

ITEM NUMBER: C 33/05/20

**RECOMMENDATION FROM THE EXECUTIVE MAYOR TOGETHER WITH THE MAYORAL COMMITTEE: 19 MAY 2020**

**MC 30/05/20 APPLICATION TO EXTEND THE TERM OF MAITLAND CITY IMPROVEMENT DISTRICT (MAITCID) FROM 1 JULY 2020 TO 30 JUNE 2025**

It is **RECOMMENDED** that:

- (a) in terms of section 15 of the Special Rating Area By-law, 2012, as amended, the extension of the Maitland City Improvement District (MAITCID) term from 1 July 2020 to 30 June 2025, be approved
- (b) the Maitland City Improvement District's new 5-year Business Plan for the period 1 July 2020 to 30 June 2025, be approved
- (c) the City of Cape Town imposes the levying of an additional rate on properties in the MAITCID from 1 July 2020 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.



DATE: 2020 -05- 19

REPORT TO: URBAN MANAGEMENT PORTFOLIO COMMITTEE

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**1. ITEM NUMBER MC 30/05/20**

**2. SUBJECT**

**APPLICATION TO EXTEND THE TERM OF MAITLAND CITY IMPROVEMENT DISTRICT (MAITCID) FROM 1 JULY 2020 TO 30 JUNE 2025**

**AANSOEK OM DIE TERMYN VAN DIE MAITLAND-STADVERBETERINGSDISTRIK (MAITCID) VAN 1 JULIE 2020 TOT 30 JUNIE 2025 TE VERLENG**

**ISICELO SOKWANDISWA KWEXESHA LOKUSEBENZA KWESITHILI SOPHUCULO LWESIXEKO SASE-MAITLAND UKUSUSELA NGOWO-1 KWEYEKHALA 2020 UKUYA KOWAMA-30 KWEYESILIMELA 2025**

**L3523**

**3. DELEGATED AUTHORITY**

In terms of Section 15 of the Special Rating Area By-law, 2012, as amended and the SRA Policy 2017

This report is FOR DECISION BY

- Committee name** : Urban Management (for support)
- The Executive Mayor together with the Mayoral Committee (MAYCO)
- Council

**4. DISCUSSION**

The Maitland City Improvement District (MAITCID) was established in 2010 and is now applying for their third term renewal as the current term expires on 30 June 2020.

In terms of Section 15 of the Special Rating Area By-law - promulgated as per Provincial Notice No.7015/2012 as amended (SRA By-law), Council received an

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application to extend the term of the MAITCID from 1 July 2020 to 30 June 2025 (attached as annexure A).

The new Business Plan consists of a Motivation Report that defines the need and framework required to provide the top-up municipal services, an Implementation Plan proposing relevant action steps to implement the services and the 5-year Budget which reflects the funding required to provide these services (attached as annexure B).

The Business Plan proposes a continuation of the same services as implemented during previous years with a 9.7% increase in the Budget in the first year and there after a year on year increase of between 7.6% and 8.4% without compromising service delivery.

The MAITCID budget is funded by the property owners and collected by the City in a sustainable manner as additional rates. This is as per the Municipal Property Rates Act (MPRA) section 22 which facilitates some cross subsidisation as contributions are proportionately based on property values. The additional rates' are modelled and capped to ensure affordability and sustainability in continued service delivery.

Chapter 1 of the SRA By-law requires that property owners are included in a consultation process before the renewal application is submitted to the City. Accordingly, the Annual General Meeting (AGM) held on 29 October 2019 was advertised in two daily newspapers on 4 October 2019 and a notice with the agenda was sent to all property owners (refer annexure C). The term extension formed part of the agenda of the AGM and all relevant documents were made available through the MAITCID website to all property owners.

The term extension as per the new MAITCID Business Plan (1 July 2020 to 30 June 2025) was supported and approved by the members unanimously of the MAITCID as per the AGM draft minutes (refer annexure D) as informed through the successes achieved in the previous term as evidenced in the Chairman's Annual Report.

The proposed term extension was circulated to all relevant Service Departments requesting them to review the new Business Plan to ensure service delivery compliance in terms of the IDP.

4.1. Financial Implications  None  Opex  Capex

Capex: New Projects

Capex: Existing projects requiring additional funding

Capex: Existing projects with no additional funding requirements

4.2. Policy and Strategy  Yes  No

4.3. Legislative Vetting  Yes  No

4.4. Legal Compliance

4.5. Staff Implications  Yes  No

4.6. Risk Implications  Yes  No

## 5. RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that:

- a) Council approve, in terms of section 15 of the Special Rating Area By-law, 2012, as amended, the extension of the Maitland City Improvement District (MAITCID) term from 1 July 2020 to 30 June 2025.
- b) Council approve the MAITCID `s new 5-year Business Plan for the period 1 July 2020 to 30 June 2025.
- c) The City of Cape Town imposes the levying of an additional rate on properties in the MAITCID from 1 July 2020 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) Die Raad ingevolge artikel 15 van die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig, goedkeuring verleen vir die verlenging van die termyn van die Maitland-stadsverbeteringsdistrik (MAITCID) van 1 Julie 2020 tot 30 Junie 2025.

- b) Die Raad die MAITCID se nuwe vyfjaarsakeplan vir die tydperk 1 Julie 2020 tot 30 Junie 2025 goedkeur.
- c) Die Stad Kaapstad met ingang van 1 Julie 2020 die heffing van 'n bykomende tarief op eiendomme in die MAITCID instel ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004.

Azigunyaziswanga: isigqibo seseBhunga:

Kundululwe ukuba:

- a) IBhunga maliphumeze, ngokwecandelo 15 loMthetho kaMasipala ongeeRhafu eziZodwa wango-2012 olungisiweyo, ukwandiswa kwexesha lokusebenza kweSithili soPhuculo saseMaitland (MAITCID) ukususela ngowo-1 kweyeKhala 2020 ukuya kowama-30 kweyeSilimela 2025.
- b) iBhunga maliphumeze isiCwangciso seNdlela yokuSebenza seminyaka emihlanu se-(MAITCID) kwisithuba esisusela ngowo-1 kweyeKhala 2020 ukuya kowama-30 kweyeSilimela 2025.
- c) ISixeko saseKapa masimisele umrhumo olixabiso elongezelelekileyo kwiipropati ezikummandla weMAITCID ukususela ngowo-1 kweyeKhala 2020, ngokungqinelana necandelo 22(1)(b) loMthetho wobuRhulumente boMmandla ongamaXabiso eePropati zikaMasipala (MPRA), uMthetho 6 ka-2004.

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**ANNEXURES**

- Annexure A: Application letter
- Annexure B: MAITCID Business Plan for the period 1 July 2020 to 30 June 2025
- Annexure C: AGM advertisements and notice with the agenda
- Annexure D: MAITCID AGM draft minutes

**FOR FURTHER DETAILS CONTACT**

NAME	Eddie Scott	CONTACT NUMBER	021 400 1872
E-MAIL ADDRESS	Eddie.Scott@capetown.gov.za		
DIRECTORATE	Urban Management	FILE REF NO	

**Approval Form**  
Supported for inclusion on the agenda



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STAD KAAPSTAD

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**APPLICATION TO EXTEND THE TERM OF THE MAITCID**

**Report Reference:** 514841  
**Meeting:** Section 79 Portfolio Committee - Urban Management  
**Meeting Date:** 04.05.2020  
**Meeting Venue:** Council Chamber  
  
**Contact Person:** Eddie Scott  
**Contact Telephone:** 0214001872  
**Contact Email:** EDDIE.SCOTT@CAPETOWN.GOV.ZA

Item	Section	Approver	Approval	Approved Date	Approver Comments
01	Author	EDWARD SCOTT	Approved	01.04.2020 12:44:32	
02	Director	EDWARD SCOTT	Approved	01.04.2020 12:48:34	
03	Executive Director	Philemon Mashoko	Approved	02.04.2020 12:39:50	
04	Legal Compliance	Joan Mari Holt	Approved with Comments	06.04.2020 08:44:51	Certified as legally compliant based on the contents of the repo

**ECS Officer:**



MAITLAND CITY IMPROVEMENT DISTRICT NPC  
REG No: 2010/014354/08

Attention: Mr E Scott

Directorate: Urban Management  
CID Department  
City of Cape Town  
8th Floor  
12 Hertzog Boulevard  
CAPE TOWN  
8000

30 January 2020

Dear Sir,

**RE: Application for the extension of term of the Maitland City Improvement District (the "MAITCID")**

1. The Maitland City Improvement District NPC hereby wish to apply for City Council approval of the extension of the CID term for the period 2020 – 2025.
2. This application is made to Council in terms of Section 15(b) of the City of Cape Town's: Special Rating Areas By-Law, 2012, as amended (the "By-law"), read together with the City of Cape Town's: Special Rating Areas Policy, 2017.
3. The key objectives and functions of the new Business Plan are:
  - 3.1. Improving Public Safety by proactive visible patrolling and cooperation with existing SAPS and City of Cape Town Law Enforcement efforts as well as other security service providers in the area;
  - 3.2. Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces;
  - 3.3. Managing existing and new public infrastructure for the future benefit of all the users of the area;
  - 3.4. Facilitating investment to the area and building investor confidence;
  - 3.5. Promoting the MAITCID as a safe, clean and environmentally sustainable environment;

- 3.6. Supporting and promoting social responsibility in the area; and
- 3.7. Sustaining effective management of the MAITCID area.

4. In support of the application, the following compulsory documentation is attached:

- 4.1. The new Business Plan (Motivation report, Implementation plan and Budget), marked "A";
- 4.2. Advertisements and notices of the AGM, marked "B"; and
- 4.3. Resolution as per the draft AGM minutes, marked "C" that stipulating:
  - o the approval of the new 5-year Business Plan; and
  - o the approval to continue for a further 5-years.

We trust that this application will meet with the City Council's approval and thank you for your kind consideration thereof.

Yours faithfully,



**G Lohrentz**  
**MAITCID Manager**  
**On behalf of the Maitland City Improvement District NPC**



**MAITLAND CITY IMPROVEMENT DISTRICT  
BUSINESS PLAN**

**1 JULY 2020 – 30 JUNE 2025**

FOR THE

**CONTINUATION AND ONGOING MANAGEMENT**

OF THE

**MAITLAND CITY IMPROVEMENT DISTRICT NPC**

(NPC Reg. No. 2010/014354/08)



Prepared by:

The Maitland City Improvement District NPC

Cnr Camp & Voortrekker Road, Maitland, 7405

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## A. MOTIVATION REPORT

### Introduction

The Maitland City Improvement District (MAITCID) was formally established in 2010 providing top up public safety and urban cleaning services in close cooperation with the City's Cleansing and Law Enforcement Departments as well as the SAPS to regain the cleanliness of the area and safety of property and business owners and the community.

