



Jonkershoek Special Rating Area NPC

Annual General Meeting

Monday 18 November 2024

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 2024
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 2025 to 2030
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 2024

Jonkershoek Special Ratings Area NPC

(Registration number: 2015/279913/08)

Financial Statements for the year ended 30 June 2024

Detailed Income Statement

Figures in Rand	Notes	2024	2023
Revenue			
Levy income		5 693 842	5 362 024
Operating expenses			
Administration and management fees		111 924	105 477
Auditors remuneration	10	21 100	19 500
Bank charges		8 714	8 115
Cleaning		280 112	245 269
Computer expenses		28 264	18 440
Depreciation	2	648 304	407 612
Employee costs		630 292	511 680
Insurance		16 520	15 096
Motor vehicle expenses		25 577	23 115
Other expenses		63 973	12 140
Printing and stationery		3 614	371
Professional fees		8 451	7 260
SARS: Fines and penalties		-	1 196
Security services	12	4 558 201	3 632 567
Social upliftment		22 000	27 300
Telephone and fax		63 715	35 150
		6 490 761	5 070 288
Operating (loss)/profit		(796 919)	291 736
Investment income	7	120 670	84 080
(Loss)/profit for the year		(676 249)	375 816



12. Security services (AM Security)

Camera Maintenance	393 320	220 505
Control Room monitoring	840 092	641 151
Patrol Radios	22 014	17 024
Patrol vehicles	3 253 762	2 753 887
Die Laan security services	49 012	-
	4 558 201	3 632 567

Jonkershoek Special Ratings Area NPC

(Registration number: 2015/279913/08)

Financial Statements for the year ended 30 June 2024

Statement of Financial Position as at 30 June 2024

Figures in Rand	Notes	2024	2023
Assets			
Non-Current Assets			
Property, plant and equipment	2	771 127	820 690
Current Assets			
Trade and other receivables	3	354 387	179 602
Cash and cash equivalents	4	1 428 540	2 356 227
		1 782 927	2 535 829
Total Assets		2 554 054	3 356 519
Equity and Liabilities			
Equity			
Retained income		2 545 670	3 221 919
Liabilities			
Current Liabilities			
Trade and other payables	5	8 384	134 600
Total Equity and Liabilities		2 554 054	3 356 519

Jonkershoek Special Ratings Area NPC

(Registration number: 2015/279913/08)

Financial Statements for the year ended 30 June 2024

Statement of Cash Flows

Figures in Rand	Notes	2024	2023
Cash flows from operating activities			
Cash receipts from customers		5 519 057	5 182 422
Cash paid to suppliers and employees		(5 968 673)	(4 572 778)
Cash (used in)/generated from operations	8	(449 616)	609 644
Interest income		120 670	84 080
Net cash from operating activities		(328 946)	693 724
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(598 741)	(489 592)
Total cash and cash equivalents movement for the year		(927 687)	204 132
Cash and cash equivalents at the beginning of the year		2 356 227	2 152 095
Total cash and cash equivalents at end of the year	4	1 428 540	2 356 227

Ordinary Resolution number one

“It was resolved that the Annual Financial Statements for the year ended 30 June 2024 were noted.”

Ordinary Resolution number two

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

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

Jacques van Aswegen (Chairman)

Charl Cillie

Helmi Dreijer

Mike Ehret

Gretha Groeneveld

Pierre Bekker

Jannes de Wet

Frans Krige

Marinus Louw. ---- New -Die Laan

The Directors of the JSRA extension --- Die Laan:

Marinus Louw

AND nomination of:

Renske Minnaar,

as additional director representing Die Laan extension

Ordinary Resolution number three

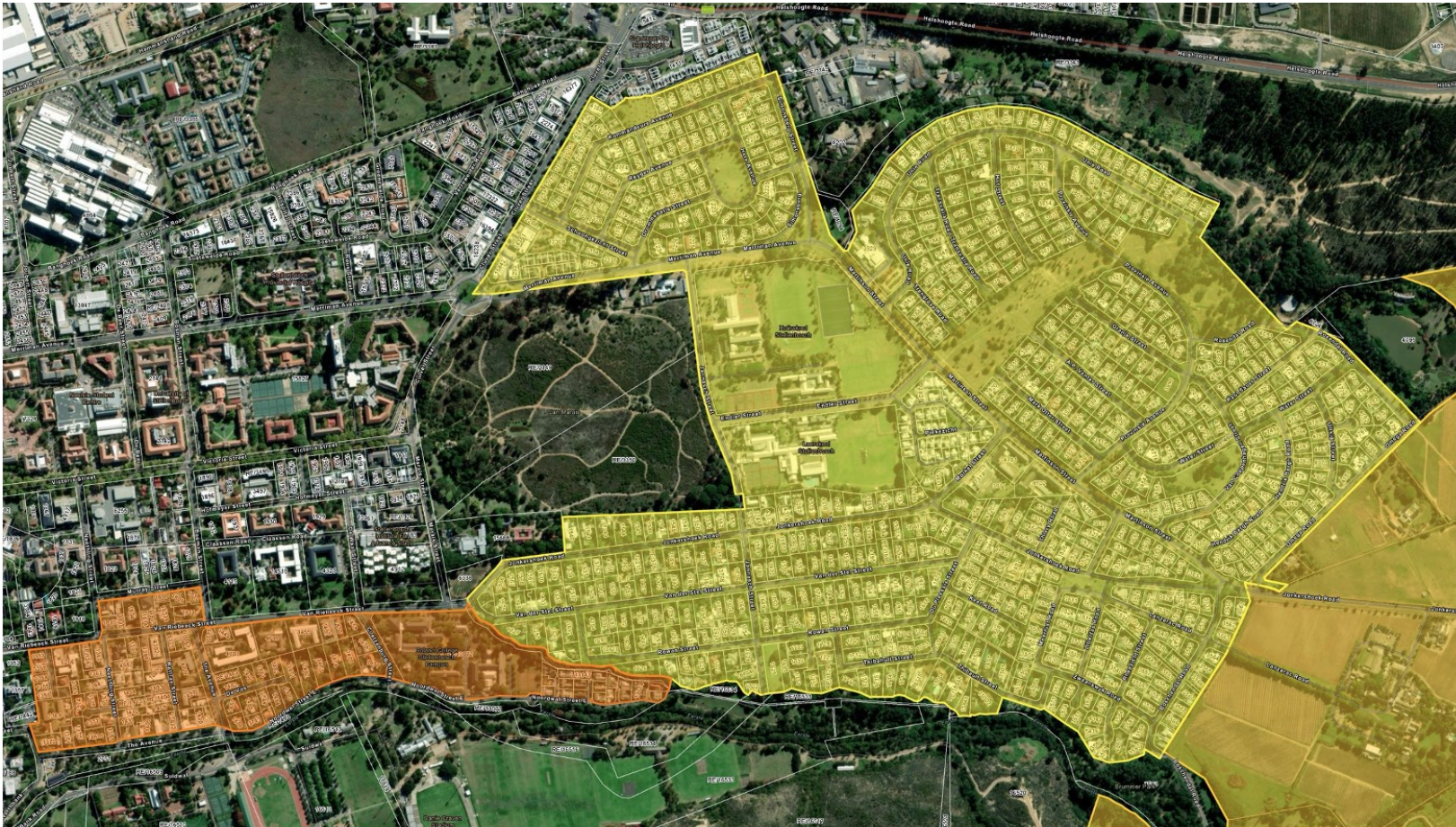
“It was resolved that the following persons for whom nominations were received, be and are hereby elected and/or re-elected as directors of the company.”

Renske Minnaar

1. Strategic initiatives:

- - Die Laan extension
- - New control room

2. Operational



Map 2 Boundary of the residential component of the Jonkershoek Special Rating Area, including the JSRA Extension in orange, included since 1st of July 2024

Strategic initiatives:

Die Laan extension

Benefits:

- Die Laan safety – benefits from JSRA experience
- Economies of scale – combined utilization of resources
- Move boundaries and increased our security capabilities
- Now Includes river routes used by school children, recreation ext.
- Moving towards creating a safe corridor into town
- Create an extended camera network

New control room at Hoërskool Stellenbosch-2025

- Central in our area
- Increased capacity to monitor cameras
- Centralize our operations (currently share 2 control rooms, no office and shift changes at different location)
- Benefits for school
- Longer term opportunities

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

Patrol Vehicles:

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



Control Room:

- JSRA control room becoming too small
- New premises being investigated
- Currently 1 operator per shift on 3 shifts 24/7
- Operators contracted from AM Security

Municipal Control Room:

- Currently 1 operator per shift on 3 shifts 24/7
- Operators contracted from AM Security

Arrests:

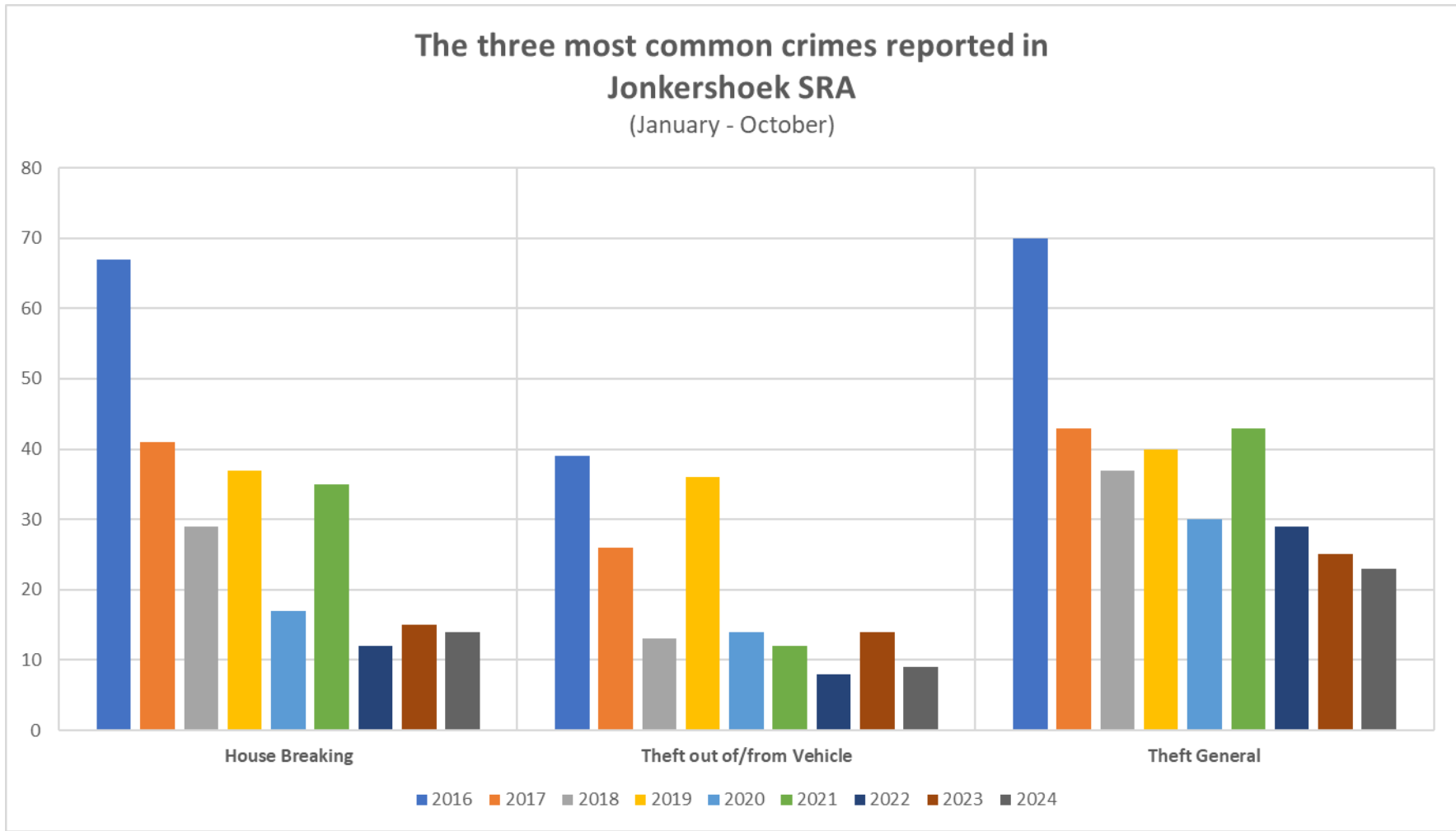
JSRA Security Officers made 23 arrests - among others:

- ATM Scammers (Fraud)
- Theft out of vehicle
- Trespassing
- Common Robbery
- Theft general
- Possession of housebreaking equipment
- Possession of presumably stolen property
- Possession of dangerous weapon
- Possible wanted person

