

**CLAREMONT IMPROVEMENT DISTRICT COMPANY
(CIDC)**

**MINUTES OF THE 17TH ANNUAL GENERAL MEETING AND TO CONSIDER THE APPROVAL OF THE FINANCIAL
STATEMENTS AND OTHER MATTERS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2017
HELD AT THE PARK INN RADDISON HOTEL, NEWLANDS ON THURSDAY 9 NOVEMBER 2017 AT 17H00**

1. REGISTRATION

2. WELCOME

David Stoll, CIDC Chairman, welcomed everyone present to the 17th Annual General Meeting of the Claremont Improvement District Company NPC (CIDC)

APOLOGIES

Mike Nixon	NPV Properties
Claire Vaskys	Draper Square
Neil Gadner	Gardner Property Solutions
Councilor Eddie Andrews	City of Cape Town
Sharon Cottle	City of Cape Town
Susan Hall	Vineyard Convenience Centre
Jared Naidoo	Clubwatch
AJ Smith	SAPS
David Damon	U-Turn
Mark Sangster	Securitas

2.1 MEMBERSHIP – RESIGNATIONS AND NEW

David Stoll stated that the CIDC had received no new membership applications for the period under review. He read out to the meeting the CIDC's current membership.

2.2 QUORUM TO CONSTITUTE A MEETING:

The meeting was attended by more than 50% of members present or in proxy and was therefore duly constituted.

3. APPROVAL OF PREVIOUS AGM MINUTES

The minutes of the previous AGM Meeting held on 3 November 2016 were approved as follows:

Proposer: David Stoll (Growthpoint Properties)
Seconded By: Brenda Bibby (JHI Property Group)

4. APPROVAL OF AGENDA

The Agenda was approved as follows:

Proposer: Abdul Kerbelker (Proxy for Mike Nixon – Stadium on Main Investments)
Seconded By: Gavin Hiscock (Eris Properties)

5. CHAIRMAN'S REPORT

David Stoll welcomed everyone to the 17th AGM of the Claremont Improvement District Company (NPC) CIDC and said that it gave him great pleasure to deliver his Chairman's Report.

He said that he was pleased to report that the CIDC, over the last year, under the guidance of Executive Manager, Abdul Kerbelker, has been operating as effectively and efficiently as ever. He said that Abdul's upcoming Executive Manager's overview will show the extent he and key members of his team have been involved in the daily comings and goings in Claremont.

He said that the past year has gone by quickly since the release of the State of Claremont Report. The report was very well received and has been used to showcase Claremont, as a place to locate yourself and your business. This publication will hopefully be updated every 2 / 3 years.

The CIDC is mid-way through its lease at Draper Cottage which expires at the end of January 2018 and will be renewed for a further 3 years.

In Claremont, Crime, Grime and Social issues continues to be the CIDC's focus as it is our responsibility to maintain and improve the environment which daily affects our stakeholders' ability to operate and thrive. He said that he believed that the CIDC has done an outstanding job. In addition to this the CIDC has had several well publicized successes on the social/homeless front.

He went on to say that the CIDC's Financial Statements for the year under review reflects a business on a solid footing with ample reserves. Being a Non-Profit Company, it is the CIDC's objective each year to minimize expenditure and match this with income by way of a levy on the Rates base.

Currently the CIDC has an annual cash flow of R7.5m which is focused entirely on running costs of which, in excess of 70% is spent on Security and Cleaning, as it should be.

For the year under review, the CIDC made a profit of R309, 731 (R697 173) arising largely from the fact that last year the CIDC had a large contribution from the recovery of Retention Debtors (arrears).

In an ideal world the CIDC's reserves should be equivalent to 3 month's work of levies. Theoretically the CIDC has in excess of R2m to invest in Capital projects which upgrade and improve the Claremont CBD to benefit all its Stakeholders.

For a number of years, the CIDC's project of choice has been to get the City of Cape Town to partner with us in upgrading the Claremont Main Road, particularly between Campground Road and Stanhope Road, where there is a need for traffic calming measures and pedestrian crossings. The Executive Manager's report will highlight the number of motor vehicle accidents on Main Road.

David Stoll encouraged those present, if they had any ideas in this respect, to please bring them forward to the CIDC's attention.

Claremont's current vacancies, as reflected by SAPOA at the end of October 2017 are 2.9% with A Grade rentals starting at R185/m². The vacancies are less than half of what they were at the end of February 2016. Cape Town CBD vacancies are down to 10.3% and Cape Town as a whole reflects vacancies of 6.83%. These figures are lower than they have been for years. Compared to the rest of the country, the Western Cape is in a bubble and continues to perform well.

In the last year the Citadel Development was completed and there are still a few other developments in the planning stage or further, in excess of R1bn of developments.