Maitland is situated along several important transport networks connecting the Cape Town city bowl to the rest of the city. The most important being the railway line that runs through the middle of the suburb and the N1 freeway that is situated on its northern boundary. The location is further enhanced by its proximity to the M5 arterial, the N2 and the Cape Town International Airport. It is surrounded by other commercial and industrial nodes such as Ndabeni, Paarden Island and Epping. Notwithstanding this prime location the Maitland business and property owners constantly find themselves at a crossroads. On the one hand, the area experienced a degree of investment, while on the other, it suffers service-related problems, densification and congestion which not only seriously threatened the success of the area, but has the potential to impact negatively on businesses and investments as the area and may lead to urban degeneration. C

Maitland is also situated adjacent to areas undergoing regeneration, such as Woodstock and Salt River. It therefore experiences overspill developments. Its proximity to markets, its concentration of labour, and the existence of economic infrastructure makes this an area with the potential for strong economic growth. Maitland is also part of the Voortrekker Road Corridor and lies within the Voortrekker Road Corridor Integration Zone (VRC IZ). "The vision for the VRC IZ is "The VRC IZ with its abundant job opportunities, high quality public transport connectivity, extensive social facilities and diverse residential options offers a wealth of opportunities for residents, visitors and neighbours seeking a vibrant and affordable urban experience." Within the VRC IZ, Maitland forms one of the Prioritised Local Areas of the City of Cape Town envisaged to provide urban planning interventions to support the potential of the area.

With its term renewal imminent, the MAITCID is repositioning itself to address the significant impact of large volumes of commuters in the CBD area and the associated potential for urban decay, traffic congestion, littering and increased opportunities for crime that may impact the entire MAITCID area. In the light of these challenges the MAITCID aims to continue to motivate property owners to enhance their investments and work closely with the City of Cape Town to upgrade its facilities along this important corridor.

**Company:** Maitland City Improvement District NPC (MAITCID)  
**Registered Office:** Cnr Camp & Voortrekker Road, Maitland, 7405

**MAITCID Board:** Helen Brown (Chairperson) - Name Badges - helen@namebadges.co.za  
 Avi Milstein -A&D Distributors - atar.ct@mweb.co.za  
 Shaughnn Emmenes -Kellcor House - investa@netactive.co.za

**Auditor:** C2M Chartered Accountants  
**Accountant:** Nicolene Cooke's Accounting Services  
**Company Secretarial Duties:** C2M Chartered Accountants

**MAITCID Management Company:** Geocentric Information Systems CC  
 No 2 12th Street  
 Elsie's River Industrial  
 7490  
 info@geocentric.co.za  
 www.geocentric.co.za  
 083 255 7657

**Contact Details:**

CID Manager	084 309 6078
Control Room	021 565 0900
Email	enquiries@maitcid.co.za
Website	www.maitcid.co.za

### MAITCID Area

The MAITCID boundary is depicted in the map below. It includes properties along Voortreker Road and those bounded by the railway line in the south. The area starts at the Black River in the west and continues along Voortreker Road up to the railway bridge at Kensington in the East. To the north the area is bounded the M5, Royal Road, Coronation Road and properties facing onto Voortreker Road from east to west along the corridor.



### MAITCID Mission

It is the mission of MAITCID to continue the implementation of its turn-around strategy to halt the urban degeneration of the area and create a safe and attractive business district.

### MAITCID Vision

The vision of MAITCID is to establish and maintain a safe, clean, well-managed Central Business District that attracts and retains business investment and activities in the area.

### MAITCID Goals

- Improve Public Safety significantly by proactive visible patrolling and cooperation with existing SAPS and City of Cape Town Law Enforcement efforts as well as other security service providers in the area.
- Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
- Manage existing and new public infrastructure for the future benefit of all the users of the area.
- Protect property values.
- Attract new investment to the area.
- Support and promote social responsibility in the area
- The sustained and effective management of the MAITCID area.

### Proposed Services

In order to address these needs the MAITCID will be directed to address six main focus areas namely:

- a) The management of the MAITCID operations;
- b) The provision of public safety and security measures in the public areas only;
- c) The cleaning, greening and maintenance of the public spaces in the area;
- d) In co-operation with the relevant City of Cape Town departments, actions will be taken to address and monitor urban management issues related to the public infrastructure in the MAITCID;
- e) Through constructive partnerships with all the role-players in the MAITCID a recycling initiative will be implemented to improve the sustainability of the businesses and potentially create employment opportunities and social upliftment in the area; and
- f) Marketing and promotional efforts will be undertaken to promote the MAITCID as a well-managed and functioning business and residential node.

### Consistency with Integrated Development Plan (IDP)

The Integrated Development Plan of the City rests on 5 pillars and the MAITCID supports these pillars as follows:

- **The Opportunity City.** The MAITCID is working towards the continuous development and improvement of the urban environment through public safety, cleaning, urban management as social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities.
- **The Safe City.** The primary focus and therefor budget allocation for the MAITCID is aimed at improved public safety in the public spaces within the MAITCID boundary. The MAITCID therefor directly supports a Safe City.

- **The Caring City.** The MAITCID supports the City's Social Upliftment Strategies to find lasting solutions for Social Development, which includes supporting individuals to move from the street into places of safety, support NGOs that provide social services and where possible create employment opportunities.
- **The Efficient City.** The MAITCID supports the functions of the City through the delivery of coordinated top-up municipal services and communicates with the various line departments which facilitates streamlined communication and service delivery with the City.
- **The Well Run City:** The MAITCID's governance structures ensure an open and transparent approach in the way public money is used for the benefit of the community.

### Improving Public Safety

In order to improve safety and security the MAITCID will develop a comprehensive and integrated public safety plan for the area in conjunction with an appointed service provider. These actions will include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders

The MAITCID initiative and the inherent security situation of the area require the deployment of public safety patrol officers to adequately secure the public areas. Such a deployment can be expensive to implement and therefore the focus of the public safety plan is on roaming vehicles and foot patrols with the highest number of resources deployed during day-time operations between 06:30 and 17:30 when most businesses are operational in the area. Considering the contributions from other stakeholders such as the SAPS and safety and security efforts from the City of Cape Town the following public safety and security plan is proposed for the MAITCID. This plan involves the deployment of Public Safety Patrol Officers (similar to the concept of Neighbourhood Safety Ambassadors) and a future public CCTV surveillance system to provide a reassuring presence on streets 7 days a week.

### Public Safety Patrol Officers

The public safety patrol officers are brightly uniformed ambassadors that help to maintain an inviting and comfortable experience by serving as additional "eyes and ears" for local law enforcement agencies. They are the face of the area. Typically, they get to know their neighbourhood and community very well and often serve as a first point of contact for emergency needs, help law enforcement to maintain order and provide an additional deterrent to crime through their consistent coverage and visibility. Public Safety Patrol Officers are equipped with two-way radios and walk or



patrol the area at key times of the day. They become an integral part of general law enforcement, often being the ones to identify public safety issues and form an extension of the SAPS and the local authority law enforcement. A small group of well-trained public safety patrol officers have proven to be very successful in securing an area through active engagement with all people in the precinct. Additional training of patrol officers is required to become knowledgeable on issues such as public safety and reporting, first aid and first-responder training, communication skills and homeless outreach services. Beyond basic training the Public Safety Patrol Officers develop a keen awareness and information of specific neighbourhood safety issues including drug trade, gang presence, poverty, social issues, criminal activity and behaviour. If required patrol officers also provide walking escorts to people entering businesses early or staff leaving work late or elderly and vulnerable people feeling insecure.

It is proposed that 4 public safety foot patrol officers be deployed in the MAITCID, Monday to Friday between 06:30 and 17:30. When specific operations are underway, the MAITCID mobile public kiosk will serve as a public contact point within the MAITCID and serve as a reporting point for the patrol officers. In addition, the area will be patrolled by two public safety patrol vehicles on a 24 hour/7 days a week basis. The public safety deployment will be supported by a comprehensive radio and communications network linked to a supporting control room to be supplied by the service provider.

#### The public safety plan includes

- 4 x public safety patrol officers patrolling the area on foot, Monday – Friday during the day-time (06:30 – 17:30).
- 2 x public safety patrol vehicles patrolling the area on a 24/7 basis.
- 1 x mobile command post
- Radio communications network.
- Centralised Control Room and CCTV monitoring
- CCTV camera network to comprise of cameras and monitoring as set out in the implementation plan time scale.

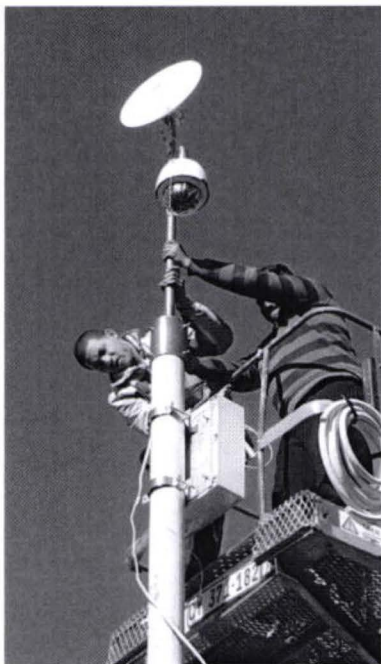
#### Assistance from the City of Cape Town

The MAITCID will further enhance its public safety initiative through close cooperation with the Safety and Security Directorate of the City of Cape Town to link in with their initiative to support a safer public environment. This effort will be focused on utilising the services of Law Enforcement officers from the City of Cape Town in the area. These services are often made available to CIDs by the City of Cape Town. These officers:



- Can enforce compliance with By-Laws and Policies
- Have powers of arrest
- Can Issue appropriate fines for the transgression of City By-laws
- Enhance safety and security in the MAITCID

### CCTV Surveillance Project



The proposed budget and business plan also incorporate the continuation of the CCTV surveillance programme whereby the initial capital expenditure for the implementation of strategically placed surveillance cameras have been completed and the current network of cameras will be maintained over the next 5 years. The cameras assist in acting as a deterrent and assist in the monitoring of areas that are difficult to or less frequently patrolled by foot patrollers and patrol vehicles. The cameras also assist in directing foot patrollers and patrol vehicles to specific problems when detected.

