ANNEXURE

Van Riebeeckshof
HOME OWNERS ASSOCIATION

May 2025

This Chairperson's report and the Annual Financial Report (audited) covers the period 1 March 2024 to 28 February 2025.

OFFICE BEARERS

CHAIRPERSON:
Nicolene van Niekerk

TRUSTEES:
Erina Veldsman - Communication
Johan Bester – Security
Talana Crous – Environment
Marléne Janse van Vuren - Environment
Thelouise van der Merwe - Architecture
Emil Scheepers - Legal

MANAGING AGENT:
Jeremy Petersen (Nolands)

ARCHITECTURAL CONSULTANT:
Danie de Wet

INTRODUCTION

In this report, I propose to provide feedback on what the Trustee team has achieved in this regard. The management of the Van Riebeeckshof Master Homeowner`s Association (MHOA) predominantly rests on the following pillars: Security, enhancing the natural beauty of our environment and maintaining the upmarket architectural integrity of the development.

REPORTS ON TRUSTEE PORTFOLIOS

Security

With a negative economic environment, the scourge of criminality and vagrants has seen an increase. The Trustees realize that these factors have a direct impact on all residents in Van Riebeeckshof. The management of both crime prevention and vagrancy are the remit of the South African Police Service and the City of Cape Town`s municipal services. For this reason, all residents are responsible for ensuring their own personal and their property`s security.

The MHOA Trustees have accepted the responsibility of entering an SLA with Fidelity-ADT as the Security contractor to provide security services to the Van Riebeeckshof area to supplement the security services provided by SAPD and the COCT Metro Police.

To enhance the security of the Van Riebeeckshof area the following steps were initiated:

- An objective security specialist (Mr. Frans Jacobs) was contracted to conduct an areawide security assessment. His mandate was to provide the Trustees with recommendations on steps that could be taken to enhance the security of the Van Riebeeckshof area in support of security measures that owners in the area have already taken.
- Following the report by Mr. Frans Jacobs, a community meeting was held on 17th September 2024 to present the recommendations to the community.
- To enhance the existing security measures, the following security measures have been taken:
    - A motion detection camera was installed at the top of Uiterwyk Street to monitor the gate into the Majik Forest (adjacent to the parking area).
    - Motion detection lights have been installed along the entire length of the 2,2km security fence.
    - An SLA has been concluded with Fidelity-ADT (Technical) to maintain the security fence infrastructure (following the non-performance of the previous contractor).
    - An SLA has been concluded with Eden Landscaping to maintain the weed growth along the security fence (following the non-performance of the previous contractor).
    - In cooperation with Chianti Villas a motion detection camera has been installed at the top of Middelvlei Street that monitors the "Renoster Veld."
    - In cooperation with La Veritas Estate, an overview camera has been installed to monitor the traffic in Koelenhof Road (towards the Majik Forest Centre).
    - The LPR camera that functions on solar power (placed at the traffic light) has been replaced by an upgraded LPR camera to monitor suspicious vehicles. In cooperation with the owners of the Majik Forest Centre, this camera is now placed strategically to monitor the access of traffic into van Riebeeckshof from the traffic light.

Special thanks to Mr. Frans Jacobs for his guidance and recommendation that the Trustees have followed and implemented. However, the management of security infrastructure in support of other security measures is a moving target that is monitored and adapted as the need is identified.

<u>Environment</u>

The green belts in Van Riebeeckshof are registered as *public open spaces* and the COCT is responsible to maintain these areas. As COCT has limited capacity, the focus of the environment portfolio has been to actively manage the SLA with Eden Landscaping to beautify these areas. However, it needs to be noted that the ecological reality of the van Riebeeckshof area can be described as Renosterveld. The potential for planting trees in areas that form part of "wind channels" (or are waterlogged and seep into connected wetlands in winter), is limited. For this reason, it is essential to reinstate vegetation that is endemic to the VRH area.

