

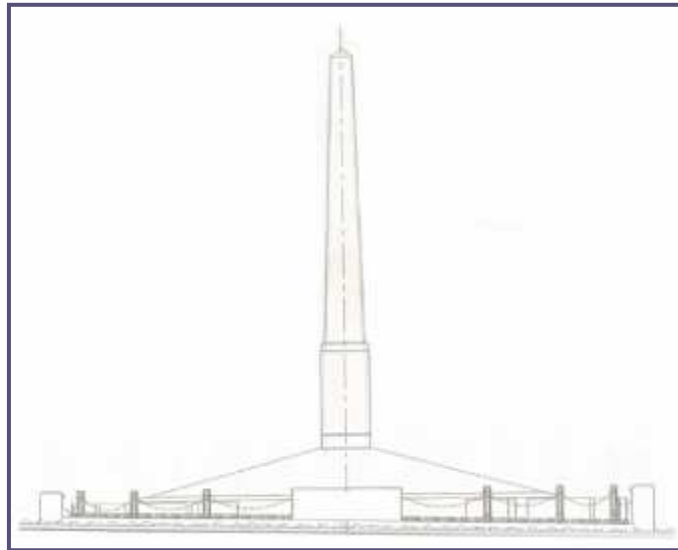
IBMD

Illovo Boulevard Management District

ILLOVO BOULEVARD MANAGEMENT DISTRICT

CHAIRMAN'S REPORT

1 MARCH 2008 – 28 FEBRUARY 2009



MANAGED BY: KAGISO URBAN MANAGEMENT

Co. Reg. No: 98 09140/8

3rd floor, Rosebank Corner, 191 Jan Smuts Ave, Parktown North - P. O. Box 1314, Saxonwold, 2132

Tel (011) 447-8841 – Fax: (011) 447-1375

Management Office: Sandton Central Offices, 1st floor, 3 Gwen Lane, Sandton.

Tel: (011) 784-8400 – Fax: (011) 783-3786

Web Address: www.illovoboulevard.com

Dear Illovo Boulevard Management District Property Owners and Members,

As is my custom at this time of year, I would like to confirm the main business and objectives of the IBMD Section 21 Company:

- To enhance and protect the general amenity and its security
- To monitor all developments within the district boundaries and to ensure compliance with the Precinct Development Plan
- To liaise with the local authority to ensure compliance with all health and building by-laws
- To prevent urban decay and ensure a safe, clean and friendly environment and act in the interest of all members
- To ensure that crime is kept to a minimum through the security initiative in the Illovo Boulevard
- To ensure that the Illovo Boulevard is well maintained and clean
- To facilitate and attract public and private investment
- To promote the assets of the area
- To market the node and communicate to all stakeholders through the website, electronic newsletters and other marketing initiatives as required.

In order to achieve a number of our key objectives, the IBMD is:

- party to any tribunal and township board hearings
- party to the Gautrain and BRT processes
- party to city wide transport and informal trading policy decisions
- working with Council on regular re-appraisal of the Precinct Plan within the Regional Spatial Development Framework
- working with Council to obtain service delivery commitments.

This is an interesting growth period within the City of Johannesburg due to new policies on effective land use and public transport which indicates that the Illovo node finds itself under increased pressure regarding land use and densification.

Review of the Illovo Boulevard Precinct Plan

The IBMD has employed Lloyd Druce of VBGD Town Planners to go through a process to examine the current Illovo Boulevard Precinct Plan which dates back to 1998, ensure that it aligns to the most recent policy documents and transport initiatives, and determine the extent of review the PDP might require in order to effectively place the IBMD in an appropriate development environment based on the expected changes on the periphery of the node.

The aim of the IBMD in terms of this process will be to involve property owners including those neighbouring property developers for their professional input into reviewing this Precinct Plan for the next 5 to 10 years. Due to the possible developments taking place to the north of the water towers, and the indication of some developers considering development to the north of the IBMD, there is also the possibility of extending the IBMD's services to include a wider area.

The IBMD will also be working closely with the Department of Development Planning and Facilitation in order to ensure that the process followed during the review of the PDP is in line with Council policy.

Once the current review of the PDP is completed, the recommendations would have to be adopted by Council and then included in the relevant Regional Spatial Development

Frameworks, which is one of the guiding policy documents used to adjudicate any application for development made to Council to ensure that development takes place in a manner that takes the interest of the property owners into account, while also adhering to other government initiative requirements.