### Operational security forum

In order to facilitate an integrated approach, the MAITCID will continue to participate in the safety and security forum in association with the appointed security service provider. These actions will include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders

This forum encourages the involvement of members of the MAITCID, property owners, tenants, businesses and representatives of the above-mentioned organisations. Operational and response protocols are governed and decided upon at an operational forum convened to oversee safety and security initiatives within the area. This forum serves to share pertinent crime information as well as trends or emerging threats. The forum should ideally be attended by the following stakeholder groups:

- The preferred private security service provider – employed by the Improvement District
- The cleansing supervisor of the Improvement District
- The local SAPS Commander
- Metropolitan Police Services
- Law Enforcement Services
- Traffic Services
- A representative of the Community Policing Forum and Neighbourhood Watch
- Representatives of other private security companies operating within the area.

### Perimeter security and security applications

Existing property owners and businesses should be encouraged to improve existing security applications on their property. This includes initiatives to encourage property owners and businesses to secure their perimeters as the MAITCID public safety service provider may only operate in the public space.



## Area Cleaning and Urban management

Most established Improvement Districts that have appropriate budgets available to deploy the services of a dedicated public cleaning service to provide the “top-up” or additional cleaning services required in their areas. To establish the most effective cleaning plan the strategy will support existing waste management services, identify specific management problems and areas and assist in developing additional waste management and cleaning plans for the area.



The plan will be executed by establishing a small team to:

- Decrease waste and grime in the area through a sustainable cleaning programme.
- Provide additional street sweeping, waste picking and additional refuse collection in all the public areas.
- Removal of illegal posters, graffiti and stickers from non-municipal infrastructure.

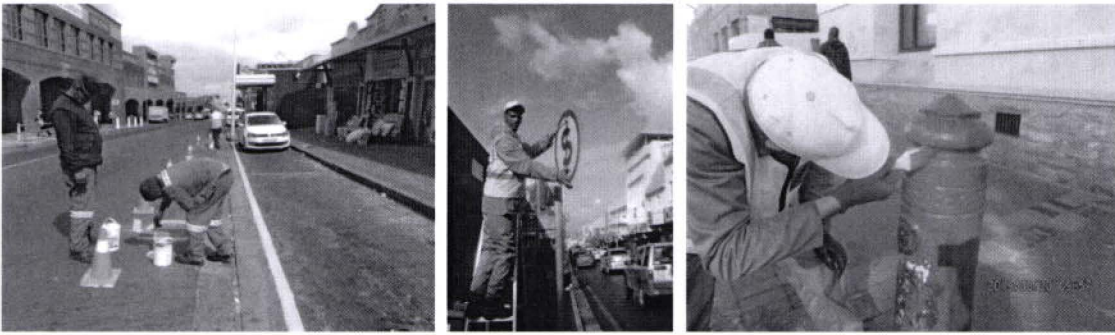
Urban infrastructure will be improved by:

- Developing and implementing a plan to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs.
- Coordinating actions with the relevant City of Cape Town’s departments to address infrastructure defects. This will be done through specific liaison with departments and officials in addition to the reporting and monitoring of repairs identified by the CID Manager.
- After a base level of repair and reinstatement has been achieved the MAITCID team will implement local actions to correct minor issues.

In addition, the urban management team will in consultation with the relevant City Departments assist with:

- Graffiti removal from non-municipal infrastructure where possible.
- Removal of illegal posters and pamphlets from public spaces and non-municipal infrastructure as noted in the MAITCID Implementation Plan part 4-7.
- Painting of road markings and correction of road signs.
- Greening, tree pruning and landscaping.
- Kerb, bollard and paving reinstatements.
- Storm water drain cleaning where required.





The cleaning contingent will deploy the team in various areas and rotate through the MAITCID. Team members can be recruited from homeless people seeking gainful employment and training can be facilitated to improve their skills and potential utilisation. The cleaning and urban maintenance team includes:

- 4 x urban management workers per day. The shifts will be run Monday to Friday
- 1 x urban management supervisor (may be the CID manager)

The following equipment will be required:

- General cleaning equipment such as spades, picks, etc.
- General maintenance tools such as scrapers, paint brushes, spanners etc.
- Materials such as paint, cement, cold asphalt and cleaning materials such as plastic bags which will be acquired as needed and within budgetary limitations.

### Recycling Initiative

The City of Cape Town's Solid Waste Department have embarked on various recycling projects incorporating waste drop-off facilities completely dedicated to recycling and/or the appointment of waste recycling companies that support the collection and recycling of waste from businesses. The MAITCID will embark on processes to develop and facilitate similar facilities and initiatives for the Maitland area in support of the need for recycling programs.



### Social responsibility

The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The MAITCID will coordinate social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, all relevant social welfare organisations and institutions. Once the Social Intervention Plan has been finalised the MAITCID management will assist to facilitate and monitor the strategy and implement social

rehabilitation. Social intervention and development can only be achieved by offering unemployed and/or homeless people an alternative.

Through the development of pro-active programmes to create work opportunities for homeless people certain NGOs have presented the opportunity to direct their work programmes to include cleaning and maintenance services to CIDs. These partnerships between CIDs and NGOs create a more cost-effective approach to the provision of a “top-up” service to the municipal cleaning services when large area clean-ups or specific maintenance tasks are required. It is therefore suggested that in addition to the permanent maintenance team a social work programme is used to deploy previously homeless people from NGOs for specific clean-up projects in the MAITCID area. This plan depends on close cooperation with NGOs and the City of Cape Town’s social intervention strategy through which a small number of individuals can be identified to be re-integrated into society through gainful employment.

## Marketing

Marketing will initially focus on communicating with the members, businesses and property owners of the MAITCID by:

- Maintaining an informative website.
- Distributing MAITCID flyers and/or newsletters reflecting the initiatives and successes of the MAITCID.
- Promoting the MAITCID amongst the local businesses and industries.
- Promote community pride through the initiatives of the MAITCID in making the area cleaner and safer.
- Promoting the MAITCID through high visibility branding on the patrol vehicles.
- Promoting the MAITCID through high visibility uniforms with MAITCID branding for the patrol officers and maintenance workers.

## Property Owner Supported Projects

Property owners with the financial means to contribute beyond their additional Municipal Property Rates for the MAITCID will be encouraged to support various additional initiatives such as:

- Donation of infrastructure for the deployment of CCTV cameras of properties in strategic locations.
- Job creation and skills development opportunities.
- Funding of voluntary additional services including landscaping of public spaces through an “adopt a spot” initiative.
- Funding of additional security patrols in the public area.
- Funding for the direct employment of additional City of Cape Town Law enforcement officers.
- Donation of supplies and equipment for the operations of the MAITCID such as uniforms, branding, signage, cleaning equipment.

All additional funding to be approved at an AGM and included into the next year’s Implementation Plan and Budget.

## 5-Year Budget of the MAITCID

The 5-year budget for the implementation and operations of the MAITCID is set out in Annexure A. It reflects the identified needs of the MAITCID operations in as cost effective a manner as possible. Income in the form of additional rates will be derived from all properties in the area and this attracts VAT. Should property owners receive partial or full relief in respect of rates they would enjoy full exemption from payment of any MAITCID additional property rates. It is however incumbent on the property owner to seek such relief from the City under the City's Rates Policy.

## Financial Impact of the CID

The budget for each year of the Business Plan

Year 1:	R 3 651 340
Year 2:	R 3 926 291
Year 3:	R 4 223 164
Year 4:	R 4 542 829
Year 5:	R 4 886 280

The steady increase in the budget is based on an average 7,6% escalation.

Budget allocation (excluding depreciation) by Portfolio

- Public Safety 63%
- Management & Administration 19%
- Cleaning & Greening 14%
- Social 1%
- Provision for bad debt 3%

In line with the City's Special Rating Areas Policy (SRA Policy), the MAITCID management annually prepares an overall budget for the year based on the specific needs of the area as set out in the Business Plan. The budget is funded by the property owners through an additional property rate levied on the municipal valuation of all properties within the MAITCID boundary. Additional property rates attract VAT @ 15%.

The additional property rate is calculated by the City annually during the City's budget process. The additional rate is expressed as a Rand-in-the-rand and is calculated by dividing the MAITCID budget total with the total municipal valuation of properties in the MAITCID.

The SRA Policy allows for a differentiation in tariffs for the different types of properties and as such a residential and non-residential additional property rate is applicable in the MAITCID.

The MAITCID budget and additional property rates` are approved by Council with the City's budget and is applicable over a financial year, which starts on 1 July.

Individual contributions for residential and non-residential properties can be calculated as follows:

1. Municipal valuation x R 0.XXXXXX = Annual contribution (VAT excl.) – Note: R 0.XXXXXX represents the approved MAITCID additional property rate.

2. Annual contribution (VAT excl.) ÷ 12 = Average monthly contribution (VAT excl.)
3. Average monthly contribution (VAT excl.) x 1.15 = Average monthly contribution (VAT incl.)

e.g. R5,000,000 x R 0.002875 = R14,375.00 ÷ 12 = R1,197.92 x 1.15 = R1,377.60

### **Proposed Management Structure**

The MAITCID will be managed by a board of directors, elected by the members of the Maitland Improvement District NPC (MAITCID). A Board of Directors consists of property owners within the MAITCID and a political representative from the City of Cape Town attending Board Meetings as an observer. The Board manages a Non-Profit Company (NPC), which is responsible for the management of the CID, within the framework of the approved MAITCID business plan and oversees the implementation thereof.

Elected Board members take responsibility for the various portfolios in the company and regular board meetings allow the directors to review current operations and apply corrective measures as required.

The Board can appoint service providers and staff to manage the day-to-day operations within the MAITCID. The supplementary services provided by the MAITCID should represent the actual needs of the area according to the vision of the property owners for the area. The services provided are decided upon by the property owners as CIDs are property-owner driven. The MAITCID will be managed by a MAITCID manager appointed by the Board and will oversee the day-to-day delivery of the additional services according to the Business Plan.

All of the above is subject to monitoring and oversight by various departments in the City of Cape Town. The CID Department also advises on administrative and governance compliance.

An Annual General Meeting is held every year to review the performance of the CID and to confirm the mandate of the members. The budget and implementation plan for the next year is also presented and discussed for approval at the AGM. The AGM also provides the opportunity to elect new directors to serve on the board of the NPC.

### **Permissible Amendments to the Business Plan**

There are currently no plans to investigate or explore significant changes to the strategy or operations of the MAITCID and therefore none are noted here. Should any significant changes be required, such changes will be subject to approval of the Members of the MAITCID at an Annual or Special General Meeting.

