

**THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

Please read the Notice carefully and if you are unable to attend the Annual General Meeting please complete and return the enclosed Proxy Form in accordance with the specified directions. If you have sold or transferred your apartment/property, you should pass this document, together with the accompanying Form of Proxy, as soon as possible to the purchaser or transferee or to the person through whom the sale or transfer was made for transmission to the purchaser or transferee.



**DURBAN POINT WATERFRONT MANAGEMENT ASSOCIATION**

**NOTICE OF MEETING**

**ANNUAL GENERAL MEETING**

Rocpoint House, 15 Timeball Boulevard, Point Waterfront, Durban

THURSDAY, JUNE 29, 2017, 16H00

# Notice of Annual General Meeting

## **Durban Point Waterfront Management Association**

REGISTRATION NO.: 1998/001781/08

Rocpoint House  
15 Timeball Boulevard  
Point Waterfront  
Durban, 4001  
PO Box 38073, Point, 4069  
Telephone: (031) 332 1099  
Email: [epillay@tsebo.com](mailto:epillay@tsebo.com)

### **DEAR MEMBER**

I extend an invitation to you to attend the 2017 annual general meeting ("AGM") of the Durban Point Waterfront Management Association ("DPWMA") to be held in the Boardroom, Ground Floor, Rocpoint House, 15 Timeball Boulevard, Point Waterfront, 4069 on **Thursday, 29 June 2017 at 16h00**.

This is your opportunity to meet and interact with members of the DPWMA Board of directors, regarding the Association's performance and receive a firsthand account of DPWMA's mission to be a world class facility and fulfil our responsibilities to all stakeholders.

*Included in this document are the following:*

- The notice of AGM, setting out the resolutions to be proposed, minutes of the previous meeting and the agenda.
- Proxy form.

Yours faithfully  
*Chairman - DPWMA*

19<sup>th</sup> June 2017

# Notice and Agenda



## Durban Point Waterfront Management Association

REGISTRATION NO.: 1998/001781/08

Notice is hereby given that the annual general meeting of the Durban Point Waterfront Management Association will be held in the Boardroom, Ground Floor, Rocpoint House, 15 Timeball Boulevard, Point Waterfront, 4069 on Thursday, 29 June 2017 at 16h00 for the items as per the agenda below.

If you are unable to attend, you are able to exercise your right as a member to take part in the AGM by completing, signing and returning the enclosed proxy form forty-eight (48) hours before the AGM.

Any motions for deliberation by the AGM should be submitted in writing by 21 June 2017.

## Agenda

1. **WELCOME**
2. **APOLOGIES**
3. **QUOROM**

Note: A quorum for a general meeting shall be 3 (Three) Members entitled to vote, personally present, or if a Member is a Corporate entity, represented provided always however that, during the Development Period, 1 (One) of such Members must be the Developer (which will be an individual authorized thereto by the Developer)

4. **CHAIRMAN'S REPORT**
5. **ANNUAL FINANCIAL STATEMENTS**  
ORDINARY RESOLUTION NUMBER 1

To receive and consider the annual financial statements of the Association for the year ended 31 December 2016.

6. **APPOINTMENT OF AUDITORS**  
ORDINARY RESOLUTION NUMBER 2

The appointment of an auditor

7. **ELECTION OF DIRECTORS**  
ORDINARY RESOLUTION NUMBER 3

To note the nominated Directors in terms of the Memorandum of Incorporation of the Durban Point Waterfront Management Association.

# Form of Proxy

## Durban Point Waterfront Management Association

REGISTRATION NO.: 1998/001781/08

**Form of Proxy** – for use at the Annual General Meeting (“AGM”) to be held in the Boardroom, Ground Floor, Rocpoint House, 15 Timeball Boulevard, Point Waterfront, 4069 on Thursday, 29 June 2017 at 16h00.

“I/We \_\_\_\_\_

of \_\_\_\_\_ being a Member/Members of the

above-mentioned Association, hereby appoint \_\_\_\_\_ of

\_\_\_\_\_ or \_\_\_\_\_ failing

him, \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ or failing him, the Chairman of the

meeting as my/our proxy to vote for me/us on my/our behalf at the annual general, (as the case may be) meeting of the

Association, to be held on the \_\_\_\_\_ and at any adjournment thereof.

