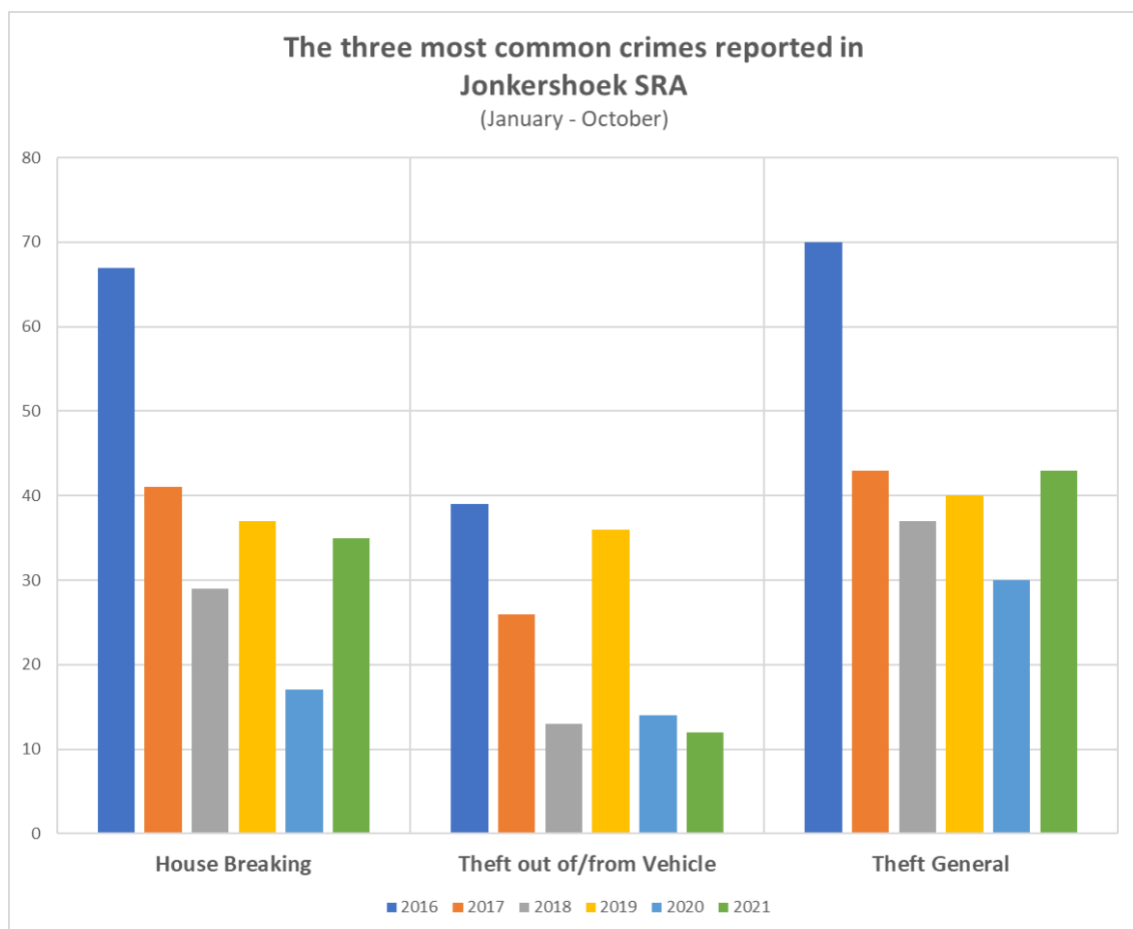
Suspects were handed over to SAPS for profiling.

Complaints attended to:

The JSRA guards attend to an average of 301 complaints per month:

- ±170 Suspicious persons
- ±22 Suspicious vehicles
- ±47 Open gates/garage doors
- ±35 Suspicious activities (dogs barking, etc.)