Urban Planning and Strategic Council Interaction

Over the past year, the IBMD have been part of a number of Council processes to ensure that the interest of the IBMD are noted and addressed appropriately.

To this end, a comment document was put together on the Regional Spatial Development Framework to ensure that the information presented in this document about the IBMD accurately reflects the current status of the node.

Additionally the IBMD was invited to take part in the process of drafting the Region B and E Economic Development Plans by the Department of Economic Development Planning with the different Council departments, property owners and business communities.

Council processes are cyclical and require constant interaction on a strategic level, and the IBMD should continue building and expanding all working relationships to the benefit of the node.

Developments in the Illovo Boulevard

Development in the Illovo Boulevard is now almost complete – the only remaining properties to be developed are Erf 19 Illovo and Erf 30 Illovo. Both properties are situated on Melville Road.

New IBMD property owner of Erf 19 Illovo is Mont Blanc Projects.

Some residential units in the residential complexes have sold during the period under review.

1. ILLOVO BOULEVARD PRECINCT PLAN

This Precinct Plan was reviewed in March 2007 and was confirmed by the City of Joburg as follows:

ZONING CATEGORY	EXISTING POLICY	REVISED POLICY
Use Zone	Special	Special
Land Uses	Offices, residential buildings & dwelling units	Offices, residential buildings, dwelling units and other compatible land uses via a consent use application
Servitudes	2,5m pedestrian servitude if required	2,5m pedestrian servitude if required
Storeys/Height	2 storeys which may be increased to 3 storeys in terms of a SDP	2 storeys which may be increased to 3 storeys for residential purposes only , in terms of an approved SDP
Coverage	40% for offices and non-residential uses. 50% for residential purposes	40% for offices and non-residential uses. 50% for residential uses, which can be increased in terms of an approved SDP
FAR	0,6 for residential purposes only, or 0,2 for offices and non-residential uses and 0,4 for residential purposes provided all access is taken off Melvill Road – or –	0,6

	0,3 for offices and non-residential purposes provided access for offices and non-residential uses is taken over the adjacent site fronting onto Fricker Road, with which it shares a full common boundary and access for the residential purposes is taken from Melvill Road	
Parking	4 bays per 100m2 for offices otherwise as per scheme	4 bays per 100m2 for offices otherwise as per scheme
Building Lines	15m along Melvill Road with respect to offices, which can be relaxed to 10m in terms of an approved SDP 5m along Melvill Road for residential purposes which can be relaxed in terms of an approved SDP	15m along Melvill Road with respect to offices, which can be relaxed to 10m in terms of an approved SDP 5m along Melvill Road for residential purposes which can be relaxed in terms of an approved SDP
General	Original general conditions	The following General Conditions be made applicable. (Refer to general conditions in The Review of Melvill Road Plan – copy available from Tina White at 011 784-8400

2. ILLOVO BOULEVARD PRECINCT DEVELOPMENT MANUAL

All property owners are requested to take note of the Illovo Boulevard Precinct Development Manual which states what is allowed in the public space such issues as signage.

A copy of this document is available from Tina White at Tel: 011 784-8400 or email:

tina@kumsandton.co.za

3. MARKETING

Illovo Boulevard website address - www.illovoboulevard.com

We urge property owners and their tenants to take advantage of the opportunity to list their 'for sale' or 'to let' properties on our Property Listing Section. A read through the Property News which is updated regularly is interesting and informative.

