



**ILLOVO BOULEVARD MANAGEMENT DISTRICT  
MANAGEMENT REPORT  
DECEMBER 2009**

**1. FINANCE**

**IBMD Levy Collection %**

<b>Month</b>	<b>Levy collection %</b>
January	103%
February	88%
March	112%
April	110%
May	89%
June	157%
July	97%
August	87%
September	98%
October	97%
November	103%
December	110%

**2. SECURITY REPORT**

Current staff complement: 10  
Day shift 6  
Night shift 4  
Vehicle 1 dedicated IBMD car

2.1 Incidents In Public Space

2.1.1 Crime Incidents

Hijacking

On Thursday 17 December an attempted hi-jacking occurred at Franklin's Row situated at 16 Melville Road. The matter was reported to Bramley SAPS and the vehicle was recovered hours after the incident took place. No persons were injured during the incident.

2.1.2. Non-Crime Incidents

During the month of December two motor vehicle accidents were reported within the district. In both cases no persons were injured during the incidents.

On Monday 14 December a motorist drove his motor vehicle into an open trench along Melville Road. The trench was protected by plastic bollards and the driver failed to stop in time and claimed that he did not see the bollards.

2.1.3 Suspicious Vehicles

During the month of December four incidents of suspicious persons and vehicles were observed by our CCTV operators, on investigation our PSA's found no crimes were being committed.

2.1.4 CCTV Cameras

The CCTV cameras were affected during the heavy rain storms experienced during the month of December, this was escalated to the service provider and attended to accordingly.

In case of an emergency property owners and tenants are requested to contact the IBMD control room at 011 268-6164 for assistance.

### 3. CLEANING & MAINTENANCE REPORT

Staff complement: 4  
 Cleaners: 3  
 Maintenance: 1  
 Vehicle: half a day (Shared)

#### 3.1 Maintenance



Property owners are requested to stake the trees on their pavements to promote the correct growth pattern.

Bags Collect	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
2008-2009	1350	1300	1400	1800	1819	1868	1859	1902	2096	1437	3208	2653
2009-2010	2650	2480	625	401	228	204	162	208	191	201		
Total Kg Wa	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
2008-2009	8707.5	8385	9030	11610	11732.55	12048.6	11990.55	12267.9	13519.2	9268.65	20691.6	17111.85
2009-2010	17092.5	15996	4031.25	2586.45	1470.6	1315.8	1044.9	1341.6	1231.95	1296.45	0	0

- 201 refuse bags with a total weight of 1, 296 kg were removed from the area.



#### 3.3 Construction along Melville Road

During the month of December reinstatement of the pavement in front of 10 Melville Road was completed.



### 3.4 Visual Service Delivery Breakdowns

The IBMD operations have been liaising with Joburg Water and JRA to have the open trench at the corner of Chaplin and Melville Road filled and tarred. This matter has been outstanding as a result of miscommunication between the two utility departments.



### 3.5 Lighting Repairs

F & J Electrical repaired a power cable at the corner of Fricker and Harries Road and in the process damaged a water sprinkler pipe. The contractor has undertaken to repair the pipe.

Please note that full reports on all security incidents and cleaning matters are available from the Operations Manager, Paul van Rooyen at tel: 011 784-8400 or email: [paul@kumsandton.co.za](mailto:paul@kumsandton.co.za) - or from the Operations Supervisor, William Mokoena at tel: 011 784-8400 or email: [williamm@kumsandton.co.za](mailto:williamm@kumsandton.co.za)

## 4. ILLOVO BOULEVARD SECURITY FORUM MEETINGS

The next meeting will take place on Tuesday, 16 March 2010 at 15h00 at the offices of JP Morgan, at 1 Fricker Road, entrance in Hurlingham Road, Illovo.