### **List of all Rateable Properties within the CID**

A list of all the rateable properties within the MAITCID is attached as Annexure B.

### **B. IMPLEMENTATION PLAN**

The Implementation Plan is attached as Annexure C

**ANNEXURES**

**Annexure A: Term Budget**

**Annexure B: List of Rateable Properties**

**Annexure C: Implementation Plan**

**Annexure D: Minutes of the Annual General Meeting – 2019**

**Annexure E: Table of Objections**

**Annexure F: Table of Objections**

# MAITLAND CITY IMPROVEMENT DISTRICT

## 5 YEAR BUDGET AS PER BUSINESS PLAN

	2020/21	2021/22	2022/23	2023/24	2024/25
<b>INCOME</b>					
<b>Income from add. Rates (less 3%)</b>	R -3 551 340 97.3%	R -3 826 291 97.5%	R -4 148 164 98.2%	R -4 492 829 98.9%	R -4 836 280 99.0%
<b>Other: Specify</b>	-100 000 2.7%	-100 000 2.5%	-75 000 1.8%	-50 000 1.1%	-50 000 1.0%
<b>TOTAL INCOME</b>	<b>-3 651 340 100.0%</b>	<b>-3 926 291 100.0%</b>	<b>-4 223 164 100.0%</b>	<b>-4 542 829 100.0%</b>	<b>-4 886 280 100.0%</b>
<b>EXPENDITURE</b>					
<b>Core Business</b>	<b>2 795 700 76.6%</b>	<b>3 019 356 76.9%</b>	<b>3 260 905 77.2%</b>	<b>3 521 777 77.5%</b>	<b>3 803 519 77.8%</b>
Cleansing services	380 000	410 400	443 232	478 691	516 986
Environmental upgrading	-	-	-	-	-
Law Enforcement Officers / Traffic Wardens	100 000	108 000	116 640	125 971	136 049
Public Safety	2 170 900	2 344 572	2 532 138	2 734 709	2 953 485
Public Safety - CCTV monitoring	124 800	134 784	145 567	157 212	169 789
Public Safety - CCTV - Leasing of cameras	-	-	-	-	-
Social upliftment	10 000	10 800	11 664	12 597	13 605
Urban Maintenance	10 000	10 800	11 664	12 597	13 605
<b>Depreciation</b>	<b>40 000 1.1%</b>	<b>40 000 1.0%</b>	<b>40 000 0.9%</b>	<b>40 000 0.9%</b>	<b>40 000 0.8%</b>
<b>Repairs &amp; Maintenance</b>	<b>25 000 0.7%</b>	<b>27 000 0.7%</b>	<b>29 160 0.7%</b>	<b>31 493 0.7%</b>	<b>34 012 0.7%</b>
<b>Interest &amp; Redemption</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>General Expenditure</b>	<b>684 100 18.7%</b>	<b>725 146 18.5%</b>	<b>768 654 18.2%</b>	<b>814 774 17.9%</b>	<b>863 661 17.7%</b>
Accounting fees	15 000	15 900	16 854	17 865	18 937
Administration and management fees	485 000	514 100	544 946	577 643	612 301
Advertising costs	8 500	9 010	9 551	10 124	10 731
Auditor's remuneration	15 000	15 900	16 854	17 865	18 937
Bank charges	3 000	3 180	3 370	3 572	3 787
Insurance	7 500	7 950	8 427	8 933	9 469
Lease rental on equipment	54 000	57 240	60 674	64 315	68 174
Motor vehicle expenses	20 500	21 730	23 034	24 416	25 881
Office rental	60 000	63 600	67 416	71 461	75 749
Secretarial duties	3 600	3 816	4 045	4 288	4 545
Telecommunication	12 000	12 720	13 483	14 292	15 150
<b>Bad Debt Provision 3%</b>	<b>106 540 2.9%</b>	<b>114 789 2.9%</b>	<b>124 445 2.9%</b>	<b>134 785 3.0%</b>	<b>145 088 3.0%</b>
<b>TOTAL EXPENDITURE</b>	<b>3 651 340 100.0%</b>	<b>3 926 291 100.0%</b>	<b>4 223 164 100.0%</b>	<b>4 542 829 100.0%</b>	<b>4 886 280 100.0%</b>
<b>(SURPLUS) / SHORTFALL</b>	-	-	-	-	-
<b>GROWTH: EXPENDITURE</b>	<b>4.1%</b>	<b>7.5%</b>	<b>7.6%</b>	<b>7.6%</b>	<b>7.6%</b>
<b>GROWTH: SRA RATES</b>	<b>9.7%</b>	<b>7.7%</b>	<b>8.4%</b>	<b>8.3%</b>	<b>7.6%</b>

## Annexure B: List of Rateable Properties

ERF No	CID Bill C/s	CID Inv Name	Rates Use code Desc	Unit No	No	Street address	Suburb	Total Val
106179	COM	AMSTEL DEVELOPMENT COMPANY(PTY) LTD	Light Indust.		10	AMSTEL ROAD	MAITLAND	13 800 000
22957	COM	ZUBPARK INVESTMENTS	Retail		78	AMSTEL ROAD	MAITLAND	6 778 582
23366	COM	NANINI 145 CC	Offices&Retail		1	BASSON STREET	MAITLAND	1 344 394
116596	COM	POMARIO PROPERTY HOLDING	Light Indust.		2	BASSON STREET	MAITLAND	6 170 000
23353	COM	PREMIUM CONSUMABLES CC	Workshop		3	BASSON STREET	MAITLAND	1 646 000
142124	COM	DVI MARKETING CC	Workshop		7	BASSON STREET	MAITLAND	8 190 000
23338	COM	THE M A GRANELLI TRUST	Light Indust.		19	BASSON STREET	MAITLAND	9 740 432
24890	COM	SPEEDORIKOS GONZALOS HOLDING TRUST	Light Indust.		7	BEACH ROAD	MAITLAND	17 307 267
23828	COM	FINE ASSET INVESTMENTS 391 CC	Light Indust.		12	BEACH ROAD	MAITLAND	6 164 402
177361	COM	ANCHORCOM RENTAL CC	Offices		2	BERKLEY ROAD	MAITLAND	-
118803	COM	THE BERKLEY ROAD TRUST	Warehouse		3	BERKLEY ROAD	MAITLAND	3 560 000
118810	COM	URBAN CIYY DEEP PROPERTIES LIMITED INC	Offices&Retail		6	BERKLEY ROAD	MAITLAND	3 500 000
118805	COM	OCTOBER WIND TRADING 30 (PROPRIETARY) LIMITED	Offices		7	BERKLEY ROAD	MAITLAND	2 190 000
24471	COM	TEDD PROPERTY GROUP (PTY) LTD	Offices		9	BERKLEY ROAD	MAITLAND	679 243
23868	COM	TRANSNET LTD	Railway		20	BLACK RIVER PARKWAY	MAITLAND	-
158034	COM	TCC HOLDINGS PROPRIETARY LIMITED	Vac Bus Land		24	BURTON STREET	MAITLAND	300 000
117235	COM	MISS MA BRODNER	Offices		44	BURTON STREET	MAITLAND	840 000
23787	COM	TCC HOLDINGS PROPRIETARY LIMITED	Retail		47	BURTON STREET	MAITLAND	4 731 307
23637	COM	MS. MARIA MT DE ABREU	Light Indust.		4	CAMDEN STREET	MAITLAND	1 916 804
23636	COM	FUSION PROPERTIES 351 CC	Retail		313	CAMDEN STREET	MAITLAND	1 954 298
172278	COM	INDY SUE (PROPRIETARY) LIMITED	Light Indust.		4	CAMP ROAD	MAITLAND	4 189 156
23873	COM	TRIPLE PLY PTY LTD	Retail		7	CAMP ROAD	MAITLAND	10 012 595
25173	COM	CAMP ROAD BUSINESS PARK BODY CORPORATE	Sectional title - dwellings-incomplete/		8	CAMP ROAD	MAITLAND	-
23884	COM	CONSTITUTION STREET PROJECTS NUMBER 1			9	CAMP ROAD	MAITLAND	189 298
23884	COM	CONSTITUTION STREET PROJECTS NUMBER 1	Warehouse		9	CAMP ROAD	MAITLAND	1 014 052
23884	COM	CONSTITUTION STREET PROJECTS NUMBER 1	Retail		9	CAMP ROAD	MAITLAND	2 565 637
23857	COM	ROSS CHARLES EDWARD	Vac Ind Land		4A	CAMP ROAD	MAITLAND	60 000
24500	COM	ROBERT ROSS INVESTMENTS	Light Indust.		15	CANNON ROAD	MAITLAND	3 613 314
24472	COM	THE OREGON TRUST	Light Indust.		21	CANNON ROAD	MAITLAND	747 602
23807	COM	TEDD PROPERTY GROUP (PTY) LTD	Retail		4	CHAPEL STREET	MAITLAND	2 128 407
23806	COM	KARROO PAVING STONE	Vac Bus Land		8	CHAPEL STREET	MAITLAND	720 000
112475	COM	LEHMANN TRUST	Serv Industrial		10	CHAPEL STREET	MAITLAND	3 410 000
24868	COM	10 CHATHMAN PROPERTY (PTY) LTD	Light Indust.		10	CHATHAM STREET	MAITLAND	4 850 003
110140	COM	10 CHATHMAN PROPERTY (PTY) LTD	Light Indust.		12	CHATHAM STREET	MAITLAND	1 440 000
169141	COM	RHINOPROP 1969	Light Indust.		14	CHATHAM STREET	MAITLAND	24 964 803
23836	COM	THE BLUE JEAN PROPERTY COMPANY	Light Indust.		18	CORONATION ROAD	MAITLAND	8 657 771
23803	COM	CORCHAP PROPERTIES INVESTMENTS	Warehouse		28	CORONATION ROAD	MAITLAND	7 366 461
110376	COM	NEW GLEN INVESTMENTS (PTY) LTD	Warehouse		30	CORONATION ROAD	MAITLAND	25 840 000
23329	COM	MEADOW INVESTMENT TRUST	Light Indust.		31	CORONATION ROAD	MAITLAND	20 927 329
23339	COM	PUBLIC WORKS DEPARTMENT	Open Storage		41	CORONATION ROAD	MAITLAND	745 833
23356	COM	BUDDINGTRADE 90 C C	Offices&Retail		51	CORONATION ROAD	MAITLAND	1 907 587
23355	COM	MR KGM PRATLEY	Warehouse		57	CORONATION ROAD	MAITLAND	1 888 736
99883	COM	RIVERSTONE TRADING 064	Warehouse		60	CORONATION ROAD	MAITLAND	8 920 000
23354	COM	FUSION PROPERTIES 332 CC	Offices&Retail		61	CORONATION ROAD	MAITLAND	1 152 000
23352	COM	PREMIUM CONSUMABLES CC	Offices&Retail		65	CORONATION ROAD	MAITLAND	989 275
23777	COM	THE DACOS TRADING TRUST	Offices&Retail		66	CORONATION ROAD	MAITLAND	6 609 562
23365	COM	BRIDOOON TRADE AND INVEST 71 (PTY) LTD	Offices&Retail		69	CORONATION ROAD	MAITLAND	906 525
146647	COM	NIKO PRINTING SOLUTIONS (PTY) LTD	Offices		70	CORONATION ROAD	MAITLAND	640 000
146648	COM	A DAVIDS	Offices		72	CORONATION ROAD	MAITLAND	560 000
23364	COM	MIR AJW VON MOLENDORFF	Offices&Retail		73	CORONATION ROAD	MAITLAND	1 558 323
146649	COM	A DAVIDS	Offices		74	CORONATION ROAD	MAITLAND	440 000
146650	COM	DAJAKA TRUST	Offices&Retail		76	CORONATION ROAD	MAITLAND	450 000
146651	COM	DAJAKA TRUST	Offices&Retail		78	CORONATION ROAD	MAITLAND	470 000
146652	COM	DAJAKA TRUST	Offices&Retail		80	CORONATION ROAD	MAITLAND	550 000
146653	COM	DAJAKA TRUST	Offices&Retail		82	CORONATION ROAD	MAITLAND	310 000
151854	COM	MIMOSA TRUST	Light Indust.		83	CORONATION ROAD	MAITLAND	15 200 000
23790	COM	STRIKE ONE PROPERTIES	Light Indust.		88	CORONATION ROAD	MAITLAND	3 996 445
23660	COM	DISTINCTIVE CHOICE 998 CC	Vac Gen Resd L		166	CORONATION ROAD	MAITLAND	710 000
23650	COM	CHEMGO INVESTMENTS CC	Vac Gen Resd L		176	CORONATION ROAD	MAITLAND	1 900 000
23808	COM	KARROO PAVING STONE	Warehouse		30A	CORONATION ROAD	MAITLAND	6 337 873
23916	COM	ESTATE LATE IE ADAM	Retail		1	DUBLIN STREET	MAITLAND	1 132 440
15297	COM	SPOORPENDELKORPORASIE	Light Indust.		1	FOUNDRY ROAD	SALT RIVER	-
23317	COM	S C M TRUST	Offices&Retail		13	GLAMIS CLOSE	MAITLAND	1 478 508
23319	COM	GANNET HOUSE	Serv Industrial		17	GLAMIS CLOSE	MAITLAND	3 200 622
23318	COM	NO 15 GLAMIS CLOSE PROPERTY INVESTMENTS	Offices&Retail		15A	GLAMIS CLOSE	MAITLAND	3 073 077
23833	COM	THE BLUE JEAN PROPERTY COAMPANY	Light Indust.		2	GREEN STREET	MAITLAND	8 474 441
23835	COM	CAPE COOKIES CC	Light Indust.		75	GREEN STREET	MAITLAND	11 081 367



