

Jonkershoek SRA NPC

Chairman's Report: AGM 2022

1. Introduction

The 2022 AGM of the Jonkershoek Special Ratings Area NPC will be held on Tuesday, 22 November 2022 at the Stellenbosch High School. The official Notice of AGM was distributed on 28 October 2022. At the 2021 AGM the Memorandum of Incorporation of the company was amended by Special Resolution to allow the company to hold future AGM's by electronic communication.

This year's AGM will be held in person but it will be possible to attend the meeting by electronic communication. Please advise should you wish to attend electronically by email to JPS Trust at thea@jpstrust.co.za before Monday, 21 November 2022, whereafter you will be provided with an electronic invitation (ZOOM) and log in details.

Members not wishing or able to attend in person or electronically, must please complete and submit the proxy form attached to the Notice of the AGM, by no later than 17h30 on Monday, 21 November 2022. 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 404 and contributing properties 1,060.

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 are 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. The most recent valuation 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 2023 below.

3.2 Annual Financial Statements

The Annual Financial Statements (AFS) for the year ended 30 June 2022 were approved by the Board of Directors on 20 September 2022 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	2022	2021
Levy income		5 050	4 587
Interest / other income received		42	39
Donation received		20	-
Expenditure (excl Depreciation)		4 185	3 971
Management Costs		478	431
Garden & Lawn Maintenance		238	247
Security Services		3 280	3 079
Other		189	214
Over recovery for the year		927	655

2022 Budget vs Actual (excl VAT)

	R'000	Budget	Actual	Variance
Levy income		5 050	5 050	0
Interest received		0	42	42
Donation received		0	20	20
Expenditure (excl Depreciation)		5 050	4 185	865
Management Costs		454	478	(24)
Garden & Lawn Maintenance		258	238	20
Security Services		3 615	3 280	335
Other		723	189	534
Over recovery for the year		0	927	927

Balance Sheet

	R'000	2022	2021
Assets			
Non-Current Assets			
Property, Plant & Equipment		739	696
Current Assets			
Trade and other receivables		-	473
Cash and cash equivalents		2 152	1 268
Total Assets		2 891	2 437
Equity and Liabilities			
Equity: Retained Income		2 846	2 344
Liabilities			
Current Liabilities			
Trade and other payables		45	93
Total Equity and Liabilities		2 891	2 437

Commentary:

A donation was received from a resident which was used for additional camera equipment.

Expenses were all below budget except management costs which were slightly higher than budget.

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 2023 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:

2023 Budget

	R'000	Budget (Excl VAT)	Budget (Incl VAT)
Levy Income		5 362	6 166
Expenditure		5 362	6 166
Management cost		490	563
Garden & lawn maintenance		274	315
Security services		3 832	4 407
Other		766	881
Over recovery for year		0	0
Percentage Increase over previous year's Budget			6.19%

The official tariff published by the Stellenbosch Municipality for JSRA levies was 0.000942 (including VAT) for the previous year (2021/22) and is 0.001002 (including VAT) for this year (2022/23). 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 2021/22 R78.50 and in 2022/2023 R83.50 per Rmillion (increase approx. 6.37%)

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

Resigned with effect from the AGM on 22 November 2022

* 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 18 November 2022.

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

Municipal Control Room:

- Testing period from end of November 2022 - 1 operator during weekends on dayshift
- Operators contracted from AM Security

JSRA SUCCESSES FOR 2022 (JAN TO OCT)

Arrests:

JSRA Security Officers made 24 arrests - among others:

- Housebreaking & Theft
- Armed Robbery
- Possession of an unlicensed firearm
- Theft general

- Possession of presumably stolen property
- Possession of dangerous weapon
- Possession of drugs
- Trespassing
- Malicious damage to property

