

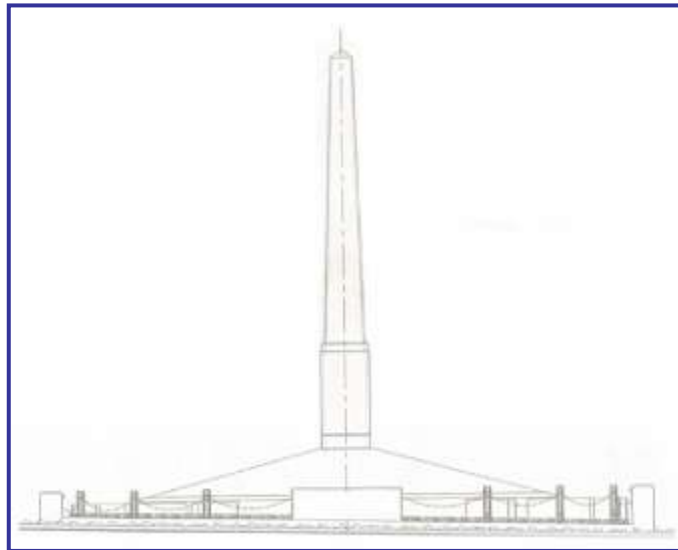
IBMD

Illovo Boulevard Management District

ILLOVO BOULEVARD MANAGEMENT DISTRICT

CHAIRMAN'S REPORT

1 MARCH 2007 – 28 FEBRUARY 2008



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 member,

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 Boulevard
- To ensure that the 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 tribunal and township board hearings
- party to the Gautrain process
- 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



During the 2007/08 financial year the following construction was completed:

- The Gordon Institute of Business Science's parkade comprising 450 – 526 additional parking bays was completed in October 2007 and the balance of the R100m project consisting of refurbishment was completed in April 2008.



New property owners and tenants:

I would like to welcome Acucap Investments to the district. They are now the proud owners of 5 properties including the northern and southern piazzas.

Their tenants at 28 Fricker Road will be Saxum Insurance, Jonah Capital and Leopard & Associates

Residential units in The Melville, Franklins Row, Ten on Melvill and 32 on Melvill continue to be sold during the period under review.

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

ILLOVO BOULEVARD PRECINCT PLAN

VBGD Town Planners were approached to liaise with Development Planning and Urban Management, City of Johannesburg to review the Illovo Boulevard Precinct Plan with particular reference to Melvill Road. It was felt that the area along Melvill Road had seen certain changes to the original policy and that it should be this part of the plan which

warranted revision. Lloyd Druce submitted a draft Review in March 2007 which is 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 – 0,3 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	0,6
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



ILLOVO BOULEVARD PRECINCT DEVELOPMENT MANUAL

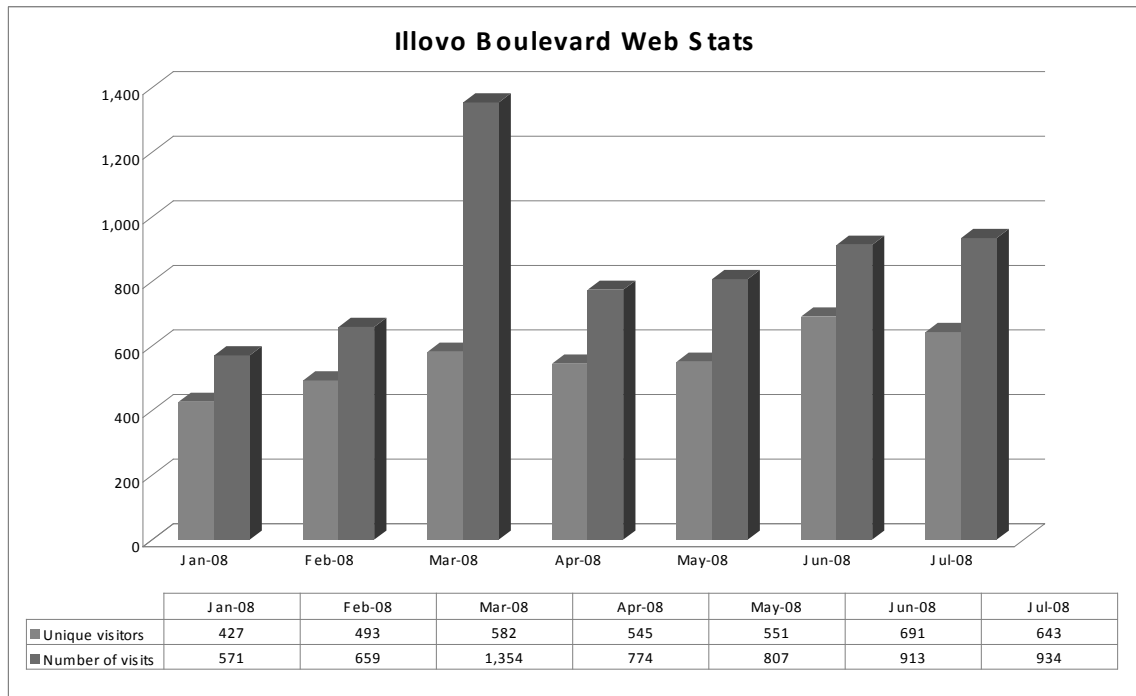
All property owners are requested to take note of the Illovo Boulevard Precinct Development Manual which states what is allowed in the public space such issues as the colour of the paint