## Annexure B: List of Rateable Properties

ERF No	CID Bill Cls	CID Inv Name	Rates Use code Desc	Unit No	No	Street address	Suburb	Total Val
24616	COM	TEDD PROPERTY GROUP(PTY)LTD	Light Indust.		1	HELY STREET	MAITLAND	10 815 464
24482	COM	J W MITCHELL PROPERTIES	Offices		2	HELY STREET	MAITLAND	4 601 738
24615	COM	GASHAY PROPERTIES	Serv Industrial		5	HELY STREET	MAITLAND	1 965 959
151856	COM	THE DUKE PROPERTY TRUST	Offices&Retail		7	HELY STREET	MAITLAND	1 170 000
176753	COM	CHILLIE CHILD BUSINESS CONSULTING 203 CC	Offices		8	HELY STREET	MAITLAND	3 365 836
24613	COM	RAPIDOUGH PROPERTIES 267 CC	Offices		11	HELY STREET	MAITLAND	797 028
151479	COM	TEDD PROPERTY GROUP PTY LTD	Offices&Retail		12	HELY STREET	MAITLAND	3 000 000
152937	COM	MR CUPBOARD	Retail		14	HELY STREET	MAITLAND	3 510 000
127724	COM	THE CB SMITH FAMILY TRUST	Serv St&Other		26	KOEBERG ROAD	MAITLAND	9 100 000
115305	COM	SALKAS INVESTMENT	Retail		3	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	6 650 000
156947	COM	MR D KARAKONDIS	Retail		5	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	2 030 000
117840	COM	MK SCHROEDER AND ASSOCIATES CC	Offices&Retail		17	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	1 080 000
117839	COM	MRS W HARRIS	Offices		19	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	1 100 000
117838	COM	PARKERSON THOMAS TECHNOLOGIES CC	Offices&Retail		21	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	1 100 000
117837	COM	PARKERSON THOMAS TECHNOLOGIES CC	Offices		23	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	1 100 000
23362	COM	OTTER PROPERTIES TRUST	Offices		25	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	916 617
110179	COM	PLEEZCHANGEME 6 CC	Light Indust.		27	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	4 160 000
126837	COM	ROVENN PROPERTIES	Light Indust.		35	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	5 560 000
23321	COM	ROVENN PROPERTIES CC	Offices&Retail		37	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	2 585 840
159567	COM	ROVENN PROPERTIES CC	Offices		39	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	2 940 000
146233	COM	TELKOM 5 A			41	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	14 375 000
23323	COM	HEALTH COMMODITIES	Light Indust.		33A	KOEBERG ROAD SOUTH SERVICE ROA	MAITLAND	3 600 011
23751	COM	MR GW FUNNEL	Dwellings with other uses		1	LANGHAM STREET	MAITLAND	1 190 000
105068	COM	ELKI INVESTMENTS	Warehouse		2	LONG STREET	MAITLAND	9 170 000
108923	COM	MAGNOLIA RIDGE PROPERTIES 336 (PTY) LTD	Warehouse		9	LONG STREET	MAITLAND	10 340 000
145148	COM	IMVAKALELO DIGITAL	Light Indust.		40	LONG STREET	MAITLAND	5 980 000
109853	COM	BESTWAY PROPERTIES	Light Indust.		44	LONG STREET	MAITLAND	5 650 000
104809	COM	THE GOODALL PROPERTY TRUST	Light Indust.		8	LOOP STREET	MAITLAND	32 620 000
168390	COM	SKYPROPS 56	Warehouse		9	LOOP STREET	MAITLAND	11 365 711
24035	COM	MR M GOOTMAN	Retail		318	LOOP STREET	MAITLAND	2 355 718
23780	COM	MR DL CRAIG	Retail		1	MELON STREET	MAITLAND	5 577 421
23779	COM	JADEB INVESTEMENTS CC	Warehouse		4	MELON STREET	MAITLAND	9 647 120
146654	COM	ARVUT (PROPRIETARY) LIMITED	Offices		9	MELON STREET	MAITLAND	5 960 000
24486	COM	DIORCO INVESTMENT HOLDINGS (PTY) LTD	Offices		1	MILNER ROAD	MAITLAND	9 779 222
24463	COM	WEST COAST ECO TOUR	Warehouse		2	MILNER ROAD	MAITLAND	3 356 400
24485	COM	K2011/125539/07 PTY LTD	Offices		3	MILNER ROAD	MAITLAND	1 663 873
158997	COM	MR JSF BOTHA	Offices		6	MILNER ROAD	MAITLAND	2 130 000
156857	COM	PINNACLE PRESS	Serv Industrial		8	MILNER ROAD	MAITLAND	3 260 000
24483	COM	DAVEDEL INVESTMENTS 1001 CC	Offices		1A	MILNER ROAD	MAITLAND	3 761 894
24464	COM	NAME BADGE MANUFACTURING CC	Light Indust.		6A	MILNER ROAD	MAITLAND	1 997 195
158045	COM	ROSS MS M A & ANOTHER	Workshop		59	MONTAGUE STREET	MAITLAND	6 300 000
106368	COM	ARCHWOOD PROJECTS (CAPE) PROPRIETARY	Light Indust.		3	MOWBRAY ROAD	MAITLAND	27 050 000
172016	COM	ONAIROS PROPERTIES CC	Warehouse	1	10	MOWBRAY ROAD	MAITLAND	2 320 000
172016	COM	ONAIROS PROPERTIES CC	Warehouse	2	10	MOWBRAY ROAD	MAITLAND	2 340 000
172016	COM	ONAIROS PROP CC	Warehouse	3	10	MOWBRAY ROAD	MAITLAND	1 970 000
172016	COM	ONAIROS PROP CC	Warehouse	4	10	MOWBRAY ROAD	MAITLAND	3 040 000
172016	COM	ONAIROS PROPERTIES CC	Warehouse	5	10	MOWBRAY ROAD	MAITLAND	2 340 000
172016	COM	NATIONAL SEA RESCUE INSTITUTE OF	Warehouse	6	10	MOWBRAY ROAD	MAITLAND	2 330 000
172016	COM	MR MICHAEL TOLLMAN	Warehouse	7	10	MOWBRAY ROAD	MAITLAND	1 920 000
172016	COM	MRS L VROON	Warehouse	8	10	MOWBRAY ROAD	MAITLAND	1 920 000
172016	COM	BASIC MARKETING PROPERTY PROPRIETARY LIM	Warehouse	9	10	MOWBRAY ROAD	MAITLAND	1 920 000
172016	COM	BASIC MARKETING PROPERTY PROPRIETARY LIM	Warehouse	10	10	MOWBRAY ROAD	MAITLAND	7 380 000
172016	COM	MR MICHAEL TOLLMAN	Warehouse	12	10	MOWBRAY ROAD	MAITLAND	1 920 000
172016	COM	MR MICHAEL TOLLMAN	Warehouse	13	10	MOWBRAY ROAD	MAITLAND	1 920 000
172016	COM	ONAIROS PROPERTIES CC	Warehouse	14	10	MOWBRAY ROAD	MAITLAND	1 920 000
172016	COM	TWO TINS PROP INV PTY LTD	Warehouse	17	10	MOWBRAY ROAD	MAITLAND	1 790 000
172016	COM	WDGD ENGINEERING SUPPLIES CC	Warehouse	18	10	MOWBRAY ROAD	MAITLAND	1 740 000
172016	COM	BRANDED FOOTWEAR AND CLOTHING COMPANY (PROPRIETARY)LIMITED	Warehouse	19	10	MOWBRAY ROAD	MAITLAND	1 690 000
172016	COM	BEFORE THE WIND INV 268 PTY LTD	Warehouse	20	10	MOWBRAY ROAD	MAITLAND	1 650 000
172016	COM	ONAIROS PROPERTIES CC	Warehouse	21	10	MOWBRAY ROAD	MAITLAND	1 600 000
172016	COM	WEALTHGATE INVESTMENTS 122 CC	Warehouse	22	10	MOWBRAY ROAD	MAITLAND	1 280 000
165310	COM	PRENDIVILLE INVESTMENTS CC	Office	1	394	MOWBRAY ROAD	MAITLAND	3 730 000
165310	COM	PRENDIVILLE INVESTMENTS CC	Office	2	394	MOWBRAY ROAD	MAITLAND	1 450 000
165310	COM	PRENDIVILLE INVESTMENTS CC	Office	3	394	MOWBRAY ROAD	MAITLAND	1 420 000
165310	COM	PRENDIVILLE INV C C	Office	4	394	MOWBRAY ROAD	MAITLAND	1 490 000
165310	COM	PRENDIVILLE INV C C	Warehouse	5	394	MOWBRAY ROAD	MAITLAND	1 350 000
165310	COM	PRENDIVILLE INVESTMENTS CC	Warehouse	6	394	MOWBRAY ROAD	MAITLAND	1 360 000
24075	COM	HARDIGO 30 PROPERTIES CC	Offices		3	NORWAY STREET	MAITLAND	-
24085	COM	HARDIGO 30 PROPERTIES CC	Light Indust.		7	NORWAY STREET	MAITLAND	2 365 572

