

VOORSITTERSVERSLAG ~ 2017 ~ CHAIRMAN'S REPORT

Sesde Algemene Jaarvergadering

Dit is vir my as Voorsitter van die Trusteekomitee van die Brandwacht Aan Rivier Huiseienaarsvereniging 'n groot voorreg om aan die Sesde Algemene Jaarvergadering van die Vereniging verslag te doen oor bestuur se werksaamhede gedurende die oorsigjaar en ook oor 'n aantal algemene sake rakende die Vereniging.

By die Vyfde AJV wat op 14 Junie 2016 gehou is, is die volgende lede as Trustees verkies, en by 'n daaropvolgende vergadering van Trusteekomitee is die portefeuljies teenoor hul naam aangedui aan elkeen toegeken:

- Pierre de Villiers Voorsitter / Chairperson
- Sampie Booyen Instandhouding / Maintenance
- Clifford Heys Argitektonies / Architectural
- Pieter Louw Finansies / Finance
- Danie Maré Kommunikasie & Landskapering / Communication & Landscaping
- Holden Marshall Sekuriteit & Regsaangeleenthede / Security & Legal

During the year under review there were 5 Trustee committee meetings and 3 ad hoc meetings in light of the security upgrade.

I would like to deal with a number of subjects of interest under the following key headings:

1. BRANDWACHT STREAM REHABILITATION – Clifford Heys

The Brandwacht Stream has been severely damaged by flooding and excessive rains over the past number of years. It has become clear to the Trustee Committee that erosion control measures will have to be implemented to protect the river banks, vegetation, pathways and security fence. For this reason the Committee has approached APEC Consulting Engineers (who specialises in the stabilising of river banks) to assist it in resolving this problem.

However, before any work may be done in a river or stream, certain authorisations are required from the Department of Water and Sanitation (DWS) in terms of the National Water Act, 1998 and the Department of Environmental Affairs and Development Planning (DEA&DP) in terms of the National Environmental Management Act, 1998.

A water use license application was submitted to DWS and we have received their approval for the first phase of the river stabilising project (i.e. the lower part of the Brandwacht stream in the vicinity of the entrance gate).

Unfortunately, owing to new environmental regulations promulgated in terms of the National Environmental Management Act, 1998 we have been forced to appoint an independent environmental practitioner to undertake an environmental impact assessment in terms of the National Environmental Management Act, 1998 in order to obtain DEA&DP's environmental authorisation for the stabilising of the river banks. These new environmental regulations have in effect nullified our historic environmental authorisation (obtained in terms of the Environmental Conservation Act, 1989) and have unduly delayed the commencement of the river stabilising project's first phase.

As part of this environmental impact assessment process the independent environmental practitioner has also applied for a water use license from DWS for the second phase of the river stabilising project (i.e. the remainder of the Brandwacht stream). The independent

environmental practitioner has finalised his environmental impact assessment report (with all the relevant specialist and public input) and has submitted it to DEA&DP and DWS. Once we have received DEA&DP's environmental authorisation and DWS's water use license – which is expected in July / August 2017 – APEC Consulting Engineers will be instructed to appoint a contractor and to proceed with work on the first phase (i.e. the lower part of the Brandwacht stream in the vicinity of the entrance gate).

2. SECURITY – Holden Marshall

Following the independent security consultant assessment of the Estate's security, a proposal was submitted and approved for implementation at a special general meeting.

Implementation commenced during November 2016 on the North (river bank) perimeter which was considered the most vulnerable boundary. During implementation, the actual ground conditions were reassessed in conjunction with comments/concerns received during the approval meeting. We are pleased to report that digital cameras have been installed on the entire boundary, instead of the initially proposed beams, resulting in a marginal cost overrun, well worth the improved installation.

Installation of the remainder of the system re-commenced towards the end of January 2017. Some challenges had been identified during installation, which required further redesign and refinement, resulting in an overall more efficient system without further costs. This however, has resulted in slight delays in finalizing the installation, which is now scheduled for 31 May 2017.

Final testing, snagging and handover of the system is scheduled to be completed by the end of June 2017. Phases are being added to the monitoring system as and when they are completed.

Further good news is that the external monitoring, a very important component of the overall security system, will be greatly enhanced by the installation of fiber, which will go live by the end of May 2017.

3. INTERNETKOMMUNIKASIE – Danie Maré

The Trustees evaluated the options presented by a number of vendors and decided that an open access model of fibre to the home delivery would be the most beneficial to the Estate's residents.

We are pleased to report that construction of the backbone infrastructure started in March 2017.

It was important to ensure that residents have optionality regarding the service. The service provider started communication directly with residents to sign up for internet service during May 2017.

4. FINANSIEEL – Pieter Louw

Die Vereniging se finansiële toestand is gesond. In dié verband, word u vir meer inligting na die geouditeerde finansiële state verwys. Hoogtepunte hieruit, sluit in:

Posisie vir die jaar: Die HEV toon 'n surplus vir die jaar uit normale heffings van R134 000.

Kapitaalspandering: Gedurende die jaar is R1 228 000 spandeer as deel van die sekuriteit opgraderingsproses. Verdere spandering van R1 253 000 word beoog vir die komende jaar as deel van hierdie projek. Hierdie projek word finansier deur middel van fondse bekom vanuit 'n spesiale heffing.

Uitstaande heffings: Word goed beheer met 'n enkele lid wat oorhandig is vir invordering.

Reserwevlakke: Die beraamde reserwevlakke aan die einde van die komende begrotingsjaar, word beraam op 64% van die begrote uitgawes van die HEV. Die HEV poog om 'n gesonde vlak van reserwes te handhaaf.

Herverkope van eiendom: Die 1% bydrae aan die HEV met die herverkoop van eiendom, lewer 'n wesenlike bydrae tot die reserwefonds. Gedurende die jaar, is 12 eiendomme oorgedra.

Die Trusteekomitee het aan die hand van sy beraamde begroting van verwagte uitgawes in die nuwe finansiële jaar, besluit om die maandelikse heffings met ingang van Maart 2017 te verhoog na R1 550.

5. BOUPROJEKTE

Tans is die statistiek tov wonings teenoor vorige jare soos volg:

	2017	2016	2015	2014	2013
Wonings voltooi	97	90	63	42	10
Bouprojekte in proses	18	15	25	20	17
Planne in proses	3	9	5	3	–
Oop erwe	2	6	27	55	93
Totaal	120	120	120	120	120

6. BEDANKINGS

Hiermee my dank aan:

- Die landgoedbestuurder, Gary Bernhardt, en sy span vir hulle voortreflike diens en die waarde wat hulle tot ons Landgoed toevoeg.
- Die Bestuursagent, PFS Consultants. Baie dankie aan Andrea en sy span vir waardevolle insette gedurende die oorsigjaar.
- My fellow Trustees for their preparedness to devote personal time to attending meetings and work on Estate matters.

Pierre de Villiers

Voorsitter: Brandwacht aan Rivier HEV
Chairperson: Brandwacht aan Rivier HOA