JSRA CRIME OVERVIEW – 2021 (JAN TO OCT)



The three most common crimes reported in JSRA

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

- During 2021 we had an increase of House Breaking and Theft General in JSRA area.
- The JSRA Security officers had great success in the arrest of suspects involved in these crimes.
- The JSRA cameras also played a big role in the successes and arrests.

Herewith a few examples :

- The Control Room operator observed a suspicious person entering a vacant house in the Simonswyk area. The JSRA vehicles were dispatched to investigate. Upon arrival the JSRA security officers found a person on the premises. Law enforcement was contacted and the suspect was arrested for trespassing. He was also issued a fine for neglecting to wear a mask in public (Disaster Management Act 27/2020).
- Early one morning in February the JSRA Control Room operator observed a suspicious person on camera at an entrance to the Simonswyk area. The patrol vehicles were dispatched to investigate, but they were unable to find the suspect. While on patrol, one of the vehicles again observed the suspect and called for back-up. The area was cordoned off and the suspect was spotted by one of the vehicles at a property in the Simonswyk area. He was arrested and the owner of the property opened a complaint of trespassing. The suspect was handed over to the SAPS. Video material was saved for investigation purposes.
- Two cases of theft general were reported in the Mostertsdrift area. JSRA Control room operators reviewed the video footage for that area. The suspect was identified and the information was shared on the Stellenbosch Reaction Group. The suspect was later arrested by Security Partners and handed over to the SAPS. The video material was handed over to the SAPS for further investigation.
- Two suspicious persons were spotted by the Control room late afternoon in Simonsberg Road. The JSRA Patrol vehicles found the two suspects, one of the suspects was presumably a wanted person, while the other suspect was presumably violated his parole conditions. Both suspects were handed over to the SAPS.
- A theft out of vehicle was reported on one of the JSRA security whatsapp groups. The suspect was identified by the JSRA Control room after reviewing the camera footage. The footage was shared on the Stellenbosch Reaction Group, whereafter the suspect was arrested by one of the Security partners and SAPS.

Crime Tendencies

Housebreaking:

- During August, September and October, housebreaking (27 cases) and theft general (11 cases) increased in the Jonkershoek Valley. One suspect known to the JSRA Officers and the community in the Jonkershoek Valley was presumably involved in some of the housebreaking and theft general cases. The suspect was arrested in October after he was caught red-handed in a housebreaking case in the Jonkershoek Valley. After the suspect was arrested, the housebreakings and theft general cases decreased again.
- Mostertsdrift area (6 cases): most of the cases occurred Thursday nights
- Simonswyk area (2 cases): occurred during the day on weekends

Theft out/from Vehicle:

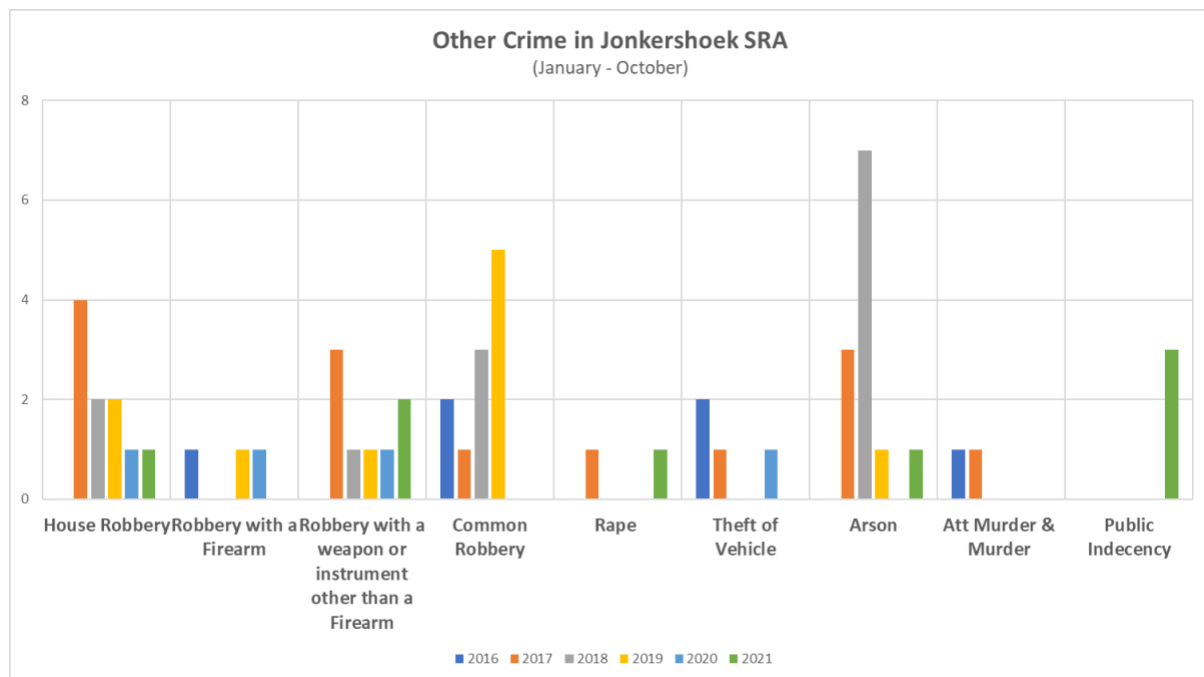
- Jonkershoek Valley area (6 cases): Sunday nights
- Mostertsdrift area (2 cases): no specific tendency

- Mostertsdrift area (1 cases): no specific tendency
- Simonswyk area (2 cases): no specific tendency
- Rozendal area (1 cases): no specific tendency

Theft general:

- Mostertsdrift area (17 cases): most of the crime happened on Mondays and Thursdays during the day
- Simonswyk area (6 cases): most of the crime happened Thursdays during the day
- Uniepark area (5 cases): most of the crime happened on a Monday, no specific time tendency
- Karindal area (2 cases): no specific tendency
- Rozendal area (2 case): no specific tendency

Numerous cases were not reported to the SAPS by the victim/complainant.



Other Crime reported in JSRA

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

House robbery (1 case) reported:

During October, one case of house robbery was reported.

The incident occurred during early morning hours in Jonkershoek Valley area. The suspect allegedly gained access through a window. Complainant woke up when the suspect was at the door and presumably busy leaving the house. Suspect was armed with a knife. Complainant sustained injuries. Suspect fled with the complainant's bicycle and other items. SAPS was contacted and the necessary emergency services dispatched to the scene.

Robbery with weapon other than a firearm (2 cases) reported:

During September a robbery took place in Jonkershoek Nature Reserve on a Saturday afternoon at approximately 12:45. Two people were robbed by one suspect, armed with a knife. The suspect was dressed in grey / black clothes and was wearing a camouflage buff. Items were taken and suspect fled. No injuries. SAPS was contacted. MTO and Cape Nature are aware of the incident. During October the following robbery was brought to the JSRA attention weeks after the incident happened: During a Wednesday evening a delivery motorcycle driver was allegedly robbed of his cash and speed point machine in the vicinity of Uniepark by two suspects armed with a knife. No injuries. No further information received. Complainant unknown to JSRA.

Rape (1 case) reported:

During October a security officer in Jonkershoek Valley at the municipal picnic area was robbed and sexually assaulted. SAPS open a docket of rape. All necessary Emergency services were contacted. 1 x Suspect armed with knife. No further description available.

Arson (1 case) reported:

During February one case of arson was reported and opened by MTO in Jonkershoek Valley area.

Public Indecency (3 cases) reported:

In February JSRA received a complaint about a man that was possibly involved in indecent exposure at the Eerste river at Brummerspark. This incident happened at around 17:35. Description: w/m ± 20/30 years old with red cap and sunglasses.