## Annexure B: List of Rateable Properties

ERF No	CID Bill Cls	CID Inv Name	Rates Use code Desc	Unit No	No	Street address	Suburb	Total Val
23883	COM	THE LE ROUX PROPERTY TRUST	Light Indust.		4	PERTH STREET	MAITLAND	32 805 441
23882	COM	ATLANTIC BRIDGE ( PROPRIETARY) LIMITED	Industrial Park		10	PERTH STREET	MAITLAND	21 345 630
24112	COM	MR WA FISH	Light Indust.		3	PITT STREET	MAITLAND	3 194 673
24106	COM	THE ZEALOT TRUST	Light Indust.		8	PITT STREET	MAITLAND	2 570 172
24102	COM	SCAM INVESTMENTS	Light Indust.		396	PITT STREET	MAITLAND	7 403 887
24151	COM	SPOORNET	Railway		22A	PRESTIGE DRIVE	MAITLAND	-
149959	COM	WESTERN CAPE AUTO TRANSPORTERS PTY LTD	Warehouse		2	QUALITY STREET	MAITLAND	10 340 000
23613	COM	NACPROP TWO	Offices		329	ROSS STREET	MAITLAND	21 442 983
23330	COM	ALPHA RENALT	Serv Industrial		8	ROYAL ROAD	MAITLAND	8 177 185
23331	COM	MEADOW INVESTMENT TRUST	Warehouse		8	ROYAL ROAD	MAITLAND	5 959 131
23335	COM	PUBLIC WORKS DEPARTMENT	Vac Ind Land		10	ROYAL ROAD	MAITLAND	6 840 000
102213	COM	THE ATAR TRUST	Offices&Retail		14	ROYAL ROAD	MAITLAND	6 340 000
23342	COM	GREEN ELEPHANT CC	Factory	1	22	ROYAL ROAD	MAITLAND	1 200 000
23342	COM	MS LM GRIFFITHS	Factory	2	22	ROYAL ROAD	MAITLAND	900 000
23342	COM	THE DONALD TRUST	Factory	3	22	ROYAL ROAD	MAITLAND	900 000
23342	COM	THE DONALD TRUST	Factory	4	22	ROYAL ROAD	MAITLAND	1 190 000
23343	COM	CUMAX 140 CC	Light Indust.		24	ROYAL ROAD	MAITLAND	2 084 341
174073	COM	SAKIRE 4 X 4 CC	Vac Bus Land		30	ROYAL ROAD	MAITLAND	980 000
127722	COM	MAITROYAL PROPERTY	Sectional title - dwellings-incomplete/		46	ROYAL ROAD	MAITLAND	-
127723	COM	SALT THE ESSENCE C C	Office	1	48	ROYAL ROAD	MAITLAND	280 000
127723	COM	MR HA WAALS	Warehouse	2	48	ROYAL ROAD	MAITLAND	540 000
127723	COM	MS CJ HART-DAVIES	Office	3	48	ROYAL ROAD	MAITLAND	370 000
127723	COM	HART - DAVIES CORINNE JANETTA	Warehouse	4	48	ROYAL ROAD	MAITLAND	240 000
127723	COM	ATHEEMS ELECTRICAL CC	Warehouse	5	48	ROYAL ROAD	MAITLAND	250 000
127723	COM	ATHEEMS ELECTRICAL CC	Office	6	48	ROYAL ROAD	MAITLAND	600 000
127723	COM	SENSE OF TASTE CC	Warehouse	7	48	ROYAL ROAD	MAITLAND	360 000
127723	COM	SE'S CONCRETE PTY LTD	Warehouse	8	48	ROYAL ROAD	MAITLAND	240 000
127723	COM	SOUTHERN AMBITION 884 C C	Warehouse	9	48	ROYAL ROAD	MAITLAND	890 000
127723	COM	ALBERTA TRUST	Warehouse	10	48	ROYAL ROAD	MAITLAND	300 000
127723	COM	ALBERTA TRUST	Warehouse	11	48	ROYAL ROAD	MAITLAND	320 000
127723	COM	SENSE OF TASTE CC	Office	12	48	ROYAL ROAD	MAITLAND	330 000
127723	COM	DC AYUB & OTHERS	Warehouse	13	48	ROYAL ROAD	MAITLAND	600 000
127723	COM	SENSE OF TASTE CC	Warehouse	14	48	ROYAL ROAD	MAITLAND	300 000
127723	COM	GOLDEN REWARDS 2060 CC	Office	15	48	ROYAL ROAD	MAITLAND	360 000
127723	COM	FUSION HEIGHTS C C	Warehouse	16	48	ROYAL ROAD	MAITLAND	580 000
127723	COM	PURPLE MOSS 1189 C C	Warehouse	17	48	ROYAL ROAD	MAITLAND	570 000
127723	COM	MISS JA VAN ASWEGEN	Warehouse	18	48	ROYAL ROAD	MAITLAND	570 000
127723	COM	MR JONATHAN ARTHUR JA VAN ASWEGEN	Warehouse	19	48	ROYAL ROAD	MAITLAND	580 000
127723	COM	MR JONATHAN ARTHUR JA VAN ASWEGEN	Warehouse	20	48	ROYAL ROAD	MAITLAND	640 000
127723	COM	MR JA VAN ASWEGEN	Factory	21	48	ROYAL ROAD	MAITLAND	1 170 000
127723	COM	MR JA VAN ASWEGEN	Warehouse	22	48	ROYAL ROAD	MAITLAND	1 170 000
127723	COM	MR JA VAN ASWEGEN	Warehouse	23	48	ROYAL ROAD	MAITLAND	670 000
127723	COM	DEGO INVESTMENTS CC	Warehouse	24	48	ROYAL ROAD	MAITLAND	1 710 000
127723	COM	NEW RUSTIC PROP C C	Warehouse	25	48	ROYAL ROAD	MAITLAND	620 000
127723	COM	BONMARC SHIPPING C C	Warehouse	26	48	ROYAL ROAD	MAITLAND	700 000
127723	COM	BAYAPHAMBILI PROP 2 PTY LTD	Warehouse	27	48	ROYAL ROAD	MAITLAND	730 000
127723	COM	W T T INV C C	Warehouse	28	48	ROYAL ROAD	MAITLAND	640 000
127723	COM	NEW RUSTIC PROPERTIES CC	Warehouse	29	48	ROYAL ROAD	MAITLAND	1 160 000
127723	COM	MR. ML PEARSON	Warehouse	30	48	ROYAL ROAD	MAITLAND	650 000
16363	COM	NATCORP SPECIALISED LOGISTICS SOLUTIONS	Telecom.		1A	ROYAL ROAD	MAITLAND	4 462 000
99877	COM	THE PROVINCIAL GOVERNMENT	Warehouse		4	RUSPERS STREET	MAITLAND	57 140 000
25165	COM	EXIM REEF CC	Warehouse		10	RUSPERS STREET	MAITLAND	14 684 954
144103	COM	LOOKWELL PROPERTIES CC	Offices&Retail		4	SPENCER STREET	MAITLAND	2 610 000
144104	COM	LOOKWELL PROPERTIES CC	Offices&Retail		6	SPENCER STREET	MAITLAND	1 160 000
144105	COM	MR. MARTIN GOODMAN & MR. SAUL ROBERT CHAIT	Offices		8	SPENCER STREET	MAITLAND	1 170 000
144106	COM	MR. MARTIN GOODMAN & MR. SAUL ROBERT CHAIT	Offices		10	SPENCER STREET	MAITLAND	1 170 000
24733	COM	MRS EM REFAE	Offices&Retail		2	ST ANNES STREET	MAITLAND	1 416 681
153637	COM	EURO BLITZ 38 PROPRIETARY LIMITED	Workshop		13	STATION ROAD	MAITLAND	10 390 000
23960	COM	XTRAPROPS 194 (PTY) LTD	Vac Ind Land		68	STATION ROAD	MAITLAND	2 090 000
23689	COM	PARTY DESIGN PROPERTY (CAPE)	Warehouse		241	SUFFOLK STREET	MAITLAND	7 805 720
23860	COM	CHERRY MOSS TRADE AND INVEST 68	Serv Industrial		9	SYDOW STREET	MAITLAND	3 302 736
23859	COM	BIDVEST PROPERTIES PTY LTD	Light Indust.		11	SYDOW STREET	MAITLAND	9 469 810
23858	COM	SUBURBAN PROPERTY TRUST	Warehouse		13	SYDOW STREET	MAITLAND	10 266 233
23855	COM	MASONJA PROP	Light Indust.		15	SYDOW STREET	MAITLAND	3 137 681
22959	COM	DACOS TRADING TRUST	Light Indust.		2	THIRD AVENUE	MAITLAND	8 169 577
106078	COM	LOUBESS INVESTMENTS	Warehouse		3	THIRD AVENUE	MAITLAND	10 310 000
24622	COM	TEDD PROPERTY GROUP PTY LTD	Light Indust.		4	UPPER CAMP ROAD	MAITLAND	9 311 927
147960	COM	LEZMIN 2502 CC	Offices		8	UPPER CAMP ROAD	MAITLAND	1 180 000
147959	COM	MONEYLINE 858	Serv Industrial		10	UPPER CAMP ROAD	MAITLAND	2 600 000