The green belt area between Middelvlei and Boschendal streets is home to a small endangered Renosterveld area. The Trustees have made a special arrangement with Eden Landscaping to provide maintenance services in this critically endangered area. With the guidance of Ms. Marléne Janse van Vuren (Trustee), a knowledgeable employee (Mr. Dauadi Muli) works in the Renosterveld (and the immediate vicinity) on a 1 -day-a-week basis). We are fortunate to also have members of the WildFlower Stepping Stones Project (WSSP) (Anel Botha and André Venter) who volunteer their time and effort to guide the maintenance and ecological conservation of the Renosterveld area. They also provide guidance to Dauadi who is involved in removing the alien vegetation. This has the additional benefit that all security and potential vagrant incidents are identified if active in the area.

Areas referred to as "Wild Flower Stepping Stones" are identified where rare or endangered flora grow, and are managed by the wider WildFlower Stepping Stones Project (Northern Suburbs). These areas are permanently demarcated to indicate to the COCT where they do not mow the grass. The main benefits of

creating the "WildFlower S*teppingstones"* is to give endangered flora time to grow and propagate, and to allow for feeding of specific associated pollinators (e.g., butterflies, endemic bees etc.) to the area that help with pollination.
During the flower season (winter), mowing of the green areas are also stopped to allow for wider flora e.g. daisies to propagate.

The first "WildFlower Walk" in association with the WSSP was conducted in the Boschendal Renosterveld on 7 September 2024, with more than 20 attendees. Apart from a variety of very special plants, our area is also home to 7 wild orchid species.

For 2025-26 the following focus areas have been identified and will be receiving ongoing attention:

- Removal of alien vegetation that endangers endangered flora species.
- Design and placing educational information boards in the green belt areas.
- Development of seep and stormwater catchment areas in the green belt areas and re- introducing indigenous species in such areas.

Although the traffic island in Van Riebeeckshof Road (below Protea Valley Church) falls outside the area managed by the MHOA, it has a direct impact on residents. In 2023 the COCT removed several Grey Poplar trees but neglected to apply herbicide to stop future regrowth. This necessitates that herbicide must be applied to the leaves of the poplar sprouts to ensure that regrowth is stopped. We are very thankful to a local resident (Mr. Leonard Henning of Henchem) for providing the necessary herbicide in addressing this problem and assisting with limiting the spread of Kikuyu grass in the Renosterveld!

Architecture

Maintaining the architectural standards in van Riebeeckshof is part of the process to maintain the up-market standards of our area. However, changes to the rules need to be made from time to time. In the most recent amendments made to the Architectural Standards, changes have been incorporated into the Rules to provide for the installation of external geysers, subject to conditions.

For 14 years Mr Freddie van Rensburg has been the Architectural Consultant who approved and guided many owners when selling or initiating building projects. Due to ill health, Freddie has unfortunately had to step down. We are fortunate to welcome Mr Danie de Wet (Architect) that has accepted this role formerly performed by Freddie.

A single uncompleted house development in Uiterwijk Street currently remains a challenge. It is hoped that a potential buyer may be found to complete the building. Although negotiations are ongoing, no finality has been reached. We thank Mr Richard Dixon (a member) for his efforts as an attorney acting on behalf of the VRH MHOA.

Members are reminded that all proposed structural changes and additions to their property need to be provided to the Managing Agent of the VRH MHOA prior to the initiation thereof. Should you wish to do building operations, please ensure that you file building plans for pre-approval for consideration. In case of uncertainty, please contact the Managing Agent.

Members are reminded to familiarize themselves with the Rules that apply when repainting your house. The Rules of Conduct are available on our website www.vanriebeecskhof.co.za.

Communication

Our aim is to keep our homeowners informed with regards to relevant information and feedback on issues that have an impact on our area. It has been identified that WhatsApp is a more appropriate communication medium when communicating. For this reason, newsletters are only distributed when there is a specific need. News of a general nature is also circulated by the Van Riebeeckshof Valley NPC, that is distributed to all members. All news flashes and important communiques are distributed by our Managing Agent (Nolands) and are also available on our website.