to be used on the palisade fencing. A copy of this document is available from Tina White at Tel: 011 784-8400 or email: tina@randburg.org.za

MARKETING

Illovo Boulevard website address - www.illovoboulevard.com

Visitors to the Illovo website remain stable as detailed below -



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 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.

Electronic newsletter 'Boulevard Update'

The IBMD Board has terminated the monthly electronic newsletter. This will be replaced with all property owners receiving the monthly IBMD Management Report as from August 2008.



INFRASTRUCTURE

OBELISK

The obelisk is a unique creative focal point at the heart of the Boulevard at the Chaplin/Fricker intersection. The mosaic artwork was undertaken by Simon Stone and the base constructed by JT Dooley Contractors and completed in October 2005. Interest continues to be shown in

the Illovo obelisk that proudly announces one's arrival at the Illovo Boulevard.

The obelisk was donated and handed over to Steven Sacks, Director Arts, Culture & Heritage on behalf of the City of Johannesburg's Department of Immovable Heritage as an addition to their public art collection. The IBMD will continue to maintain the structure.



MELVILL ROAD

Melvill Road is due to be resurfaced in 2009. In the meantime the Johannesburg Roads Agency has confirmed that they will carry out patching holes as they appear. No further updates have been received regarding the application which was made to install a traffic circle at 1st and Melvill Roads and/or other traffic calming measures to reduce speeding motorists. Melvill Road is now an alternative route to Oxford Road since the commencement of the Gautrain construction.

In July 2007 a number of properties in Melvill Road received a notice for expropriation of the servitude to be used approx. 60m below the surface for the Gautrain tunnel and railway line. In terms of the notice, property owners will not be allowed to sink boreholes, construct basements below the surface of the servitude area, piling of foundations, laying or installing any pipelines, electrical or other cables exceeding three meters below the surface of the servitude area.

All affected property owners were advised to confirm receipt of the notice in writing to ensure that they are recorded as an interested and affected party and that they appoint a structural engineer and their insurance company to take photographic records of the property in view of the City's intention to expropriate the servitude for Gautrain tunnelling and railway lines.



STREET LIGHTING

Construction in the Boulevard has resulted in damage to cables affecting street lighting in Fricker/Hurlingham Roads. A decision was made at board level not to re-cable until all construction in Fricker Road had been completed.

City Power has confirmed that they will take over the maintenance of the Boulevard lighting and will repair the cable faults.

Tiisetso Mphenyeko, Regional Manager, Programme & Strategy at Region E will be following this up with City Power.

TRANSPORT

As previously mentioned, the IBMD is party to city wide transport decisions and we are pleased to advise that the mayoral committee recently approved the move from the SPT Network to the full implementation of a Bus Rapid Transport system. With gridlocks and traffic congestion being experienced daily on all arterials within the Province, this is good news indeed. According to the City of Joburg website www.joburg.org.za and the Transportation Department, "Rea Vaya Bus Rapid Transit system" or BRT, is aimed at having fewer vehicles on the roads by increasing the number of public buses, yet ensuring that taxi operators do not lose out. Much of the design and operational studies completed on the SPTN are transferable to the upgraded system.



The BRT is a complete revision of the bus system with buses running in dedicated bus lanes in the centre of existing roads which will allow customers to travel further without transfer or additional costs. Feeder vehicles will eventually serve all major residential areas and there will be park and ride facilities at some stations.

Buses will be 65 or 160 seaters and will operate from about 150 stations, positioned half a kilometre apart. Buses will run from 5am until midnight arriving at the stations every three minutes in peak times and every 10 minutes in off-peak times.

In the first phase, buses will begin operating along 146 kilometres of road routes (total feeder service will be 250 kilometres) and bus fares will remain at their current levels as an incentive to motorists to leave their cars at home. Payment will be made via a smart card which will be accepted by the other forms of transport in the city e.g. rail or Gautrain. Rea Vaya hopes to get 10 to 20 percent of its customer base from current motorists and the ultimate objective is that about 85% of Joburg residents will be within 500 metres of a Rea Vaya trunk or feeder corridor.