Growthpoint: Draper on Main R160m – Demolition has begun

New Property Ventures: Werdmuller Centre R450m – Tied up with Heritage issues

Redefine : Old Shoprite building – being demolished for retail / student accommodation

Ingenuity: Old Food Lovers Market (closed)

Rawson: Thicket Street – 324 Residential apartments (planning stage)

The CIDC's 2018/2019 budget has been distributed and reflects an 8% increase in gross levies.

The construction of the Claremont Boulevard was a joint venture between the CIDC and the City of Cape Town. The CIDC's contribution was financed by way of a loan with repayments being funded by a separate levy on the CIDC's ratepayers. The loan as at 30 September 2017, stood at R10.7m. It is due to be fully paid by March 2023, when the levy will cease.

David Stoll ended his Chairman's report by thanking the Officials of the City of Cape Town, the CIDC's service providers Securitas and SAPS Claremont. Personally he thanked the CIDC Staff, Abdul Kerbelker, Karen Bailey and Janine van der Stok. He also thanked Ward Councillor Ian Iversen and Paul Williamson of the City of Cape Town as well as his fellow CIDC Directors.

6. NOTING OF AUDITED FINANCIAL STATEMENTS 2016-17

Proposer: David Stoll

Seconded By: Abdul Kerbelker (Proxy for Mike Nixon :New Property Ventures)

7. EXECUTIVE MANAGERS REPORT

Abdul Kerbelker thanked all Stakeholders, Partners and guests present for attending the CIDC's 17 Annual General Meeting.

He said that the CIDC's main focus continues to be Public Safety in partnership with the SAPS and Law Enforcement. He gave a brief overview of the CIDC crime stats for 2017. A slide reflecting the CIDC's response to these crimes in Claremont for the period January 2017 – October 2017 was shown to all present.

He went on to say that the CIDC are proud of its partnership with SAPS Claremont and are able to report 34 arrests for the period January 2017 – October 2017 in partnership with the SAPS.

Road accidents on Claremont Main Road are still a concern and the CIDC are still looking at a partnership with the City of Cape Town to upgrade Main Road.

The CIDC's Urban Management statistics for 2017 reflects 42000 bags of waste collected and removed. 3800 bags of illegal dumping was removed. 273 potholes were reported and fixed. 156 drains were cleaned and 29 drains were unblocked by the CIDC. 4200 pieces of graffiti were removed and 78 street signage was fixed. 432 job opportunities created for 9 homeless people via the CIDC's Urban Management programme in partnership with Straatwerk.

The 2017 retail survey conducted by the CIDC, reflects 317 ground floor retail, with 6 ground floor retail vacancies. The CIDC's Social/Homeless survey reflects 77 homeless staying in and around Claremont.

The CIDC's social media posts reflect 56% general posts, 19% Urban Management posts, 12% Social posts, 11% Security posts and 2% marketing posts.

Over the past year the CIDC hosted the Claremont Chess Festival at Sunclare Square, the Annual Grandparents Tea and were involved in numerous projects for Madiba Day in partnership with SAPS Claremont and the Claremont CPF.

The Claremont Main Road and its lack of a pedestrian plan remains a challenge as well as the indecision around Werdmuller Centre.

He went on to report that currently there are 39 CIDs in Cape Town. Since the inception of CIDs in 2001, the City of Cape Town has collected a total of R2.1 billion via CID levies. This shows that ratepayers have given the CID initiative a resounding thumbs up. The CIDC is on record as having the best payment ratio at 113% for the last financial year.

Abdul Kerbelker ended off his presentation by thanking the City of Cape Town Officials, the CIDC Board, the CIDC's partners SAPS Claremont and Law Enforcement, Securitas, Janine van der Stok, Lydia van der Merwe and all the staff at the CIDC for their contribution over the past year.

8. APPROVAL OF IMPLEMENTATION PLAN 2018/2019

Proposer: David Stoll (Growthpoint Properties)
Seconded By: Gavin Hiscock (Eris Properties)

9. APPROVAL OF BUDGET 2018-2019

Proposer: Brenda Bibby (JHI Property Group)
Seconded By: Abdul Kerbelker (Proxy for Mike Nixon : New Property Ventures)

10. APPOINTMENT AUDITORS

Proposer: David Stoll (Growthpoint Properties)
Seconded By: Brenda Bibby (JHI Property Group)

11. APPOINTMENT OF COMPANY SECRETARY

Proposer: David Stoll (Growthpoint Properties)
Seconded By: Abdul Kerbelker (Proxy for Mike Nixon : New Property Ventures)

12. RESIGNATION AND RE-ELECTION OF DIRECTORS

David Stoll, Neil Gardner and Brenda Bibby resigned but were re-elected to the CIDC NPC Board.