## Annexure B: List of Rateable Properties

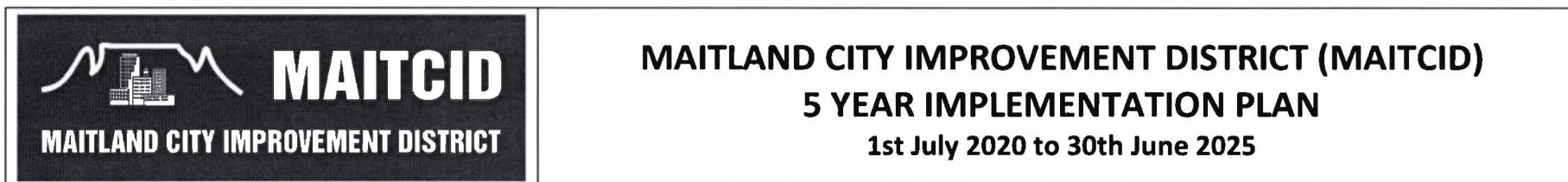
ERF No	CID Bill Cls	CID Inv Name	Rates Use code Desc	Unit No	No	Street address	Suburb	Total Val
24462	COM	HEILBRON HOLDINGS PROPRIETARY LIMITED	Retail		19	UPPER CAMP ROAD	MAITLAND	2 024 516
118802	COM	THE ZX6 TRUST	Offices		21	UPPER CAMP ROAD	MAITLAND	3 040 000
23851	COM	MAITLAND EDGE PTY LTD	Light Indust.		1	VOORTREKKER ROAD	MAITLAND	10 582 674
23831	COM	PANACHE PROPERTIES PROPRIETARY LIMITED	Light Indust.		69	VOORTREKKER ROAD	MAITLAND	26 482 604
23837	COM	WEST STREET FINANCE BROKERS	Light Indust.		85	VOORTREKKER ROAD	MAITLAND	9 636 372
110070	COM	WEST STREET FINANCE BROKERS CC	Warehouse	1	89	VOORTREKKER ROAD	MAITLAND	3 360 000
110070	COM	WEST STREET FINANCE BROKERS C C	Warehouse	2	89	VOORTREKKER ROAD	MAITLAND	1 470 000
110070	COM	WEST STREET FINANCE BROKERS C C	Warehouse	3	89	VOORTREKKER ROAD	MAITLAND	1 040 000
110070	COM	WEST STREET FINANCE BROKERS CC	Workshop	4	89	VOORTREKKER ROAD	MAITLAND	2 220 000
110070	COM	WEST STREET FINANCE BROKERS C C	Warehouse	5	89	VOORTREKKER ROAD	MAITLAND	3 080 000
110070	COM	WEST STREET FINANCE BROKERS C C	Factory	6	89	VOORTREKKER ROAD	MAITLAND	4 460 000
110070	COM	WEST STREET FINANCE BROKERS C C	Factory	7	89	VOORTREKKER ROAD	MAITLAND	6 160 000
110070	COM	WEST STREET FINANCE BROKERS C C	Place of worship	8	89	VOORTREKKER ROAD	MAITLAND	3 590 000
110070	COM	WEST STREET FINANCE BROKERS C C	Factory	9	89	VOORTREKKER ROAD	MAITLAND	5 250 000
110070	COM	GARNISH INV PTY LTD	Warehouse	10	89	VOORTREKKER ROAD	MAITLAND	61 000
23810	COM	MARIA MI CORREIA	Retail		109	VOORTREKKER ROAD	MAITLAND	2 921 821
23802	COM	KARROO PAVING STONE	Light Indust.		111	VOORTREKKER ROAD	MAITLAND	2 230 795
23812	COM	RK & GM BRITTEN	Offices&Retail		113	VOORTREKKER ROAD	MAITLAND	4 588 402
23817	COM	LABAR PROPRIETARY LIMITED	Offices&Retail		117	VOORTREKKER ROAD	MAITLAND	2 633 351
23816	COM	JARDINI INVESTMENTS CC	Bar/Restuarant/Tavern		119	VOORTREKKER ROAD	MAITLAND	2 012 989
23825	COM	MANUEL RODRIQUES & SON	Retail		125	VOORTREKKER ROAD	MAITLAND	4 238 809
23781	COM	RODRIGUES MR ABP AND ANOTHER	Offices&Retail		141	VOORTREKKER ROAD	MAITLAND	3 571 846
23782	COM	PROPALUX ONE ZERO EIGHT TWO	Offices		155	VOORTREKKER ROAD	MAITLAND	479 514
23782	COM	PROPALUX ONE ZERO EIGHT TWO	Retail		155	VOORTREKKER ROAD	MAITLAND	1 374 647
23785	COM	MR JMC DE GOUVEIA	Retail		157	VOORTREKKER ROAD	MAITLAND	3 270 149
148188	COM	THE TRIPLE PLY PROPRIETARY LIMITED	Common property	1	160	VOORTREKKER ROAD	MAITLAND	1 000
148188	COM	THE TRIPLE PLY PROPRIETARY LIMITED	Shop	2	160	VOORTREKKER ROAD	MAITLAND	4 140 000
148188	COM	THE TRIPLE PLY PROPRIETARY LIMITED	Workshop	3	160	VOORTREKKER ROAD	MAITLAND	1 130 000
148188	COM	THE TRIPLE PLY PROPRIETARY LIMITED	Factory	4	160	VOORTREKKER ROAD	MAITLAND	4 370 000
148188	COM	THE TRIPLE PLY PROPRIETARY LIMITED	Factory	5	160	VOORTREKKER ROAD	MAITLAND	4 370 000
23786	COM	NEXCLO NO 61 CC	Retail		161	VOORTREKKER ROAD	MAITLAND	1 796 058
23874	COM	IMVULA FACILITY MANAGEMENT SERVICES PTY LTD	Retail		164	VOORTREKKER ROAD	MAITLAND	4 468 031
23798	COM	RATHFELDER PROPERTIES CC	Offices&Retail		167	VOORTREKKER ROAD	MAITLAND	2 240 000
23797	COM	DADABHAY FAMILY PROPERTY INVESTMENTS	Retail		171	VOORTREKKER ROAD	MAITLAND	2 828 191
101696	COM	ERF ONE ZERO ONE SIX NINE SIX MAITLAND	Offices&Retail		176	VOORTREKKER ROAD	MAITLAND	11 770 000
157094	COM	DAVID MILLAM ENTERPRISES	Light Indust.		177	VOORTREKKER ROAD	MAITLAND	2 850 000
23791	COM	BRAINWAVE PROJECTS 797 CC	Retail		179	VOORTREKKER ROAD	MAITLAND	2 334 335
23877	COM	ATLANTIC BRIDGE PROPRIETARY LIMITED	Retail		182	VOORTREKKER ROAD	MAITLAND	4 371 314
23771	COM	MR MA SAMSODIEN	Retail		183	VOORTREKKER ROAD	MAITLAND	1 522 962
23770	COM	SIR MA SAMSODIEN	Retail		185	VOORTREKKER ROAD	MAITLAND	1 826 647
160252	COM	HOUSE OF SOCKS CC	Offices&Retail		187	VOORTREKKER ROAD	MAITLAND	6 530 000
107009	COM	SOUTH AFRICAN POST OFFICE LTD	Asylums		189	VOORTREKKER ROAD	MAITLAND	10 430 000
23878	COM	E GOTTSCHALK	Offices&Retail		190	VOORTREKKER ROAD	MAITLAND	6 897 940
23760	COM	THE WD GROUP TRUST	Retail		191	VOORTREKKER ROAD	MAITLAND	2 013 794
23759	COM	BRASHVILLE PROPERTIES 28 (PTY)LTD	Offices		193	VOORTREKKER ROAD	MAITLAND	4 160 356
23758	COM	NEW GLEN INVESTMENTS	Retail		195	VOORTREKKER ROAD	MAITLAND	15 408 915
166349	COM	AURAM RESTAURANTS CO PTY LTD	Retail		199	VOORTREKKER ROAD	MAITLAND	2 248 366
23735	COM	TEXEIRA PROPERTIES 2 C C	Vac Bus Land		201	VOORTREKKER ROAD	MAITLAND	1 180 000
23734	COM	TEXEIRA PROPERTIES 2 CC	Vac Bus Land		203	VOORTREKKER ROAD	MAITLAND	1 430 000
23733	COM	HOWMIC PROPERTIES CC	Offices&Retail		207	VOORTREKKER ROAD	MAITLAND	1 977 357
106051	COM	47 HOPE STREET INVESTMENTS CC	Offices&Retail		213	VOORTREKKER ROAD	MAITLAND	6 030 000
23894	COM	DUBLIN STREET PROP	Warehouse		216	VOORTREKKER ROAD	MAITLAND	2 396 004
23894	COM	DUBLIN STREET PROP	Offices		216	VOORTREKKER ROAD	MAITLAND	880 050
23894	COM	DUBLIN STREET PROP	Retail		216	VOORTREKKER ROAD	MAITLAND	1 751 721
23712	COM	ESMERALDO FAMILY TRUST	Bar/Restuarant/Tavern		217	VOORTREKKER ROAD	MAITLAND	1 457 427
23711	COM	THE ESMERALDO FAMILY TRUST	Retail		219	VOORTREKKER ROAD	MAITLAND	924 655
23896	COM	PHINDANA PROPERTIES 137 (PROPRIETARY)	Offices&Retail		222	VOORTREKKER ROAD	MAITLAND	2 793 622
23907	COM	MAXSHELL 87 INV PTY LTD	Retail		230	VOORTREKKER ROAD	MAITLAND	6 376 791
25105	COM	PRENDIVILLE INVESTMENTS CC	Retail		233	VOORTREKKER ROAD	MAITLAND	5 483 364
109956	COM	COLFISH INVESTMENTS	Light Indust.		234	VOORTREKKER ROAD	MAITLAND	2 240 000
23937	COM	PUBLIC WORKS DEPARTMENT	Emerg Services		236	VOORTREKKER ROAD	MAITLAND	13 050 000
108332	COM	MR J ODES & ANOTHER	Offices&Retail		238	VOORTREKKER ROAD	MAITLAND	1 600 000
24131	COM	SDE TRUST	Light Indust.		244	VOORTREKKER ROAD	MAITLAND	25 420 000
103262	COM	PARTY DESIGN PROPERTY CAPE CC	Offices&Retail		245	VOORTREKKER ROAD	MAITLAND	11 020 000
23677	COM	WERKSTERK OORPAKKENS	Offices		253	VOORTREKKER ROAD	MAITLAND	145 317
23677	COM	WERKSTERK OORPAKKENS	Retail		253	VOORTREKKER ROAD	MAITLAND	208 364
23677	COM	WERKSTERK OORPAKKENS	Offices		253	VOORTREKKER ROAD	MAITLAND	3 364 656
23948	COM	SIGHTFULL 1258 CC	Serv St&Other		254	VOORTREKKER ROAD	MAITLAND	10 700 000
23971	COM	SHURPROPS THIRTY THREE PTY LTD	Offices&Retail		266	VOORTREKKER ROAD	MAITLAND	11 913 635