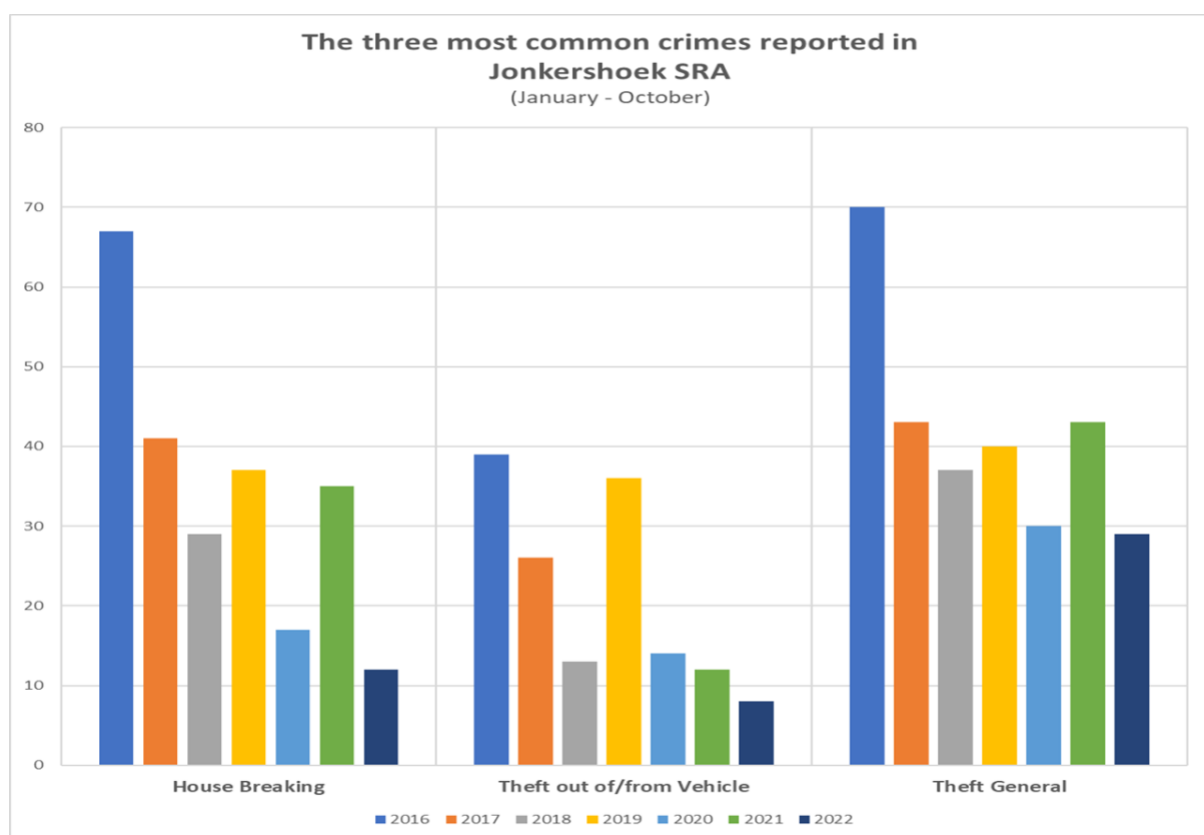
Suspects were handed over to SAPS for profiling.

Complaints attended to:

The JSRA guards attend to an average of 315 complaints per month:

- ±128 Suspicious persons
- ±34 Suspicious vehicles
- ±82 Open gates/garage doors
- ±41 Suspicious activities (dogs barking, etc.)

JSRA CRIME OVERVIEW – 2022 (JAN TO OCT)



The three most common crimes reported in JSRA

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

- During 2022 we had a decrease in House Breaking, Theft out of/from Vehicle and Theft General
- JSRA security officers had great success in arrest of suspects with the JSRA security cameras also playing a big role
- There were several cases where suspicious persons/activities were observed by control room operators, JSRA patrol vehicles dispatched and the suspects arrested

- Also, some cases where residents reported crimes on the WhatsApp groups or by telephone and the review of the camera footage resulted in the subsequent arrest of the suspects by SAPS

Herewith a few examples :

- In January there was a house-breaking on a Sunday afternoon in the Simonswyk area. The JSRA control room observed suspicious behaviour on camera. The JSRA security officers were dispatched to investigate. The sliding door of the house was forced open. Items were stolen and the suspects fled. The stolen items were recovered and the particulars of possible suspects were handed over to the SAPS. Video material was saved for further investigation.
- The JSRA Control Room observed three suspect persons at a vacant/building site in the Simonswyk area. The JSRA patrol vehicles were dispatched to the scene. Three suspects were found with presumed stolen property. The person responsible for the building site was informed and unfortunately he was not willing to initiate criminal charges against the suspects and the JSRA Security had no option but to let them go.
- During March the following arrest was made: In the previous two months the JSRA Control Room identified a vehicle which was presumably involved in house-breaking. The vehicle entered the area late at night and then returned early the following morning to pick up the suspect with the stolen property. When the JSRA Control Room observed the vehicle, they informed the security officers and arrested the driver of the vehicle. Presumed stolen property was found further on in the street. The house that likely was broken into was identified by the security officers. The owner of the house was contacted and she confirmed that the property was stolen from the house. The suspect who committed the housebreaking fled on foot, jumped fences and could unfortunately not be found. The suspect in the vehicle was handed over to the SAPS and information regarding presumed earlier cases was also handed over to the SAPS.
- During August there was also an incident where the control room noticed a suspicious person early in the morning in the Simonswyk area. The suspect peeked into vehicles and felt whether the vehicles were locked. The JSRA vehicles were dispatched immediately. The suspect was apprehended and taken to SAPS Stellenbosch for profiling.
- During September, the JSRA Control Room operator observed suspicious activities on a camera in the Mostertsdrift area and immediately informed the JSRA vehicles. The suspects were in the process of grinding open a lock at a Vodacom tower. The suspects were arrested. SAPS was contacted and the suspects as well as the suspect vehicle and equipment were handed over to the SAPS.