Unless otherwise instructed, the proxy will vote as he thinks fit.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2017

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE

NAME OF MEMBER

A Member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend, speak and vote in his stated. The proxy needs to be a Member of the Association.

Only five months have passed since the last AGM have been concluded. Durban Point Development Company (DPDC) confirmed that preparation work for the project to extend the promenade will commence mid-August 2017 and phase 1 of the proposed development is expected to be launched by the end of this year and construction is expected to commence early in 2018. The rehabilitation of the sewer line along Mahatma Gandhi is still ongoing. DPWMA is putting pressure on the contractors to have all work completed before the holiday season in December.

## Point Development program

### **DPDC**

The installation and upgrading of bulk infrastructure commenced in September 2016 along Mahatma Gandhi Street and Camperdown Road. The work along Camperdown Road has been completed, but work along Mahatma Gandhi is ongoing, as the waterline installation is following the sewer-line rehabilitation. It is foreseen that construction of Phase 1 would commence early in 2018.

### **12 Browns Road (Bond Square)**

Work is ongoing. Conditional partial occupation was obtained from the City during the current year.

### **East Point**

East Point has been completed.

## Corporate affairs

Sizwe Ntsaluba Gobodo is the current auditors for the DPWMA.

The current directors are:

*Mr. B Soban of Durban Point Development Company  
Director*

*Mr. KD Matthias of Durban Point Development Company  
Director*

*Mr. G Jacobson of Durban Marine Theme Park,  
Director*

*Mr. N Steyn as the Point Precinct Resident,  
Director*

*Mr C Hall of Point Watersports Club  
Director*

## Management and Operations

The Association's business, under the guidance of its elected Board, is to control, manage and administer Public Areas within the Point Waterfront and to monitor the development for the benefit of all stakeholders. To achieve this, the Board appoints a management team, to facilitate and assist with matters related to each service, to receive and make recommendations and suggestions and to direct any specific requests to the Board. The Board, as such, sets the policy and appoints management and staff to carry out the policy and the day-to-day administration of Point Waterfront.

In furtherance of this the Board may:

- Hire, contract or assign officials or companies to carry out services.
- Raise funds to accomplish their duties by way of levies or other means such as levying a fee for the use of the canal or for private functions.
- Appoint individuals or committees as required for advice or assistance.
- Make rules to regulate the conduct of members for the benefit of all.
- Impose financial penalties for non-compliance when appropriate.
- Re-negotiate contracts in order to cater for changing circumstances.

Umongi Facilities Management, appointed by the Board to manage its' assets, continues to provide an effective service in ensuring the members achieve value for money for their investment. The Security, Cleaning and Landscaping Service Providers, who are based on site, continue to meet the desired levels of service as depicted on the Service Level Agreement measurements. Other service providers include the Electrical Maintenance and the maintenance of the Electronic Surveillance Systems.

## Challenges

The following on-going challenges are being addressed as and when required:

- Taxis and Buses. Despite various meetings held with role-players (Taxi Associations, Metro Police, eThekweni Transport Authority and Enforce Security), the behaviour of Taxi Drivers remain a problem. Even after escalating the problem to Chief Constable Nzama, the problem prevails. Once the sewer-line rehabilitation has been completed, Taxis and buses will be moved out of the Point inner area and only allowed along Mahatma Gandhi.
- Vagrants. The presence of Vagrants within the Point area is symptomatic of social-economic conditions in the country and Durban. These people are constantly being removed from the Point, but due to the lack facilities to deal with them, they just keep on moving back.
- Illegal Fishing (in the canal). The incidents of illegal fishing in the canal have decreased considerably.

- Noise Pollution. DPWMA is sensitive to this conflictual issue as, on the one hand, you have owners/tenants that wish to have peace and quiet over a weekend and, on the other hand, you have businesses (Clubs) that need to operate and young people that are looking for entertainment. DPWMA has been trying to facilitate between the different parties. We have been in contact with the Club Owners, Metro Police, SAPS, Health Department and Complainants, in trying to find satisfactory solutions to the potential conflicts. Members are reminded that this area is distinctly zoned as a “Mixed Use Zone”, and not an exclusive residential zone. Where no suitable solution could be found to satisfy all parties, the matters have been passed on the City (Health Department and Metro Police) to further investigate. Various meetings and correspondence took place between The Sails and DPWMA with regards to the Sugar Reef Club. The Club produced the required licences and these have been submitted to the City for verification. At the time of preparing this statement, no confirmation was received.
- Speeding Vehicles. The installation of speed tables has been completed. These seem to have the desired effect.

