



**ILLOVO BOULEVARD MANAGEMENT DISTRICT
MANAGEMENT REPORT
NOVEMBER 2008**

1. FINANCE

1.1 Debtors Report:

There are no bad debts and any late payments are constantly followed up with the property owners.

1.2 IBMD Levy Collection %

Month	Levy collection %
February	79%
March	90%
April	95%
May	81%
June	92%
July	96%
August	82%
September	73%
October	119%
November	82%

2. OVERVIEW OF 2008

- The balance of the Gordon Institute of Business Science’s R100m extension project was completed in April 2008 which included a parkade comprising 450 – 526 additional parking bays.
- Acucap Investments purchased 5 properties including the northern and southern piazzas. Their tenants at 28 Fricker Road include Saxum Insurance, Jonah Capital and Leopard & Associates.
- Webber Wentzel have expanded their office space to include the AMB building at 18 Fricker Road.
- Development in the Illovo 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.
- The noise levels of generators on certain properties is being monitored and followed up with the relevant property owner in order for them to comply with acceptable levels.

3. PAVEMENTS

- GIBS are reinstating their Melvill Road pavement.
- The ivy is still to be replaced at certain properties after the diggings of Telkom and Neotel that took place this year. This is being followed up with the property owners.

4. STREET LIGHTING

IBMD will supply City Power with the original installation plans for the Illovo Boulevard street lighting in order for them to take over this maintenance.

5. THE BUS RAPID TRANSIT SYSTEM

The following press release was issued by the Rea Vaya Bus Rapid Transit (BRT) System on 28 November after the two public meetings were held:

City starts consultations with Rosebank and Saxonwold residents on Rea Vaya construction

This week the City of Johannesburg initiated its first public meetings in Rosebank and Saxonwold to discuss the Rea Vaya Bus Rapid Transit (BRT) System with residents of the area.

"The aim of these meetings was to begin a process of consultation with these communities; to provide an overview of the proposed BRT system, to present the four alternative solutions investigated so far and, importantly, to create an opportunity for residents to address issues and concerns," says Bob Stanway, the BRT Project Manager.

Construction in the area is set to start around May next year, but only on completion of a comprehensive public participation process.

"A full environmental impact assessment will be conducted, through which these communities will have the opportunity to comment on four technical options proposed for their area," he says.

Stanway explains that the process of consultation will be quite extensive. Community consultants, Bohlweki SSI, will first complete a basis assessment for each area, after which residents will be invited to attend a number of public meetings to raise any issues or concerns.

Following these meetings the consultants will compile a report, which will be up for public review before submission to the Department of Agriculture, Conservation and Environmental Affairs for approval.

"Only on completion of this thorough consultative process will construction commence. We are completely committed to engage and consult with communities to ensure that the new BRT system has a positive impact on everyone," says Stanway."

6. SECURITY REPORT

Current total staff complement: 12

7 x Day shift

5 x Night shift

1 x dedicated IBMD car

- No major crimes were committed in the public space.
- Bramley Police have confirmed that the Illovo Boulevard is one of the safest areas within their jurisdiction.
- An attempted hijacking took place on private property at the Sanlam building at 17 Fricker Road on 13 November.
- The new 36 month security contract for the IBMD has been awarded to the current service provider, Property Protection Management (PPM) and will begin on 1st March 2009. This contract includes the installation of CCTV cameras.
- All Public Safety Ambassadors (PSAs) have been through Kagiso Urban Management's training programme which upgrades their general operations skills as well as their knowledge about the Illovo Boulevard area.

7. CLEANING REPORT

Current staff complement: 4½

1 x Supervisor

3 x Cleaners

½ day Gardener

- Refuse bags removed: 120 which is a total of 774Kg.
- The Cleaning and Maintenance Group has been awarded the new cleaning contract and will be commencing cleaning operations from 1 January 2009.

8. ILLOVO BOULEVARD SECURITY FORUM MEETINGS

The next meeting will take place on Tuesday, 20 January 2009 at 15h00 at the offices of JP Morgan, 1 Fricker Road, entrance in Hurlingham Road, Illovo. The 2009 meetings will take place every second month at JP Morgan's offices. The dates are as follows:

- 20 January
- 17 March
- 19 May
- 21 July

- 15 September
- 17 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

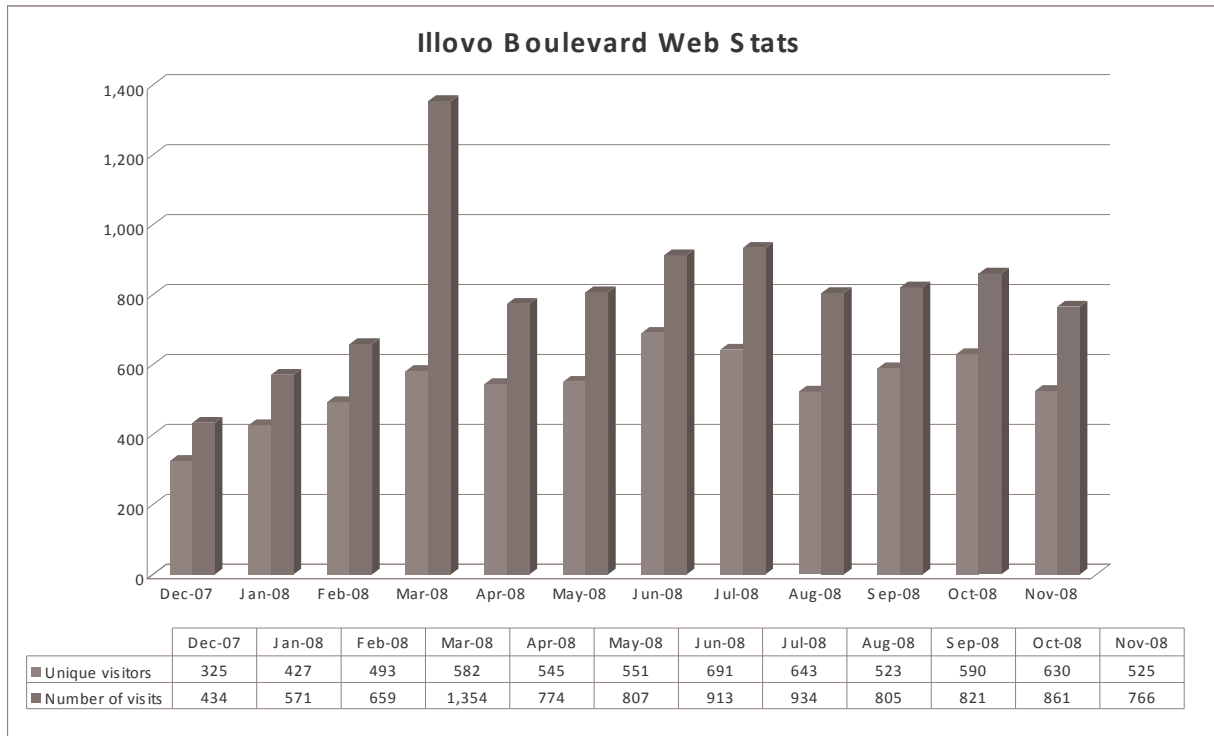
9. MARKETING

9.1 Advertising on the Illovo Boulevard website:

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

9.2 Website: www.illovoboulevard.com

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.



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IBMD Management Team

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