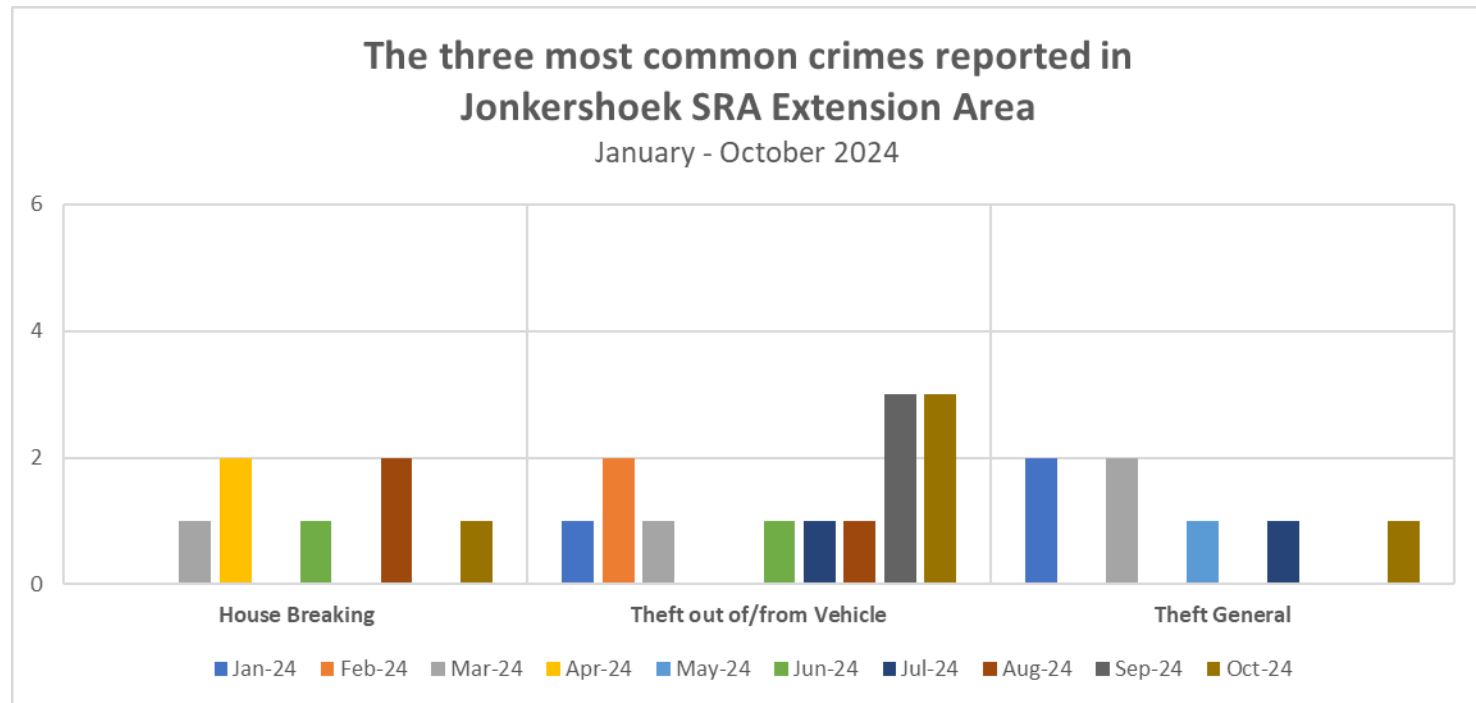
Complaints attended to:

The JSRA guards attend to an average of 378 complaints per month:

- ±215 Suspicious persons
- ±20 Suspicious vehicles
- ±64 Open gates/garage doors
- ±23 Suspicious activities (dogs barking, etc.)



Please note that this is not official SAPS stats, but stats that have been compiled by the JSRA (including attempts and crime committed at Municipal/Government property in Jonkershoek Valley).



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The three most common crimes reported in JSRA

(Please note that this is not official SAPS stats, but stats that have been compiled by the JSRA (including attempts and crime committed at Municipal/Government property in Jonkershoek Valley).

- During 2024 we had a decrease in House Breaking and Theft, Theft out of/from Vehicle and Theft General.
- 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 .

Most Common Crime Tendencies

(Please note that this is not official SAPS stats, but stats that have been compiled by the JSRA (including attempts and crime committed at Municipal/Government property in Jonkershoek Valley).

Jonkershoek SRA

- Housebreaking (14 cases), Theft out of/from Vehicle (9 cases) and Theft general (23 cases).