Crime Tendencies

House breaking (12 cases), Theft out of/from Vehicle (8 cases) and Theft general (29 cases).

Numerous cases not reported to SAPS by victims.

Housebreaking (12 cases):

- 7 cases reported in Jonkershoek Valley area. No specific day and time tendency.
- 4 cases reported in Mostertsdrift area. 2 of the cases during the night. No specific day tendency.
- 1 case reported in Simonswyk area. Sunday during the day.

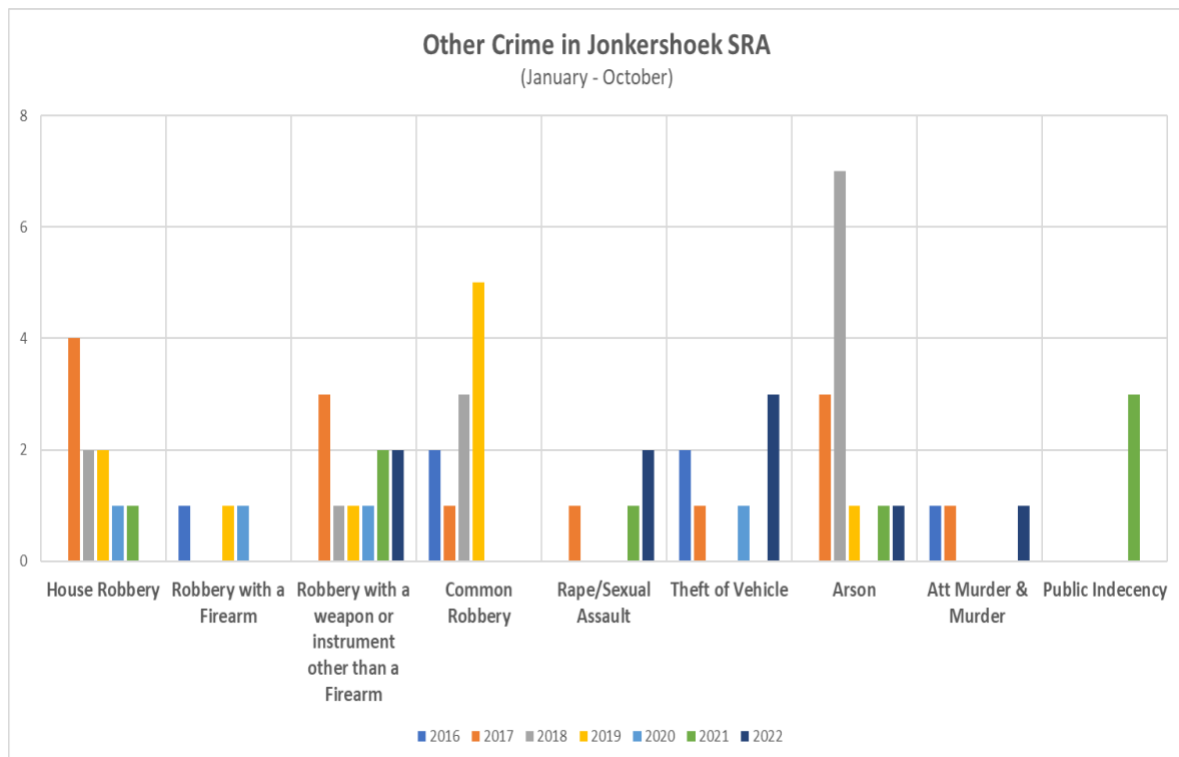
Theft out/from Vehicle (8 cases):

- 4 cases reported in Jonkershoek Valley area. 3 of the cases were on a Saturday during the day.
- 2 cases reported in Mostertsdrift area. No specific day or time
- 2 cases reported in Simonswyk area. Both on a Sunday with no specific time tendency.