It is envisaged that the project will be completed by April 2009.

TAXIS

It is essential to the “Rea Vaya” project that there are no job losses in the bus and taxi industries and it is envisaged that some former taxi drivers will become bus operators or be involved in the maintenance and upkeep of the buses.

In addition, the National Transport Minister has requested his department to review the public subsidy systems which would include the subsidisation of minibus taxis and the introduction of a pilot project which will for the first time introduce a commuter subsidy for people who travel by taxi in the form of discounted fares and other forms of support. More than 60 percent of commuters use minibus taxis while 850 000 of the estimated two million migrant works in the country use unsubsidized public transport. Province and national government structures in collaboration with representatives from the taxi industry are working on a long term process of formalizing and regulating the taxi industry so that it becomes safer, reliable and affordable and the question of public transport subsidies will aid this process as taxi owners may get some relief to afford maintaining the minibus taxi fleet.

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.

PAVEMENTS

The pavements and sections of roads within the Boulevard were dug up as a result of work conducted by Muvoni Weltex on behalf of MTN. Muvoni Weltex cut through the side of Melvill Road to lay a cable for a second communications network. The main cable was put in by MTN who are also drilling under Fricker Road at 300m intervals to accommodate additional cabling. This work was completed at the end of October 2007.

Telkom, Neotel, Plessey and Siemens have also been busy in the area trenching in Hurlingham, Chaplin, Melvill and Fricker Roads installing cables. IBMD has been working tirelessly with these companies in order to get the paving and the ivy re instated to accepted standards.



The Illovo Boulevard is nearing the point where one can do a continuous walk along the pavements from one end to the other unencumbered by construction work.

SECURITY

PPM Security has continued to provide security services in the Boulevard during the period under review. They ensure that 16 baton clockings are undertaken per eight hour shift and that the PSAs 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 Security Forum, chaired by Francois Marais, continues to meet monthly and security issues are shared, problems discussed and solutions implemented.

SAPS Bramley confirmed that crime committed in their area of jurisdiction is high but most incidents occur outside the IBMD district boundaries. It is encouraging to note that recorded major incidents in the Boulevard have been minimal. IBMD is only responsible for the open space of the Boulevard and not private property.

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

Illovo Boulevard crime statistics for both open space and private property -

MONTH	MAJOR INCIDENTS	MINOR INCIDENTS
JANUARY 2007	-	2
FEBRUARY	1	1
MARCH	1	9
APRIL	1	6
MAY	2	17
JUNE	1	16
JULY	-	10
AUGUST	-	1
SEPTEMBER	1	4
OCTOBER	-	3
NOVEMBER	-	7
DECEMBER	-	5
JANUARY 2008	-	4
FEBRUARY	3	22
MARCH	2	12
APRIL	1	12
MAY	1	8
JUNE	3	10
JULY	1	18



CLEANING & MAINTENANCE

Gauteng Cleaners have continued to work extremely well in the open space with basic services such as street sweeping, litter removal, removal of illegal posters and sweeping up leaves. They have also been active in removing weeds, replanting small pockets of ivy, cutting back trees and maintaining the landscaped area of the obelisk. Refuse continues to be removed daily from the district by both Pikitup and Gauteng Cleaners.

They have been invaluable in assisting the IBMD to repaint the road striping particularly around kerbs, circles and triangles in the Boulevard at IBMD cost.

The cleaning crew also attended the cleaner's annual training course which improves their reporting of faults on the streets and their awareness of the area. Certificates are issued to the cleaners on completion of the course.

Refuse bags removed since January 2008 -

Jan – 85	Apr - 412
Feb – 360	May - 382
Mar – 386	Jun - 408
	July - 446

FINANCIALS

The audited Financial Statements for the 2007/08 financial year are available under separate cover.

IBMD DIRECTORS

I would like to welcome Tiisetso Mphenyeko, Regional Manager, Programme & Strategy at Region E at the City of Joburg to the IBMD Board of Directors. She takes over from Yakooob Magda, Regional Director at Region E. Current directors who have agreed to stand for re-election are Bill Ward of Colliers International, Francois Marais of JP Morgan, Andrew Glencross of Equity Estates and myself.

MANAGEMENT TEAM

Lindie La Grange –	Business Manager
Tina White –	Admin, Levies, Property Owner Liaison
Annamarie De Carvalho –	Operations Manager
Yousuf Seedat -	Operations

THANKS

I would like to take this opportunity to extend sincere thanks to my fellow directors for their time and commitment, our members without whom we would cease to exist and the management team for their hard work. Your combined efforts ensure that we maintain a district that is well managed and maintained to a high standard.

G A STEFFNY