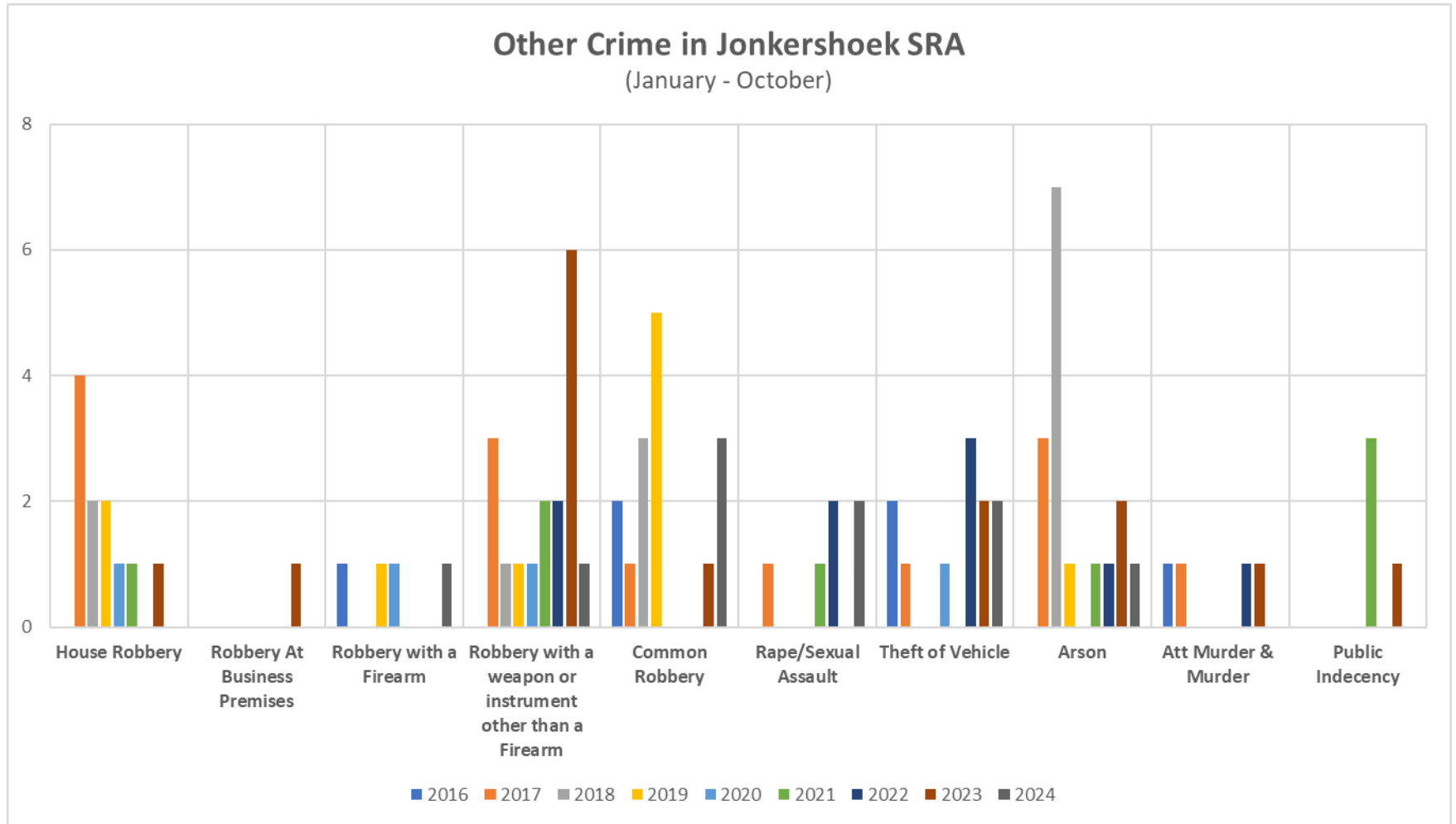
Jonkershoek SRA Extension

- Housebreaking (7 cases), Theft out of/from Vehicle (13 cases) and Theft general (7 cases).