Theft general (29 cases):

- 9 cases reported in Jonkershoek Valley area. Monday, Friday and Saturdays with no specific time frame standing out.
- 9 cases reported in Mostertsdrift area. Monday during the day standing out.
- 6 cases reported in Simonswyk area. Wednesdays during the day and night and Monday during the day standing out.
- 4 cases reported in Uniepark area. Tuesdays with no specific time standing out.
- 1 case reported in Karindal area. Monday during the day.

Numerous cases were not reported to the SAPS by the victim/complainant. Please note the JSRA cannot open criminal cases on behalf of a victim/complainant.



Other Crime reported in JSRA

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

Robbery with a weapon or instrument other than a Firearm (2 cases):

During May 2022, one incident was brought to our attention. According to the information received, a student walked home from a place of entertainment in town on a Tuesday early morning (approximately 01:15). The complainant walked in Merriman Avenue direction Simonswyk. The suspect followed the complainant and in the vicinity of Simonswyk the suspect overpowered the complainant and threatened him with a knife. The suspect took the complainant's cell phone and fled. No injuries.

During October 2022, a Robbery with a weapon other than a firearm in the vicinity of Jannasch Street, Mostertsdrift, was brought to our attention. According to report, while a woman was jogging an unknown man grabbed her earphones and fled. The complainant in the case is unknown to the JSRA. No further information is available. If anyone can provide more information on the case, please contact the JSRA Control Room.

Rape | Sexual assault (2 cases) reported:

During May 2022, one incident of rape was brought to our attention.

The suspect is known to the victim. There has also been a case of assault with intent to cause grievous bodily harm added to the charges. Due to the sensitivity of the case no further information will be released.

During July 2022 the following incident happened. Two girls met two young men at a venue in town. At the end of the evening the two men took the girls to an address in the Mostertsdrift area. Allegation was made that one of the girls was touched inappropriately by one of the men.

Theft Of Motor Vehicle| Motor Cycle (3 cases) reported:

During April 2022 a White Toyota Prado was stolen in the Karindal area. The incident took place on a Saturday afternoon around 12:00. The cameras were checked and the details of the suspect vehicle were passed on to the Stellenbosch Reaction Group to SAPS, Law Enforcement and other Partners. The video footage was saved for further investigation.

The suspect vehicle involved was a Silver Toyota Runx CAAXXXXXX with cloned number plates.

During September 2022 there was one incident of theft of a vehicle. It occurred on a Saturday afternoon at about 17:00 in the Karindal area. A white double cab Hilux bakkie was stolen.

During September, one incident of theft of a vehicle was reported.

The incident occurred in the Mostertsdrift area. A scooter parked in front of a house was stolen on a Monday afternoon. The video material of the incident was saved for further investigation. The suspect was identified and arrested and the stolen scooter recovered.

Arson (1 case) reported:

During October 2022, JSRA received a complaint of a bakkie that was burning in Jonkershoek Valley. SAPS was contacted and they opened a case of Arson that was later changed to Malicious damage to property.

Murder | Attempted Murder (1 case) reported:

During March 2022, there was one incident in the Jonkershoek Valley, where a suspect approached a person who was familiar to him. The suspect stabbed the victim with a knife and fled. He was tracked by the SAPS and arrested.

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

- 121 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 day/night vision



Suspect vehicle identified and linked to a housebreaking in JSRA area. One suspect was arrested and handed over to SAPS.



Suspect identified and linked to Theft of Vehicle (Scooter) in Mostertsdrift area. Suspect 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 the Safe House in JSRA area for security upgrades.

9. Operational Overview – Communication

- Security WhatsApp Groups: 8 with 1,209 members.
- Security Telegram Group: 1 with 80 members.
- Social WhatsApp Groups: 4 with 776 members
- Social Telegram Group: 1 with 72 members
- Crime Bulletin (monthly)
- Facebook page: 348 members
- Website: <http://www.jonkershoeksra.co.za/>

10. Acknowledgements

A special word of thanks to the following:

- The JSRA Manager and Directors with special mention of Martin Heunis who has been a member of the Board since the first year of the JSRA.
- The SAPS and all Law Enforcement agencies
- Stellenbosch Municipality
- Ward 7 Councillor: Annemarie Ferns
- Stellenbosch University
- All service providers and contractors
- All members and residents

11. Conclusion

The JSRA successfully operated during the past years of the pandemic and the resulting restrictions. Now the biggest challenge is the continued loadshedding. Back-up power is of utmost importance for the JSRA camera surveillance systems and this is currently high on the agenda.

All that remains is for me to say thank you for the approximately 8 years I had the privilege to serve as the JSRA Chairman and board member. My best wishes goes with the new Board and Chairman and I will be available to assist where necessary for some time.

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

DM (Niel) Hoogenhout

Chairman

16 November 2022