



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, JULY 27, 2023, 12H00

Notice of Annual General Meeting - 2023

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@dpwma.com

DEAR MEMBER

I extend an invitation to you to attend the 2023 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, 27 July 2023 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, 27 July 2023 at 12h00 for the items as per the agenda below.

If you are unable to attend, you can 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 July 2023.

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 2022.



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, 27 July 2023 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 _____ 2023.

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, not been an easy year. The ongoing load-shedding affected everyone directly or indirectly. We have seen an increase in inflation (CPI) and, as a result, interest rates were increased by the SARB. For a number of reasons, the Rand weakened against most major currencies.

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*

Mr A Mia as a Point Precinct Resident

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

Durban Point is, once again, one of the safest areas within the greater eThekweni region. The below serious offences statistics (2022 versus 2023) show that crime is mostly related to vehicle thefts from private properties.

DPWMA continues to enjoy a good working relationship with both South African Police Services and Metro Police.:

2023 Crime Statistics

Serious Offences: Jan 2023 to May 2023										
Serious Offences	Jan 23	Jan 23	Feb 23	Feb 23	Mar 23	Mar 23	Apr 23	Apr 23	May 23	May 23
	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.
Robbery Aggravated										
Robbery/Theft										
Using Hard Drugs										
Assault GBH/Common										
Burglary Bus/Res										
Rape										
Attempted Murder										
Theft of motor vehicle	2	1		1	1		1	1		1
Theft out of vehicle										
Hijacking										
TOTAL	2	1		1	1		1	1		1

2022 Crime Statistics

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.	Publ.
Robbery Aggravated										
Robbery/Theft		1								
Using Hard Drugs										
Assault GBH/Common						1				
Burglary Bus/Res			1							
Rape										
Attempted Murder							1			
Theft of motor vehicle			1	1			1			
Theft out of vehicle										
Hijacking										
TOTAL		1	2	1		1	2			

DPWMA/City contract

After operating for several years without a valid contract with the City, a new Letter of Appointment was issued by the City, valid for three years. The details of the Service Level Agreement are still being negotiated.

Challenges

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

- Taxis and Busses. Meetings are being held with both the Taxi Associations and law Enforcement agencies to address the behaviour of taxi drivers.
- Vagrants. Vagrants remain a problem. Since this is a socio-economic problem, DPWMA interact with various City Departments to address this.

Canal Management

Signage around the canal have been upgraded with the assistance of SeaWorld. This is an ongoing project.

The hammerhead sharks have reached the ideal size to be released back into the ocean. Hammerheads are an endangered and protected species. The shark enclosure will be cleaned and maintained before new juvenile sharks will be introduced.

Most of the lighting around the canal have been upgraded to LED lights. This process will continue until all lights have been replaced.

Civil and Electrical Infrastructure

Infrastructure is being maintained as per the Service Level Agreement. All pedestrian bridges around the canal have been refurbished during the past year.

Damaged decking across from the amphitheatre in Browns Road has been replaced with non-slip tiles.

Financials

Financially, DPWMA remains stable. After not increasing levies for four years, the board approved an increase during 2022 for the 2023 year. See the AFS included. In terms of levies, three sites/buildings are currently in arrears:

- 1 Global Business Firms. Arrears (31/12/2022 – R 1 748 000 ; 01/06/2023 – R2 041 000) The matter is with the DPWMA attorneys. We have now received an indication from the Registrar of the Gauteng High Court that they require the Defendant to Discover before they will allocate the matter a Trial date.
- 2 Huntrex (Waterfront Hotel). Arrears (31/12/2022 – R 1 532 000 ; 01/06/2023 – R1 900 000) This is being handled by the DPWMA attorneys. Investec has brought a liquidation order against Huntrex. Huntrex is defending the action currently.
- 3 The Palms. Arrears (31/12/2022 – R 475 000 ; 01/06/2023 – R 740 000) 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 Liquidation is in Progress

The City contributions to DPWMA is up to date. The 2022/2023 invoice will be submitted during July to include the period up to June 2023.

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