The meetings will take place every second month at JP Morgan's offices. Meetings for 2010 are –

- 16 March
- 18 May
- 20 July
- 21 September
- 16 November

All property owners and their security service providers are encouraged to attend these meetings. Minutes are available from Tina White at email: [tina@kumsandton.co.za](mailto:tina@kumsandton.co.za)

## 5. MARKETING

### 5.1 Advertising on the Illovo Boulevard website: [www.illovoboulevard.com](http://www.illovoboulevard.com)

Anyone interested in taking up advertising space on the Illovo Boulevard website should contact Tina White at tel: 011 784-8400 or email: [tina@kumsandton.co.za](mailto:tina@kumsandton.co.za)

#### Costs are as follows:

Kagiso Urban Management provides technical support in terms of placing the advert on to the website.

The size that the advert needs to be in pixels to be provided by the property owner is no less than 480 and no more than 800 pixels wide.

There will be no charge to place the advert on the website as at this stage but the cost per month to advertise on the IBMD website will be R500.00

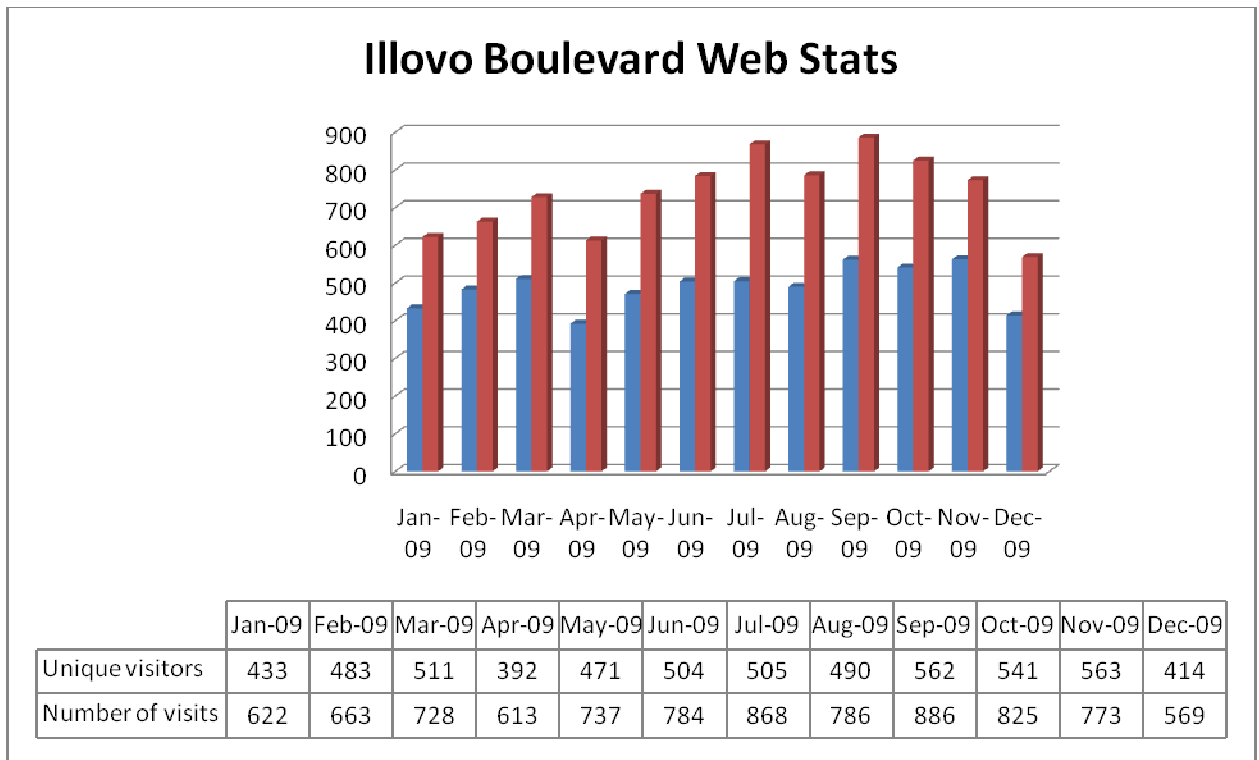
- Property owners can also advertise their office space for sale or rental.
- Restaurants can post their menus or any specials they might have.