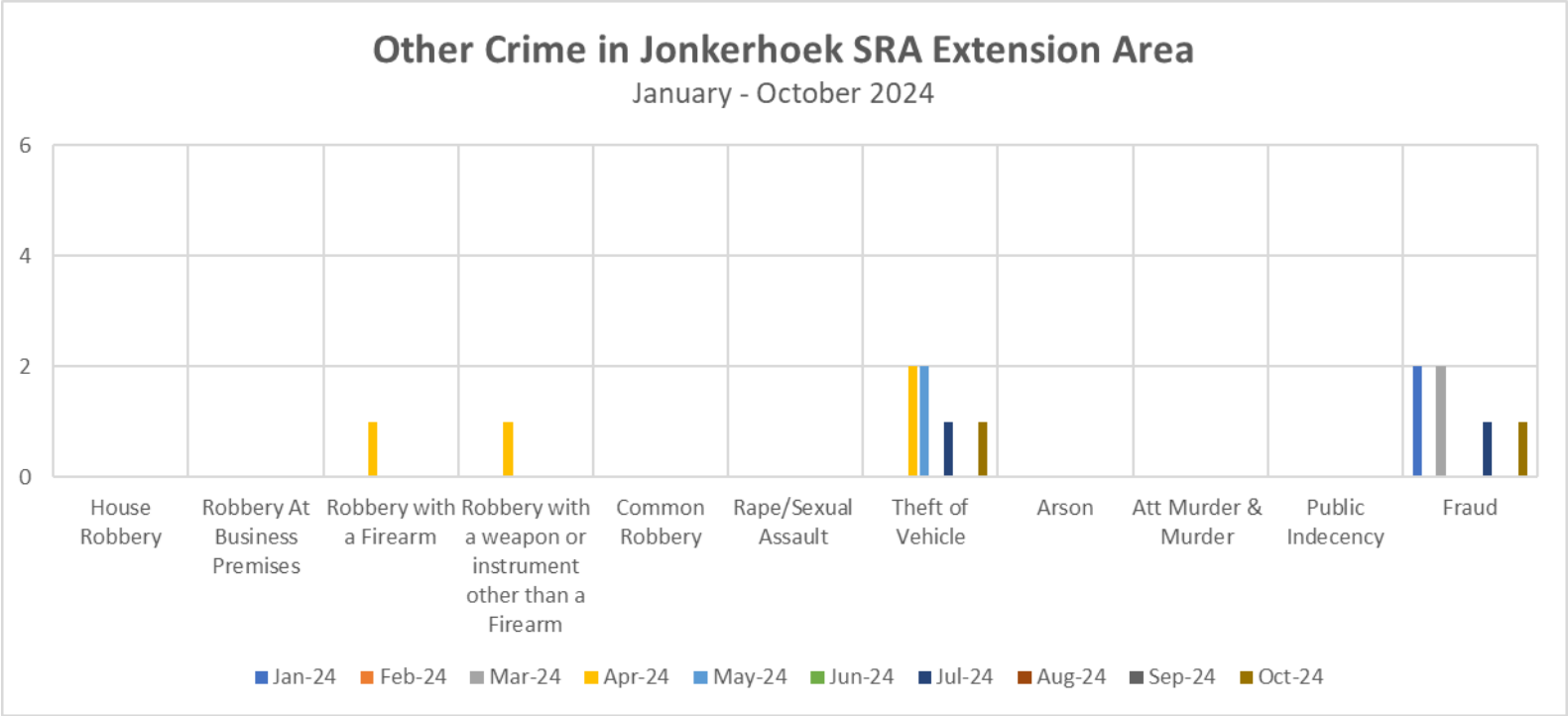
Most Common Crime Tendencies

(Please note that this is not official SAPS stats, but stats that have been compiled by the JSRA (including attempts and crime committed at Municipal/Government property in Jonkershoek Valley).

Housebreakings		
Area	Day of the week	Day/Night/Unk
Jonkershoek Valley	Wednesday	Night
Die Laan Area	Wednesday/Friday	No specific time tendency
Theft out/from Vehicle		
Area	Day of the week	Day/Night/Unk
Die Laan Area	Monday/Friday	No specific time tendency
Mostertsdrift	Monday/Friday	Day
Theft general		
Area	Day of the week	Day/Night/Unk
Mostertsdrift	Thursday/Monday	Day
Die Laan	No specific day tendency	Night



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Other Crimes Reported

(Please note that this is not official SAPS stats, but stats that have been compiled by the JSRA (including attempts and crime committed at Municipal/Government property in Jonkershoek Valley)

- Robbery with a firearm (1 case) reported in the vicinity of Jonkershoek Valley
- Robbery with a weapon or instrument other than a Firearm (1 case) reported in the vicinity of Jonkershoek Valley
- Common Robbery (3 case) reported, also in the vicinity of Jonkershoek Valley, Karindal & Uniepark
- Rape/Sexual Assault (2 cases) reported in the vicinity of Mostertsdrift & Simonswyk
- Theft Of Motor Vehicle (2 cases) reported. One attempted theft of vehicle reported in Uniepark area and one theft of vehicle reported in Mostertsdrift area.
- Arson (1 case) reported in the vicinity of Jonkershoek Valley

Other Crimes Reported – JSRA Extension

(Please note that this is not official SAPS stats, but stats that have been compiled by the JSRA (including attempts and crime committed at Municipal/Government property in Jonkershoek Valley).

- Robbery with a firearm (1 case) reported in the vicinity of Die Laan Area
- Robbery with a weapon or instrument other than a Firearm (1 case) reported in the vicinity of Die Laan Area
- Attempted & Theft Of Motor Vehicle (6 cases) reported. Three cases of attempted theft of and 3 cases of theft of vehicles were reported in the vicinity of Die Laan Area
- Fraud (6 case) reported in the vicinity of Die Laan Area

Crimes Reported – JSRA

(Please note that this is not official SAPS stats, but stats that have been compiled by the JSRA (including attempts and crime committed at Municipal/Government property in Jonkershoek Valley).

- Extremely important for victims/complainants to open cases at SAPS if crimes reported. JSRA staff cannot open cases on behalf of victims. Arrests cannot be made if victims do not open cases



Security Cameras

- 160 Cameras monitored live
- Control Room is 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
- Camera project in Die Laan Area - to bring the cameras up to standard



View of the monitoring screens in the JSRA Control Room

- Cameras - (some) was equipped with back up battery systems to ensure continued operation throughout loadshedding



Camera footage

- JSRA currently have six LPR cameras installed by the municipality and one LPR camera installed by JSRA and one LPR at JSRA Extension Area



LPR night/day vision



Suspect identified that stole a bicycle

Later suspect was spotted on camera by the JSRA Control Room
JSRA Patrol Vehicle arrested the suspect with another stolen
bicycle.

