



**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 24, 2021, 16H00

Notice of Annual General Meeting - 2021

# 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

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## **DEAR MEMBER**

I extend an invitation to you to attend the 2019 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, 24 June 2021 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.

# 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, 24 June 2021 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 17 June 2021.

### 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. APPOINTMENTS AND RESIGNATIONS**
- 5. MINUTES OF THE PREVIOUS MEETING**
- 6. CHAIRMAN'S REPORT**
- 7. APPOINTMENT OF AUDITORS**
- 8. ANNUAL FINANCIAL STATEMENTS**

ORDINARY RESOLUTION NUMBER 1

To receive and consider the annual financial statements of the Association for the year ended 31 December 2020.

# 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, 24 June 2021 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 \_\_\_\_\_ 2021

\_\_\_\_\_

\_\_\_\_\_

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.

Due to lockdown restrictions, there was no AGM during 2020. Since the last AGM held in 2019, Tsebo Smart took over all services at DPWMA through a tender process. The handover was smooth with no hiccups. Then Covid-19 happened early in 2020. Since almost all service providers were registered as essential service providers, all services, except for landscaping, continued during the first level of lockdown. During level 4, additional landscaping staff members were deployed to make up for level 5.

## Corporate affairs

Sizwe SNG Grant Thornton is the current auditors for the DPWMA.

The current directors are:

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

*Mr. N Pillay of Durban Marine Theme Park,  
Director*

*Mr. D Hayman as a Point Precinct Resident,  
Director*

*Mr V Ramdass as a Point Precinct Resident,  
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.

## Precinct Enforcement and Security

On 1 July 2019, Thorburn Security took over all security services within the Point. To further enhance security, the manpower has been increased by one additional day and night officer. There has been a considerable drop in serious crime over the past two years.

### Security feedback:

Serious Crimes within Durban Point is at an all-time low. This is due to, amongst others, the following:

- Increased training for security officers
- Implementation of a NPRS – Number Plate Recognition System
- Increase in security officers
- Working closely with SAPS and Metro Police
- Lockdown and curfews

For comparison, the 2018/2019 stats and the 2021 stats have both been included.

### 2018/2019 Serious Crimes

Serious Offences	Nov 18	Nov 18	Dec 18	Dec 18	Jan 19	Jan 19	Feb 19	Feb 19	Mar 19	Mar 19	Apr 19	Apr 19	Ave.
	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	
Robbery Aggravated													
Robbery Common													
Drug Offences		3		5	1	1		4		5		2	3.50
Assault GBH													
Assault Common										1			0.17
Burglary Bus/Res													
Rape													
Attempted Rape													
Murder/death					1								0.17
Attempted Murder													
Theft of m/v				1		3	1	2	5	4		2	3.00
Theft of m/v (Attempted)				1				1				1	0.50
Theft out of m/v													
Theft out of m/v (Attempt)													
Hijacking													
Theft Common		2			1		1						0.67
<b>TOTAL</b>		<b>5</b>		<b>7</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>7</b>	<b>5</b>	<b>10</b>		<b>5</b>	<b>8.00</b>

### 2021 Crime Stats

Serious Offences	Jan 21	Jan 21	Feb 21	Feb 21	Mar 21	Mar 21	Apr 21	Apr 21	May 21	May 21	Ave.
	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	
Robbery Aggravated											
Robbery Common											
Using Hard Drugs											
Assault GBH											
Assault Common			1								0,2
Burglary Bus/Res											
Rape											
Attempted Rape											
Attempted Murder											
Theft of m/v							2			1	0,6
Theft of m/v (Attempted)							1			1	0,4
Theft out of m/v											
Theft out of m/v (Attempt)											
Hijacking											
Theft Common	1		2								0,6
<b>TOTAL</b>	<b>1</b>		<b>3</b>				<b>3</b>			<b>2</b>	<b>1,8</b>

## Point Development program

### Promenade Construction

The construction of the promenade has been completed.

### New Passenger Terminal

The construction of the Terminal is on schedule for completion in August 2021, although indications are that the terminal will only open towards the end of 2022.

### Sewer line rehabilitation

The rehabilitation of the sewer line is scheduled to be completed in October 2021, although the contractor pointed out that this date is dependant on spares arriving from overseas in time. The final completion date is mid-December 2021.

## Water line

The contractor (Icon Construction) already completed work within Durban Point. Road rehabilitation will be done by CSV (Sewer Line Contractor) only once they completed the sewer line rehabilitation towards the end of October 2021.

## Challenges

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

- Construction Work. Ongoing construction work within the area is responsible for most other challenges. Due to road closures, various routes had to be changed as temporary measure. As previously mentioned, according to the City, all construction work should be completed and roads rehabilitated early in December 2021. During the widening of Mahatma Gandhi Road some optical fibre cables were damaged. The contractor agreed to refund DPWMA for all repair costs.
- Taxis and Buses. Both Taxi and Bus-routes remain a problem. DPWMA has had meetings with other role-players (SAPS, Metro Police, Taxi Association and Bus Associations) in an attempt to address the behaviour of drivers. Our security also submits details of drivers misbehaving to both Metro Police and the relevant associations.
- Vagrants. Vagrants remain a problem. Some have been caught breaking and entering private properties. The culprits have been handed to SAPS.
- Sewer Smell. The current sewer line rehabilitation forms part of addressing this problem. Further upgrades are also planned once the sewer line has been completed. We have recently had a problem where some building basements were flooded with sewage. It was found that only one out of five of the sewer pumps were functional. A second pump has since been repaired and the repairs of the remaining pumps are underway.

## Canal Management

The canal is being maintained as per service level agreements. There are currently a number of mooring rights for the use of the canal. Mooring Fees are charged by DPWMA to supplement income through levies. DPWMA, Ushaka and SAAMBR are working together to manage the fish in the canal and water tests are being carried out every second month to ensure the water quality remains within acceptable standards.



## Civil and Electrical Infrastructure

Infrastructure is being maintained as per the Service Level Agreement.

## Financials

Financially, DPWMA remains stable. Levies have not been increased during the past two years. See the AFS included. In terms of levies, three sites/buildings are currently in arrears:

1. Global Business Firms. Currently just over one million rands (R1'000'000) in arrears. Summons have been issued by the DPWMA attorneys and Global indicated that they will head to court.
2. Huntrex (Waterfront Hotel). Currently over six hundred thousand (R600'000) in arrears. This is being handled by the DPWMA attorneys.
3. Suntop (Cape2Cairo). Currently R57'000 in arrears. They entered into a payment plan after falling into arrears during 2020. They are currently up to date as per the plan.

The Grant in Aid payments for the years 2018/2019 and 2019/2020 have not been received. The City indicated that Grant in Aid payments are technically not allowed in terms of the municipal finance act for the Durban Point application. They are working to find an alternative method to pay their contribution.

## Conclusion

We would like to thank every member of the Management Association for their support throughout the year and we are looking forward to serve you for another year. Thank you also for the team on the ground for your contributions.

## Chairman

### Durban Point Waterfront Management Association