Please visit our website www.vanriebeeckshof.co.za for all the latest & historic correspondence.

Finance

The 2025/6 budget is attached as an Annexure.

Legal

The involvement of legal remedies is regarded as a last resort when all other options have been exhausted. The uncompleted property in Uiterwyk Street is such a case. Notwithstanding negotiations, the property would be sold to a new owner and proved unsuccessful. We thank one of our members (Mr. Richard Dixon) who is acting as the MHOA`s attorney on a pro bono basis.

INTEGRATION INTO THE WIDER COMMUNITY

Van Riebeeckshof is part of a wider community of Homeowner Associations in the area. For this reason, the van Riebeeckshof MHOA forms part of the Van Riebeeckshof Valley Non-profit Company (NPC) that serves as an overarching coordinating body. The bodies forming part of the NPC are:

- Van Riebeeckshof MHOA.
- Oude Westhof MHOA.
- Kanonberg HOA.
- Protea Valley RPA.
- Various smaller gated communities` HOA`s.
- The Tygerberg Wetlands Association.
- Contributions by Noble Property Fund (owners of the Majik Forest Centre).

The focus areas of the VRHV-NPC are the following:

- Clearing of litter

  Due to the pedestrian traffic along the entire Van Riebeeckshof Road, littering is particularly noticeable at the Majik Forest entrance (below the Majik Forest shopping Centre) and at taxi-ranks along the route. To ensure that our environment from the Jip de Jager intersection along the entire Van Riebeeckshof Road remains litter-free, a contractor has been appointed to clear any litter on a weekly basis. Picking up litter left by pedestrians is an ongoing challenge.

- Security cameras

  To enhance the security in the area, the NPC has installed traffic monitoring cameras along Van Riebeeckshof Road. This enables the identification of stolen vehicle number plates. Should a vehicle be listed as stolen or involved in criminal activity, such a vehicle will be identified, and a central monitoring office (Welgemoed CID) be alerted. Fidelity-ADT is alerted to provide the necessary response.

- Beautifying the area

  For the last number of years, the focus has been on beautifying the traffic islands in van Riebeeckshof Road, and the planting of indigenous trees along van Riebeeckshof Road. COCT has donated >100 trees

that have been planted and are being maintained by regular watering in the summer months and pruning when needed.

The Van Riebeeckshof MHOA pays a monthly fee to form part of the NPC. These fees form part of the existing monthly levies received from members.

The Tygerberg Wetlands Association

The Tygerberg Wetlands Association manages the Tygerberg Wetlands in cooperation with COCT. This is a large, enclosed area along van Riebeeckshof Road that borders several MHOA`s in the area. This area is part of the COCT`s open public space but was neglected for many years. This wetland forms part of an aquafer system flowing from Tygerberg through the Wetlands to the Majik Forest and beyond. It is, however, overgrown by invasive Grey Poplar trees. The focus is on preserving this natural heritage for future generations, and it is foreseen that the Grey Poplar trees will over time be replaced by indigenous trees that naturally grow in the area.

CLOSING

The Van Riebeeckshof MHOA Trustees have committed themselves to:

- To continue the current trend to protect the capital value of the investment done by owners and to maximize their return on investment.
- To ensure proper financial management to keep levies at a reasonable level during difficult financial times.
- To improve the general appearance and safety of the area.

A special word of thanks and appreciation to the following service providers for their services to the MHOA:

- Our Managing Agents (Ms Anel van Wyk and Mr Jeremy Petersen of Nolands).
- The Fidelity-ADT (Mr Sean Pigden and his personnel).
- Eden Landscaping (Mr Gerrit van Schalkwyk and his personnel); and
- Our Architectural Consultants (Mr Freddie van Rensburg and Mr Danie de Wet).

A very special word of thanks to my fellow trustees for providing their time and dedication to the community in the interest of the MHOA.

Nicolene van Niekerk
CHAIRPERSON
Date: 6 June 2025