Suspect linked to 4 cases of theft general



Vehicle identify that was involved in a possible Theft of Vehicle / Att. Theft of Vehicle

Observation was done by JSRA Members and other Security partners

One suspect arrested – later also linked to a house robbery outside Stellenbosch area

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



- A donation was made to Prochorus in 2023-2024 financial year to build a new class room.
- They still need funds for all the projects.
- You can read more about Prochorus on the following link:
- <https://prochorus.org>



- Security WhatsApp Groups: 9 with 1,310 members.
- Security Telegram Group: 1 with 84 members.
- Social WhatsApp Groups: 4 with 937 members
- Social Telegram Group: 1 with 71 members
- Crime Bulletin (monthly)
- Facebook page: 348 members
- Website: <http://www.jonkershoeksra.co.za/>

BUSINESS PLAN FOR THE JONKERSHOEK

Special Rating Area



Renewal October 2024

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

8. BUSINESS PLAN 2025 - 2030



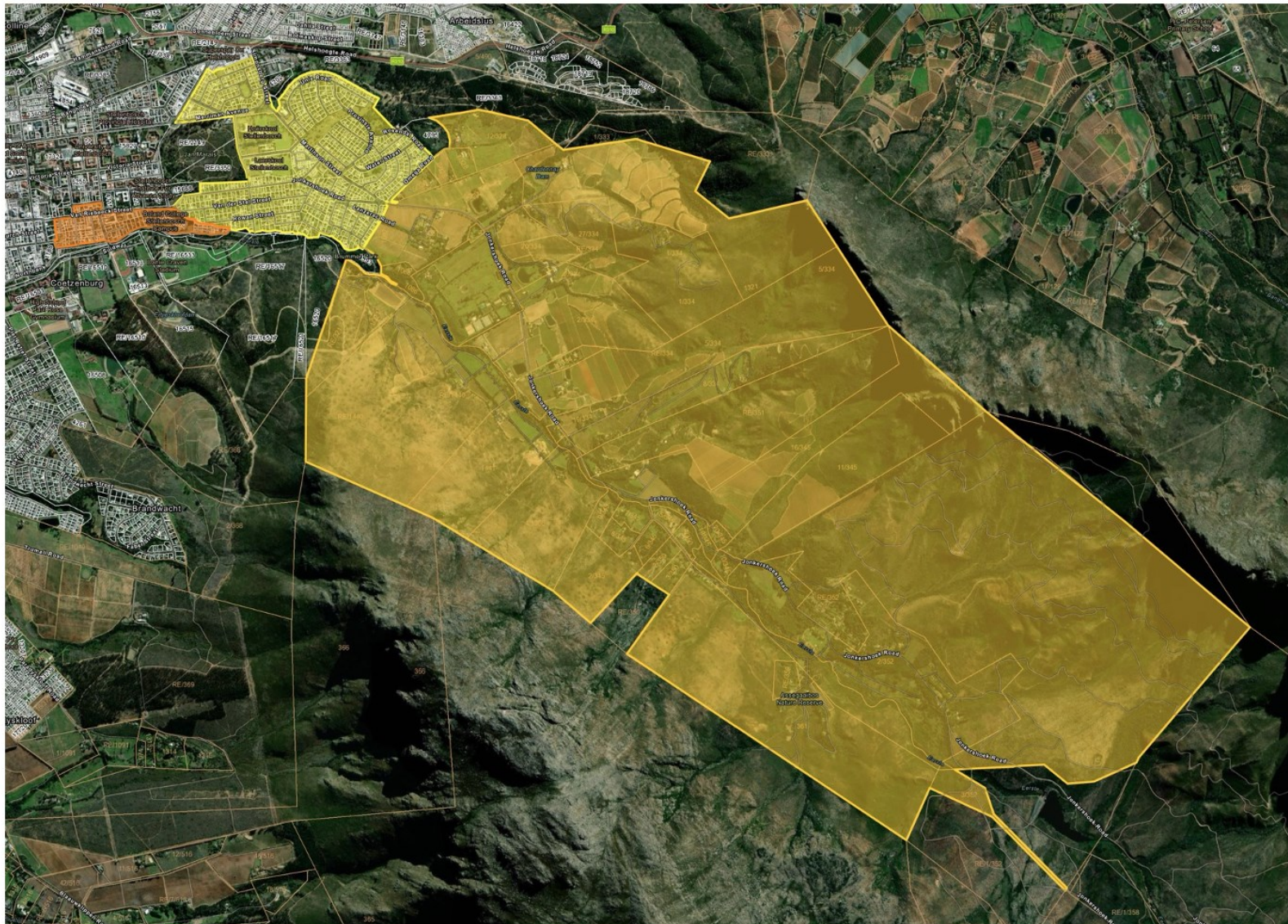
- First 5 years: 1 July 2015 to 30 June 2020
- Second 5 years: in its final cycle – 30 June 2025
- Third 5 Years : Application - Full document available on JSRA website
- Only highlights in this presentation