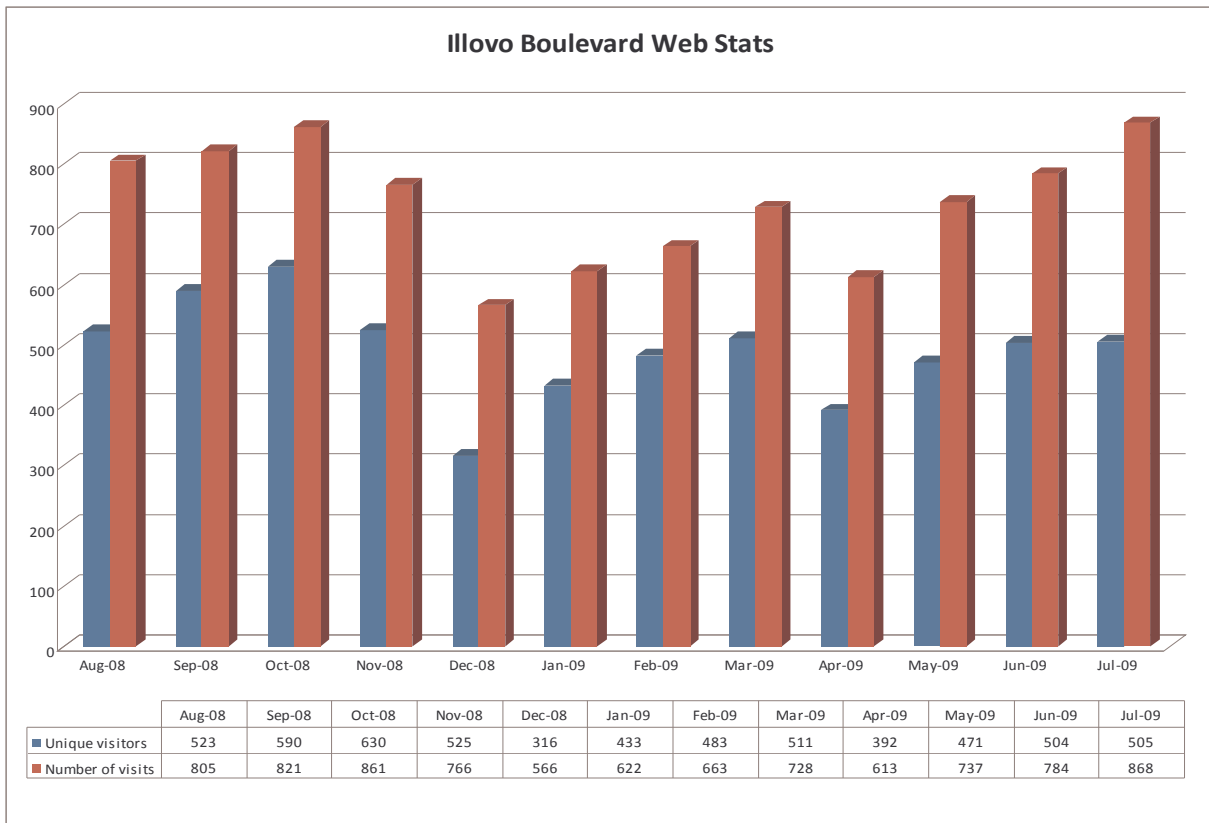
The continued vision of the website is to generate advertising opportunities, connect people in the Illovo Boulevard and the surrounding area and build up a large distribution list.

Advertising rates are available on request through the Kagiso Urban Management Communications Officer, Shoneez Bulbulia at 011 447-8841.

Stats from the website are detailed in the graph below.

A **visit** constitutes a visitor browsing the website with no longer than 30 minutes in between page loads. A **unique visitor** is a single computer or device accessing the website regardless of the length of time

between visits.



4. INFRASTRUCTURE

4.1 STREET LIGHTING

The IBMD team obtained quotations from contractors to have the street lights repaired along Fricker Road between Chaplin & Hurlingham Road and along Hurlingham Road between Fricker & Melville Road. Exact fault finding will be done to determine the location and cause of damage to the street lights.

5. TRANSPORT

5.1 BRT

What is BRT?

In order to deal with the increasing transport problems faced in Johannesburg, the City is introducing the Rea Vaya Bus Rapid Transit System (BRT) which is designed to provide a high quality, fast, safe and affordable transport system.

quickly around Johannesburg using specific designated routes, enclosed bus stations along the routes and a high tech control centre to ensure the BRT experience is a world class one.

Why BRT?

BRT is a world class transport system being used in developing countries very similar to South Africa, to combat congestion and provide better public transport. By introducing this world class transport system to Johannesburg, and all the other cities taking part such as Cape Town, Tshwane and the Nelson Mandela Metro will have many opportunities for development and will help bring in foreign investment to the country.

How does BRT work?

Buses will run in exclusive, dedicated lanes in the centre of existing roads. Smaller feeder buses will bring people from the outer areas to the stations on the trunk routes. This will extend BRT's network to areas far beyond the main trunk routes. Buses will be either 75 or 112 capacity vehicles, depending on passenger volumes and will operate from stations positioned half a kilometre apart. They will run every three minutes in peak times and every 10 minutes in off-peak times and it will operate between 5am to midnight.

