



Minutes of Central SRA Annual General Meeting held at St Georges PE Club 26 September 2023

1. WELCOME

David Edwards (DE) welcomed everyone and thanked them for their attendance.

2. PRESENT

As per the attendance register

3. CONFIRMATION OF QUORUM AND PROXIES

As per the attendance register, it was confirmed that over 23 were in attendance a quorum had been met and the meeting was declared properly constituted.

4. REPORT FROM THE COMMITTEE

Current Board: David Edwards, Jurie Kotze, Colin Dilland, Lauren Nash, Hilary Meyer and Quinten Van Zyl.

One-third to retire by rotation – Jurie Kotze and Colin Dilland retire by rotation, both eligible for re-appointment. Staying on as directors. Nominations for additional Directors – No new nominations, DE confirmed that there are a few parties that may be interested in joining the Board and that the Board may co-opt directors between AGMs

SAFETY AND CRIME

- Accounts for majority of SRA spend
- Two dedicated DPS vehicles in the area 24/7.
- Added 3 new camera locations in the past 12 months. Cumulative capex Weekly meetings with SAPS and Metro Police. Agreed on one intervention per week to increase visibility.
- Need to tackle illegal immigrants with assistance from Home Affairs
- Camera project fully operational R1m.
- Bad buildings remain a massive concern Municipality confirmed all matters are with legal
- SRA assisting with demolition application for 35 Clyde Street
- St Helens recently secured
- Downside resolved
- Need more community involvement –Neighbourhood Watch initiative
- Options being pursued to increase security presence.
- Stephen Moore from Citywide presented a report on action being taken to reduce crime within the SRA.
- Main threats to Central – Empty & hijacked buildings, criminals out on parole, empty spaces such as St Georges Park, Fort Frederick, Trinder Park, and Donkin.
- Need to block off easy access into Central – some have been done already.
- Stop feeding vagrants – this increases crime in the area.
- Engaging with NMU regarding security for the students.

CLEANING AND WASTE

- DE thanked NMBM team Phumelele, Konrad, and Elton from NMBM for assisting the SRA with the waste portfolio and their dedication to Central.
- Collaborative approach –SRA and Metro officials meet every week.
- MBDA SLA terminated in July with no prospect of renewal.
- Decision taken to bring function in-house. Joint collaboration with EP Waste Management
- A team of 6 employees funded by the SRA is doing a great job and able to also tackle one-off projects.
- 14,280 bags have been removed since mid-August, plus-minus 420 per day, by our team of 6 employees. Please note, this is a top-up service and not to remove municipal black bags.
- Fines being issued for non-compliance, zero tolerance for serial offenders. Issued 31 fines/ warnings Jan to June 23.
- Participated in community lead initiatives e.g., Russell Road project – Going strong – thank you to all the role-players.

COMMUNITY DEVELOPMENT

- WhatsApp forums are well supported and provide owners and residents with a forum to raise issues.
- Regular updates and interaction on the Facebook page. Our marketing and information sharing has improved significantly.
- Monthly owner newsletter.
- Heritage guided tours proving very popular with one scheduled tour per month.
- Recent interaction with Parliament Street business forum.

UPLIFTMENT

- Paving repairs–spent R93k on paving repairs and securing problem buildings
- Potholes and road marking ongoing.
- Lighting project –sustainable solutions–over 40 installations completed to date.
- Fencing off exit/ escape routes –R92k spent on securing the area.
- Beautification/ greening

5. CONSIDERATION OF ANNUAL FINANCIAL STATEMENTS

David Edwards presented the annual financial statements, giving a summary of the balance sheet and income statement. The results were noted by the meeting. Financial statements will be uploaded to the website to enable the members to review this information at their leisure. It was agreed to continue to use PKF as the SRA's Auditing company (pro bono).





SRA Tax status

SARS approved tax-exempt status WEF from 2022.

The assessment year 2021 created potential tax liability as SARS failed to process 24c allowance in respect of future expenditure to be incurred.

The assessment year 2022 has been finalized with 24c allowance accepted.

SARS raised tax liability of R488k –R569k including penalties and interest for 2021.

PKF has appealed the assessment and awaits the outcome.

The matter has been escalated to the tax ombudsman.

Financial and budget comments

Income is probably conservative given the 8% increase granted; however, much depends on the rate of collection by the Metro.

The budget excludes anticipated expenses on insourced cleaning which commenced mid-mid-August 2023. Estimate cost at R800k per annum. Possible scope for MBDA contribution?

Depending on collection levels, we may need to reduce security allocation to balance the budget.

Project expenditure –the focus will be on solar lighting to curb the effect of load shedding and stem crime.

The SRA rating amount

A new rating factor implemented from 1 July 2023 of 0,1621% for residential and 0,3242% for Commercial (8% increase on 2022/23).

Residential property with Municipal valuation of R900,000 will pay R119 pm for SRA special levy.

6. CLOSURE

DE thanked the SRA meeting attendees, SRA staff, Municipal officials, City Wide Security, and declared the meeting closed.

