



**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 23, 2022, 12H00

Notice of Annual General Meeting - 2022

# 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: [Sureiyak@tsebo.com](mailto:Sureiyak@tsebo.com)

## **DEAR MEMBER**

I extend an invitation to you to attend the 2022 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, 23 June 2022 at 12h00**.

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, 23 June 2022 at 12h00 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 20 June 2022.

### 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 2021.



# 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, 23 June 2022 at 12h00.

“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 \_\_\_\_\_ 2022

\_\_\_\_\_

\_\_\_\_\_

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.

The past year has, once again, been a dramatic one. We experienced the following events during the period which, directly or indirectly, impacted Durban Point:

- Riots in July 2021. These had far-reaching implications for the country and, more specifically, Kwa-Zulu Natal.
- Covid disrupted operations all over the world. This seems to be subsiding and the world is returning to normality.
- Flooding in KZN impacted almost everyone to a certain degree in April 2022 and the side effects can still be widely seen as many roads have still not been repaired. Several lives were lost, and properties destroyed.
- On a more positive note, we have also seen construction work in Mahatma Gandhi being completed and the MSC Cruise Terminal opened with cruises returning.
- The effects of war in Ukraine is having a negative impact all over the world.

## 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 to cater for changing circumstances.

## Precinct Enforcement and Security

During the riots, the security complement has been increased by five (5) officers' day and night for a total compliment of 15 officers during the day and 16 at night, including the dog and handler. Serious crimes remained low and static with very few incidents on public property.

Working relationships between DPWMA and other law enforcement agencies are working in the favour of DPWMA in assisting to limit crime within the area.

For comparison, both the 2021 and the 2022 crime statistics stats are shown below:

### 2021 Serious Crimes

Serious Offences: Jan 2021 to May 2021										
Serious Offences	Jan 21	Jan 21	Feb 21	Feb 21	Mar 21	Mar 21	Apr 21	Apr 21	May 21	May 21
	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.
Robbery Aggravated										
Robbery Common										
Assault GBH										
Assault Common			1							
Burglary Bus/Res										
Rape										
Attempted Rape										
Attempted Murder										
Theft of m/v							2			1
Theft of m/v (Attempted)							1			1
Theft out of m/v										
Theft out of m/v (Attempt)										
Hijacking										
Theft Common	1		2							
<b>TOTAL</b>	<b>1</b>		<b>3</b>				<b>3</b>			<b>2</b>

## 2022 Crime Stats

Serious Offences: Jan 2022 to May 2022										
Serious Offences	Jan 22	Jan 22	Feb 22	Feb 22	Mar 22	Mar 22	Apr 22	Apr 22	May 22	May 22
	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Pub.
Robbery Aggravated										
Robbery Common		1								
Assault GBH										
Assault Common						1				
Burglary Bus/Res			1							
Rape										
Attempted Rape										
Attempted Murder							1			
Theft of m/v			1	1			1			
Theft of m/v (Attempted)							1			
Theft out of m/v										
Theft out of m/v (Attempt)										
Hijacking										
Theft Common			1		1					
<b>TOTAL</b>		<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>			

## Point Development program

### **New Passenger Terminal**

The construction of the Terminal has been completed towards the end of 2021 and Metro Police is assisting with traffic control during peak hours.

### **Sewer line rehabilitation**

The rehabilitation of the sewer line has been completed in 2021, with snags being addressed early in 2022.

### **Water line Installation**

The installation was completed, and road rehabilitation done over November 2021 to January 2022.

## Challenges

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

- Taxis and Busses. The challenges with Taxis and Busses have been reduced with Mahatma Gandhi being opened after construction work. DPWMA continues to interact with other role-players (SAPS, Metro Police, Taxi Association and Bus Associations) to address the behaviour of drivers. Our major challenge with especially Taxis is urinating in public. This is addressed through the various associations.
- Vagrants. Vagrants remain a problem. Since this is a socio-economic problem, DPWMA interact with various City Departments to address this.
- Sewer Smell. The current sewer line rehabilitation did not have the effect that the City was hoping for. Challenges within the Sewer Pump Station are ongoing, and the City is considering the option of reinstating the old sewer plant to alleviate problems experienced at the new station.

## Canal Management

The canal is being maintained as per service level agreements. The summer of 2022 saw an unprecedented level of algae growth. The algae growth also resulted in the appearance of hydroids in the outflow (weir & storm water drains) systems, requiring regular cleaning and jetting to remove.

## Civil and Electrical Infrastructure

Infrastructure is being maintained as per the Service Level Agreement. The support structure of the pedestrian bridge over the canal near the Quays show some signs of rust. Work will commence in June 2022 to rehabilitate.

## Financials

Financially, DPWMA remains stable. Levies have not been increased during the past three 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 & four hundred thousand rands (R1'400'000) in arrears. Global is defending the summons that our attorneys have filed against them. A replication order was filed on 10 March 2022. Our attorneys are waiting for a date for the pre-trial conference before the pre-trial notice can be applied for.



2. Huntrex (Waterfront Hotel). Currently over one million (R1 '100'000) in arrears. This is being handled by the DPWMA attorneys. Investec has brought a liquidation order against Huntrex. Huntrex is defending the action currently through the Constitutional Court.
3. The Palms. Currently in arrears of three hundred thousand (R300' 000) The account was handed over for collection in April 2022. Summons have been issued. Legal costs have been billed to the debtor. Interest raised as per policy.

The City contributions to DPWMA is up to date for the year 2020/2021. The 2021/2022 invoice will be submitted during July to include the period up to June 2022.

## Conclusion

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

## Chairman Durban Point Waterfront Management Association