Proposer: Gavin Hiscock (Eris Properties)
Seconded By: Abdul Kerbelker (Proxy for Mike Nixon : New Property Ventures)

13. ADDRESS BY COUNCILLOR MARK KLEINSCHMIDT: WARD 60 & DEPUTY CHAIR – SUSTAINABILITY AND RESILIENCE

Councillor Mark Kleinschmidt welcomed all present to the CIDC AGM and on behalf of the City of Cape Town, thanked Abdul Kerbelker and the CIDC Board for affording him the opportunity to address the Claremont Stakeholders on Water Resilience.

He referred to an article in the Cape Argus of 9 November 2017, with the headline “In water denial? Sorry to burst your bubble” which highlighted the fact that water scarcity is a global challenge.

Cllr Kleinschmidt said that The City of Cape Town is prepared for a worst-case scenario and that the Critical Water Shortages Disaster Plan for the City is an actively managed set of preparedness and implementation plans for sectors, such as Water and Sanitation, Fire Services, Metro Police, Traffic Services, City Health, Recreation and Parks,

Social Development and Early Childhood Development, as well as various other critical and supporting services, communication protocols and decision processes.

The plan is designed to account for changing conditions in time, particularly those relating to the available supply of the Western Cape Water Supply System (WCWSS) including water use by agriculture and other municipalities from the main supply dams.

Cllr Kleinschmidt went on to say that the Claremont Improvement District is a role model for the City of Cape Town and mentioned the Waterwise buildings in Claremont such as

- **The Citadel**
Water and electricity meters measure and manage consumption
- **Grove Exchange**
Operating 64% more efficiently than industry in terms of water usage
- **Vineyard Hotel**
In the past five years, approximately R5.5-million has been spent on water-saving technology and equipment
- **Montclare Place**
Has more than halved its water consumption over the past six months
- **Claremont Taxi Rank – Public Toilet**
Waterless urinal installed

Cllr Kleinschmidt gave an excerpt of the Executive Mayors speech in which she said that “..we will not let Capetonians down and our Water Resilience Plan is progressing to make sure of that”. He also gave an excerpt of the Executive Director for Safety and Security’s message to all Capetonians in which he said “...The drought and actions required to get Cape Town through a difficult time are everyone’s responsibility, and while the City will continue to lead this process, all residents are going to need to contribute and to take leadership in their own communities”

Cllr Kleinschmidt continued to say that the City is currently implementing Phase 1 of water rationing which includes operation actions such as water rationing through limiting supply and advanced pressure management.

He said that dam levels since 2014 have dropped each year with dams being at 100.8% during 2014, 73.7% in 2015, 61.9% in 2016 and 37.4% as at September 2017.

He ended off his presentation by terming the current water crisis, the “New Normal” and said that the City of Cape Town required all hands to be on deck in order to beat the current drought situation.

14. GENERAL / Q & A

Q : Andreas Nel enquired about the recycling bins which were removed from Draper Square and how to go about having it returned.

A: Cllr Kleinschmidt responded by saying that the City of Cape Town promotes recycling and that this request should be taken up directly with the Ward Councillor for Claremont.

Q: Les Salo questioned whether the public will be held responsible for the City’s desalination plans. He also stated that SA Breweries are a major water user and questioned how many litres of water is being used by them per day.

A: Cllr Kleinschmidt responded that South Africa is the lowest in the world in paying for water and admitted that costs to the citizens of Cape Town will rise exponentially.

Abdul Kerbelker responded to the question directed at SA Breweries and said that SA Breweries are not using from the City of Cape Town’s water supply.

Q: Keith Edwards referred to page 20 of the CIDC AGM pack and questioned the rise in Advertising costs compared to the previous year

A: David Stoll responded that the rise in Advertising costs were owing to the State of Claremont report issued in 2016, which is used as a tool to promote Claremont. This publication will be renewed every 2 / 3 years.

Q: Keith Edwards referred to the state of roads in Claremont and also referred to busses driving down Draper Street.

A: Abdul Kerbelker responded that the digging up of roads for fibre optic cables is a huge problem not only in Claremont but around the rest of the City of Cape Town. He said that in Claremont, the CIDC were trying to manage the situation with the help of the City of Cape Town.

Regarding busses driving down Draper Street, Abdul Kerbelker responded that this issue was raised in the quarterly Integrated Management Advisory Committee Meeting for Claremont which takes place on a quarterly basis. Via this meeting, the issue was brought to the attention of Golden Arrow bus services.

Q: Razzaq Lagkar suggested that the CIDC consider employing the services of Law Enforcement around pedestrian challenges in the Claremont Main Road and that the redesigning of Main Road be looked at as a long term solution.

A: Abdul Kerbelker responded that the CIDC is currently employing two Law Enforcement Officers and that the issues around pedestrian challenges in Main Road, was not behavioural and that an engineering solution was required. Cars need to get the message that they share the road with pedestrians.

15. CLOSING

The meeting was adjourned at 18h44