During October, JSRA received 2 complaints one afternoon of a man possibly involved in indecent exposure at the Eerste river at Brummerspark. Description received at the time of the incident - w/m, medium long brown hair (No further description at that stage available). Camera footage was reviewed and the suspect was identified on camera. All the necessary information was handed over to SAPS. Full description: White male, 30/40 years old, dark brown hair with sunglasses, blue jeans and no shirt.

SAPS, Law enforcement, Campus Security and other role players informed. Only one case was reported to the SAPS after JSRA enquired and followed up with the victims involved in the last case.

Please note that it is of extreme importance that victims/complainants open criminal cases if crime is reported. The JSRA and its staff cannot open cases on behalf of victims. Arrests cannot be made if victims do not open cases.

6. Public Safety: Operational Overview – Cameras

- 117 Cameras monitored live
- Control Room is now becoming too small. New premises are being investigated
- All images recorded and kept for a minimum of five 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

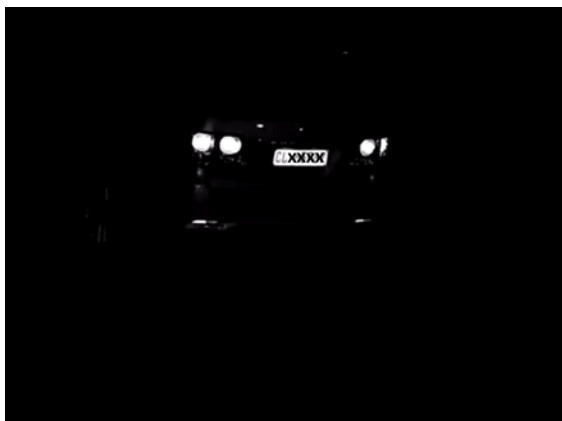


New 360° Axis Camera - one camera with four views – only need one access point and one camera licence for this camera



View of the monitoring screens in the JSRA Control Room

JSRA applied to the Stellenbosch Municipality for licence plate recognition (LPR) cameras for the entrance and exit routes to the JSRA area. The Municipality approved the application with the assistance of the Ward Councillor and installed six LPR cameras in 2020 in our area that has been linked to a LPR Cloud based system.



LPR night/day vision



Suspect vehicle identified and linked to a housebreaking in Mostertsdrift area. One suspect was arrested.



Suspect identified and linked to rape/attempted murder that happened next to Koloniesland Estate near the river. Suspect arrested by JSRA Officers



Suspect identified and linked to a Theft Common case in Mostertsdrift area. Suspect later arrested.

7. Operational Overview – Environmental Improvement

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



8. Operational Overview – Social Responsibility

- A donation was made to Prochorus Community Development in Jonkershoek Valley to do renovations.
- Donation was also made to the Safe House in JSRA area for renovations.



9. Operational Overview – Communication

- Security WhatsApp Groups: 8 with 1,204 members.
- Security Telegram Group: 1 with 76 members.
- Social WhatsApp Groups: 4 with 716 members
- Social Telegram Group: 1 with 67 members
- Crime Bulletin (monthly)
- Facebook page: 333 members
- Website: <http://www.jonkershoekjsra.co.za/>

10. Acknowledgements

A special word of thanks to the following:

- The JSRA Directors and manager
- The SAPS and all Law Enforcement agencies
- Stellenbosch Municipality
- Ward 7 outgoing ward councillor: Alwyn Hanekom
- Stellenbosch University
- All service providers and contractors
- All members and residents

11. Conclusion

The year of 2020 and most of 2021 was extraordinary times in many respects for all of us in Stellenbosch, South Africa and indeed the entire world. Although the activities of the JSRA continued throughout the pandemic, restrictions such as the hard lockdown, curfew etc resulted in lower crime rates in the JSRA.

If you have any questions or comments, you are welcome to contact us by email at thea@jpstrust.co.za.

DM (Niel) Hoogenhout

Chairman

18 November 2021