## 5.2 Website Stats

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.



## 6. TOWN PLANNING ISSUES

### Review of the Illovo Boulevard Precinct Plan

The team involved with the review of the current Illovo Boulevard Precinct Plan which dates back to 1998, started their investigations during 2009 and in December a draft report on the possible impact of the BRT and Gautrain on the IBMD area was submitted for assessment. Once the document has been revised as suggested, the information will be sent through to the IBMD board and members.

The Department of Development Planning and Facilitation has assigned the role of project manager to Inneke de Villiers, and once the initial investigations by the appointed company, TTTAfrica is completed, a detailed process plan will be drawn up and discussed with her in order to ensure that the review process adheres to the Council's requirements in terms of public participation.

The IBMD has a mandate of investigating all new developments and make sure that growth and development take place in a manner that protects the interests of all property owners.

It has come to our attention that there is a possible drive from Council to remove Erf 15, 16 and 52 Illovo from the Illovo Boulevard Precinct Development Plan. KUM along with their town planner, Lloyd Druce is working closely with the Ward Councillors and other relevant individuals and companies in order to obtain all

the information regarding the origin of this report as well as its possible impact on the IBMD. This information will be sent through to the IBMD as and when it is received.

### Urban Planning and Strategic Council Interaction

In order to ensure that the momentum created by involvement of the IBMD in Council processes such as comment on the Regional Spatial Development Framework is utilized optimally there is constant interaction with the City officials regarding applications and processes that could potentially affect the node.

Strategic interaction ensures that cyclical process are taken into consideration and will remain a focus during the next few months to ensure that Council is aware that there is currently a review underway on the Illovo Boulevard Precinct Development Plan, and that any application that is submitted should be assessed on the current Precinct Plan, and where possible, discussions with the IBMD urban planning team should take place where applications are received that do not adhere to this current policy.

## 7. Annual Stats

ILLOVO ANNUAL STATS		YTD - 2009											
Crime Name	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	Details
Drinking in Public													0
Fighting in Public													
Indecent Exposure	1		1										2
Vehicle Accidents	1	3	2	4	2	2	1	2		2			19
Vehicle Accident Pedestrian													0
Arson													0
Break-in		1											1
Shoplifting													0
Theft of Motor Vehicle													0
Theft out of Motor Vehicle													0
Recovery stolen vehicle													0
General Open Gates/Windows				2			2		5	2			11
Damage to property	1	1			2				1				5
Illegal Traders													0
Attempted Theft of M/Vehicle					1								1
Fraud													0
Assault													0
Attempted Armed Robbery													0
Robbery / Mugging													0
Armed Robbery													0
Theft													0
Attempted Hijacking													1
Hijacking										1			1
Injured / Sick Person							1	3	1				5
Suspicious Persons	1		2		2		1	3	3	1			13
Suspicious Vehicles	1	1	2					2	4	3			13
Murder / Suicide													0
Illegal Posters/Phamplets	6	5	13	9	8		2	10	4	8			65
Illegal Sleeping/Vagrants								1					1
Prostitution / Loitering	1		2		2	1							6
Alarm Activations	4		1		2		4	7	9	3			30
Assistance to the Public	11				54		22	41	62	54			244
Threat					1								
Public Indecency	1	1											2
Attempted Break In										2			2
Lost and Found					6					1			
Complaints	4												4
W = Warning													
A = Arrest													

**IBMD Managed by: Kagiso Urban Management**

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**IBMD Management Team**

Lindie La Grange – Business Manager  
Tina White – IBMD Manager  
Paul van Rooyen - Northern Improvement District Regional Operations Manager  
William Mokoena – Operations Supervisor