## Canal Management

Apart from the aesthetic appeal of the canal, the canal acts as a conduit to carry sea water from Seaworld back to the ocean. As such, the canal is a semi-closed eco-system and water exchange is limited to that returned from the aquarium. Due to the canal being semi-closed, nutrients are following the on-going cycle of feeding plankton (animal and plant), plankton die-off, decay and feeding new plankton.

During warmer and still weather conditions, plankton growth increases, resulting in reduced water clarity or murky water. During cooler weather conditions, the productivity is drastically reduced, resulting in clearer water. During rains the water is cooled down, nutrients are flushed out and the salinity of the water may be reduced. All these factors contribute to lower plankton productivity and even the die-off of plankton, which in turn results in clearer water as dead plankton would sink to the bottom of the canal and subsequently, under the correct conditions, decay to form nutrients that will feed the plankton.

The above cycles of clear and murky water do not affect the water quality in terms of suitability to support aquatic life, as tests done by the CSIR indicate that the water quality remains ‘excellent’ under all conditions. Many sea-creatures are dependent on plankton in order to survive! Next time when you see murky water, imagine all the millions of microscopic plants and animals breeding and feeding the eco-system.

It is anticipated that the construction work, at what is currently known as Parking B, will impact on canal activities in the area. Plans are underway to move the mooring point for gondolas and paddle boats to the main amphitheatre on the corner of Browns and Timeball Boulevard.

## Civil and Electrical Infrastructure

Investigations are currently underway to determine the viability of maintaining the Water Icon. This structure and pumps have become very expensive to maintain and alternatives are being considered to replace this.

## Promoting Durban Point

Durban Point has lately been used in a number of movie shoots. These took place with the authorisation of both DPWMA and the City's events department.

## Precinct Enforcement and Security

Precinct Security is one of the main service drivers for the DPWMA due to the previous reputation of the Point area in Durban. Although crime in public areas is still very low, crime in and on Private Properties remain a reason for concern. It needs to be noted that the Point Precinct still remain one of the areas within Durban with the lowest crime rates. Indications are that the majority of crime incidents are opportunistic in nature and very seldom falls into the category of organised crime. In order to address crime on Private Properties, a document was circulated to all residents reminding them of basic security measures to be implemented.

### Security feedback:

There have been very little serious crime incidents during the last three months until the end of May. Six incidents were drug related, while two vehicles were stolen. The following table summarises the serious crimes for the period:

Serious Offences	Mar 17: Private	Mar 17: Public	Apr 17: Private	Apr 17: Public	May 17: Private	May 17: Public	Ave.
Robbery Aggravated							
Robbery Common							
Drug Offences		2		1		6	3.00
Assault GBH							
Assault Common							
Burglary Bus/Res							
Rape							
Attempted Rape							
Murder/death							
Attempted Murder							
Theft of m/v		1			1		0.67
Theft of m/v (Attempted)	1			1			0.67
Theft out of m/v							
Theft out of m/v (Attempt)							
Hijacking							
Theft Common	1						0.33
<b>TOTAL</b>	<b>2</b>	<b>3</b>		<b>2</b>	<b>1</b>	<b>6</b>	<b>4.67</b>



## **Financials**

Financially, DPWMA is very stable and managed to remain within budget. See the AFS included. DPWMA ended the previous Financial Year with expenses in line with the budget. Global Business Firms has been handed over for debt collection. A summons has been issued and sent to the sheriff for execution.

## **Conclusion**

We strive to continue the high Service Levels in the area and appreciate your support and look forward to another exciting year!

Further, I wish to thank the Umongi FM team for their dedication in maintaining a high standard and to the Board Members and Durban Point Development Company for their valuable support given.

**Chairman**  
**Durban Point Waterfront Management Association**