PART 1

1. Background and Introduction

1.1 Boundaries: Extended and now includes Die Laan area

BUSINESS PLAN 2025 - 2030 MAP



Map 1 Boundary of the Jonkershoek Special Rating Area including the agricultural area

PART 2

HISTORIC MOTIVATION – RESULTS OF THE FIRST SURVEY 2014

- Safety and security
 - Litter and cleanliness
 - Area lighting & traffic
 - Urban management
 - Social environment
-
- During 2023 a second survey was done
 - The aim was to make sure that the JSRA is still on the right track
 - The second perception survey results showed that the community is still satisfied with the JSRA service and focus

PART 3

3. IMPLEMENTATION PLAN AND BUDGET

Implementation is founded in the experience gained since the JSRA's inception.

We are rolling out in Die Laan area to the same standard developed for the JSRA.

We are maintaining our drive to improve our service by:

- **Implementing appropriate technology** i.e alternative power supply on cameras, better cameras and buzzers on cameras
- **Keep updated with crime trends and develop necessary responses** i.e kidnappings – our response , awareness campaign, security at schools, emergency numbers more visible ext.
- **Reacting to specific issues as they appear - SPEEDING**

PART 3 (cont.)

3.3 Operational plan for the next 5 years: 1 July 2025 to 30 June 2030

- Vision and Goals of the JSRA:

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

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 second 5 years:

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

3.4.3 The next 5 years:

3.4.3 The next 5 years: 1 July 2025 to 30 June 2030

The [5 year](#) budget for the extended JSRA is attached as annexure A

2025/26	2026/27	2027/28	2028/29	2029/30
8,131,442.06	8,651,854.36	9,205,573.03	9,794,729.71	10,421,592.41

This is totals for the extended JSRA consisting of:

Old JSRA properties = 1 188 and new

Die Laan = 456

TOTAL. = 1 644 properties

BUSINESS PLAN 2025 - 2030 PROPOSED BUDGET



Annexure A.

JSRA BUDGET FOR PERIOD: 2025 - 2030					
	2025/26 Total Excluding VAT JSRA Budget as per Business Plan	2026/27 Total Excluding VAT JSRA Budget as per Business Plan	2027/28 Total Excluding VAT JSRA Budget as per Business Plan	2028/29 Total Excluding VAT JSRA Budget as per Business Plan	2029/30 Total Excluding VAT JSRA Budget as per Business Plan
EXPENDITURE					
1. Employee Related	737,261	784,446	834,651	888,068	944,905
Salaries	680,657	724,219	770,569	819,885	872,358
Bonus Provision	56,604	60,227	64,082	68,183	72,547
2. Core Business	6,362,452	6,769,649	7,202,906	7,663,892	8,154,381
Landscaping & Environmental Upgrade	390,875	415,891	442,508	470,828	500,961
Security Services	5,944,144	6,324,570	6,729,342	7,160,020	7,618,261
- Patrols	5,061,087	5,384,997	5,729,637	6,096,334	6,486,499
- Camera Monitoring	698,454	743,155	790,717	841,323	895,167
- Camera Maintenance	184,603	196,418	208,988	222,364	236,595
Social Upliftment	27,433	29,188	31,056	33,044	35,159
3. Depreciation	40,854	43,468	46,250	49,210	52,360
4. General Expenditure	363,865	387,153	411,930	438,294	466,345
Accounting & administration Fee	118,991	126,607	134,709	143,331	152,504
Advertising, Marketing & Promotions	6,680	7,108	7,563	8,047	8,562
Auditor's remuneration	20,056	21,339	22,705	24,158	25,704
Bank charges	4,263	4,536	4,826	5,135	5,463
Computer expenses (including Website)	18,453	19,634	20,891	22,228	23,651
Insurance	31,383	33,391	35,528	37,802	40,222
Meeting expenses	5,035	5,357	5,700	6,064	6,453
Printing and stationery	6,680	7,108	7,563	8,047	8,562
Vehicle Expenses	78,871	83,919	89,290	95,004	101,084
Telephone and fax	37,153	39,530	42,060	44,752	47,616
Other	36,301	38,624	41,096	43,726	46,525
5. Capital Expenditure	383,066	407,582	433,668	461,422	490,953
6. Bad Debt Provision 3%	243,944	259,556	276,168	293,842	312,648
TOTAL EXPENDITURE	8,131,442	8,651,854	9,205,573	9,794,730	10,421,592
INCOME					
	-8,131,442.06	-8,651,854.36	-9,205,573.03	-9,794,729.71	-10,421,592.41
% Increase	6.40%	6.40%	6.40%	6.40%	6.40%

Ordinary Resolution number four

“IT WAS RESOLVED THAT the renewal of the Jonkershoek SRA for another 5 year term (2025 to 2030) 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 (2025 to 2030) 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