BRT will not compete with other transport systems such as Metrorail or the Gautrain. This is an urban transport network that will feed into and complement existing networks to ensure the most effective movement of people across the city.

Current Situation - This system will come into effect on the Soweto to Ellis Park route on 30 August 2009. The route from Parktown to Sandton will only be addressed after the World Cup in 2010.

5.2 TAXIS

The problem of illegal taxis parking in Chaplin persists and every effort is being made to ensure that JMPD officers come out on a regular basis and issue fines for infringement of by-laws as a deterrent to illegal ranking at this location.

6. SECURITY

During the month of October 2008 KUM embarked on a tender process to acquire security services for the IBMD. Submissions were made to the Board, of which the contract was awarded to PPM Security for a 36 month period up and until 1 March 2012.

As part of the contract the Board approved the installation of four CCTV cameras at strategically points within the IBMD. CCTV cameras were installed at the northern and southern Piazza's, and at no. 1 and no. 24 Fricker Road.

PPM ensures that 16 clocking patrols are undertaken per 12 hour shift and that the PSA's are always visible. The dedicated IBMD response vehicle has also been equipped with a tracking system to ensure that the vehicle patrols within the IBMD boundaries only.

The site office located at 4 Chaplin Road is open 24/7 and any requests for assistance or security alerts can be communicated to the Site Manager, telephone: 011 268 6164.

The IBMD currently has 6 PSA's during the day and 4 during the night, which they attend to the following:

- take note of and investigate any unusual occurrences and alert the Operations Manager
- be polite, alert and assist the public at all times
- through their presence deter criminals from perpetrating crimes

- arrest without warrant, as contemplated in Section 42(3) of Criminal Procedure Act No. 51 of 1977 any person found committing any offence
- Familiarize themselves with the businesses outlets in the improvement district and any security personnel on the patrol routes

The IBMD Security Forum, chaired by Francois Marais, continues to meet bi monthly at JP Morgan's offices at 1 Fricker Road, Illovo where security issues are shared, problems discussed and solutions implemented by various shareholders such as security service providers and law enforcement agencies.

The 'Outsurance' initiative to train and deploy points-men at busy intersections has been most helpful at the Chaplin/Melville intersection during peak periods.

No major security incidents have taken place in the public space over the period under review although there have been incidents on private property. IBMD works closely with property owners to endeavour to eliminate criminal activities within the IBMD.

7. CLEANING & MAINTENANCE

Previously cleaning services were rendered by Gauteng Cleaning, however services with the company were terminated and a 36 month period contract was signed with the Cleaning & Maintenance group with effect of 1 January 2009.

The IBMD currently has 3 Cleaning Ambassadors and 1 gardener who attend to the following:

- pick up litter both from pavements and gutters
- removes graffiti, illegal posters & illegal stickers
- assists Council utilities with cutting of grass verges
- remove refuse from the area
- removes trash, debris & dumped litter from the area

During the period under review a total of 4, 319 refuse bags were collected.

Through relationships built with Council utilities and agencies and other businesses various successes were achieved such as:

- the placement of 9 concrete bins within the IBMD
- the retarring of Melville Road
- the painting of Melville Road and Fricker Road road markings
- pavement reinstatements done by Neotel according to IBMD standard
- the reinstatement of pavements in Melville Road by GIBS.

8. FINANCIALS

The audited Financial Statements for the 2008/09 financial year are available under separate cover.

9. IBMD DIRECTORS - 2008/2009

Anne Steffny (Chair)
Bill Ward
Francois Marais

Kagiso Urban Management
Colliers International
JP Morgan Chase Bank

Andrew Glencross
Tiisetso Mphenyeke

Equity Estates
City of Joburg – Region E

10. IBMD MANAGEMENT TEAM

Lindie La Grange
Tina White
Paul van Rooyen
William Mokoena

Business Manager
IBMD Manager
Operations Manager
Operations Supervisor

THANKS

I would like to take this opportunity to extend sincere thanks to my fellow directors for their time and commitment, to our members without whom we would cease to exist and to the management team for their hard work.

Your combined efforts ensure that we maintain a district that is well managed to a high standard.



G A STEFFNY
Director and Chair
Illovo Boulevard Management District

THE ILLOVO BOULEVARD