## Annexure B: List of Rateable Properties

ERF No	CID Bill C/s	CID Inv Name	Rates Use code Desc	Unit No	No	Street address	Suburb	Total Val
23988	COM	OVERVALLEI MARKETING AND EQUIPMENT C C	Retail		270	VOORTREKKER ROAD	MAITLAND	5 394 262
172485	COM	TP HENTIQU 6019 CC	Neighbourhood Shopping Centres		278	VOORTREKKER ROAD	MAITLAND	16 347 722
24005	COM	J BUYS PROPERTIES (PROPRIATARY) LIMITED	Light Indust.		280	VOORTREKKER ROAD	MAITLAND	25 245 768
24008	COM	PARCH PROPERTIES 58 (PTY) LTD	Warehouse		282	VOORTREKKER ROAD	MAITLAND	19 138 211
154867	COM	ADP PROPERTY TRUST	Industrial Park		285	VOORTREKKER ROAD	MAITLAND	26 030 000
176789	COM	CENTRAL PLAZA INVESTMENTS 13(PTY) LTD	Workshop		286	VOORTREKKER ROAD	MAITLAND	4 502 782
23663	COM	DISTINCTIVE CHOICE 998 CC	Warehouse		287	VOORTREKKER ROAD	MAITLAND	13 856 146
24010	COM	ONSHLF INVESTMENT FIVE	Light indust.		288	VOORTREKKER ROAD	MAITLAND	22 402 443
23661	COM	COOL IDEAS 1567 CC	Warehouse		293	VOORTREKKER ROAD	MAITLAND	16 335 698
99999	COM	RHINOPROP 1974 PROPRIATARY LIMITED	Light Indust.		295	VOORTREKKER ROAD	MAITLAND	35 030 000
24012	COM	UNLIMITED BUILDING SUPPLIES PROP PTY LTD	Shop	1	296	VOORTREKKER ROAD	MAITLAND	7 510 000
24012	COM	UNLIMITED BUILDING SUPPLIES PROP PTY LTD	Storeroom	2	296	VOORTREKKER ROAD	MAITLAND	9 670 000
24012	COM	UNLIMITED BUILDING SUPPLIES PROP PTY LTD	Storeroom	3	296	VOORTREKKER ROAD	MAITLAND	4 700 000
24012	COM	UNLIMITED BUILDING SUPPLIES PROP PTY LTD	Workshop	4	296	VOORTREKKER ROAD	MAITLAND	1 660 000
24012	COM	UNLIMITED BUILDING SUPPLIES PROP PTY LTD	Workshop	5	296	VOORTREKKER ROAD	MAITLAND	1 700 000
24012	COM	UNLIMITED BUILDING SUPPLIES PROP PTY LTD	Workshop	6	296	VOORTREKKER ROAD	MAITLAND	4 220 000
24012	COM	UNLIMITED BUILDING SUPPLIES PROP PTY LTD	Office	7	296	VOORTREKKER ROAD	MAITLAND	4 500 000
145913	COM	TAMRIC TRUST	Warehouse	1	300	VOORTREKKER ROAD	MAITLAND	1 430 000
145913	COM	TAMRIC TRUST	Warehouse	2	300	VOORTREKKER ROAD	MAITLAND	1 610 000
145913	COM	TAMRIC TRUST	Warehouse	3	300	VOORTREKKER ROAD	MAITLAND	1 610 000
145913	COM	TAMRIC TRUST	Warehouse	4	300	VOORTREKKER ROAD	MAITLAND	1 610 000
145913	COM	TAMRIC TRUST	Warehouse	5	300	VOORTREKKER ROAD	MAITLAND	2 990 000
145913	COM	TAMRIC TRUST	Warehouse	6	300	VOORTREKKER ROAD	MAITLAND	1 390 000
145913	COM	TAMRIC TRUST	Warehouse	7	300	VOORTREKKER ROAD	MAITLAND	1 340 000
145913	COM	TAMRIC TRUST	Warehouse	8	300	VOORTREKKER ROAD	MAITLAND	780 000
145913	COM	TAMRIC TRUST	Warehouse	9	300	VOORTREKKER ROAD	MAITLAND	1 540 000
145913	COM	TAMRIC TRUST	Warehouse	10	300	VOORTREKKER ROAD	MAITLAND	1 530 000
145913	COM	TAMRIC TRUST	Warehouse	11	300	VOORTREKKER ROAD	MAITLAND	1 550 000
145913	COM	TAMRIC TRUST	Warehouse	12	300	VOORTREKKER ROAD	MAITLAND	780 000
145913	COM	TAMRIC TRUST	Warehouse	13	300	VOORTREKKER ROAD	MAITLAND	1 340 000
171768	COM	MR RR CHAMBERLAIN	Light Indust.		307	VOORTREKKER ROAD	MAITLAND	2 545 504
23646	COM	OCEAN MONARCH CC	Retail		309	VOORTREKKER ROAD	MAITLAND	3 671 368
23635	COM	LIVINGSOUND REAL ESTATES PROPRIATARY LIMITED	Offices&Retail		317	VOORTREKKER ROAD	MAITLAND	1 142 221
23634	COM	MISS MT DE ABREU	Light Indust.		321	VOORTREKKER ROAD	MAITLAND	3 018 437
24036	COM	MR M GOOTMAN	Warehouse		322	VOORTREKKER ROAD	MAITLAND	2 657 968
23623	COM	JOWELL & REUGGS TRUST	Warehouse		323	VOORTREKKER ROAD	MAITLAND	7 472 650
23933	COM	HARDIGO 40 PROP CC	Light Indust.		328	VOORTREKKER ROAD	MAITLAND	11 138 754
24039	COM	LIVIO PROPERTIES CC	Light Indust.		336	VOORTREKKER ROAD	MAITLAND	3 343 628
23611	COM	THE GBC TRUST	Retail		339	VOORTREKKER ROAD	MAITLAND	1 471 732
23610	COM	NACPROP 2 PROPRIATARY LIMITED	Vac Gen Resd L		347	VOORTREKKER ROAD	MAITLAND	1 770 000
104854	COM	TIMLI COMMERCIAL PROPERTIES PROPRIATARY	Warehouse		354	VOORTREKKER ROAD	MAITLAND	10 400 000
23295	COM	MR MA SAMSODIEN	Workshop		355	VOORTREKKER ROAD	MAITLAND	1 732 315
23294	COM	TAMBAYS TRUST	Retail		359	VOORTREKKER ROAD	MAITLAND	879 179
176994	COM	SEVEN MILE TRADING 69 CC	Retail		360	VOORTREKKER ROAD	MAITLAND	6 221 653
143790	COM	HONEYTONE INVESTMENT	Offices&Retail		361	VOORTREKKER ROAD	MAITLAND	1 990 000
24088	COM	THE TAMRIC TRUST	Warehouse		364	VOORTREKKER ROAD	MAITLAND	16 984 770
114436	COM	THE COUGAR TRUST	Sectional title - dwellings-incomplete/		367	VOORTREKKER ROAD	MAITLAND	-
23290	COM	THE ZEALOT TRUST	Retail		373	VOORTREKKER ROAD	MAITLAND	1 168 729
24091	COM	THE TAMRIC TRUST	Warehouse		376	VOORTREKKER ROAD	MAITLAND	-
140733	COM	THE TAMRIC TRUST	Light Indust.		384	VOORTREKKER ROAD	MAITLAND	22 490 000
106217	COM	CALA MERA PROPERTIES (PTY) LIMITED	Retail		385	VOORTREKKER ROAD	MAITLAND	15 800 000
24097	COM	FD KAJEE	Retail		386	VOORTREKKER ROAD	MAITLAND	1 701 043
107950	COM	CALA MERA PROPERTIES	Retail		393	VOORTREKKER ROAD	MAITLAND	4 020 000
24109	COM	MR AC PARKER	Workshop		398	VOORTREKKER ROAD	MAITLAND	1 180 000
108791	COM	NACPROP ONE	Serv Industrial		401	VOORTREKKER ROAD	MAITLAND	17 000 000
103476	COM	APOLLO PROPERTIES	Warehouse		403	VOORTREKKER ROAD	MAITLAND	11 060 000
174266	COM	MASTER TYRE PROPERTIES	Industrial Park		404	VOORTREKKER ROAD	MAITLAND	17 777 330
103329	COM	SASMIC INVESTS	Warehouse		407	VOORTREKKER ROAD	MAITLAND	16 990 000
24123	COM	CREATIVE PROPERTY MARKETING CC	Light Indust.		410	VOORTREKKER ROAD	MAITLAND	26 832 933
103670	COM	SOFCAR PROPERTIES PTY LTD	Industrial Park		411	VOORTREKKER ROAD	MAITLAND	22 890 000
24125	COM	CREATIVE PROPERTY	Light Indust.		412	VOORTREKKER ROAD	MAITLAND	23 415 123
24129	COM	SNACK TIME PROPERTIES	Industrial Park		414	VOORTREKKER ROAD	MAITLAND	21 308 330

## Annexure B: List of Rateable Properties

<u>ERF No</u>	<u>CID Bill Cls</u>	<u>CID Inv Name</u>	<u>Rates Use code Desc</u>	<u>Unit No</u>	<u>No</u>	<u>Street address</u>	<u>Suburb</u>	<u>Total Val</u>
99882	COM	SNACK TIME PROPERTIES CC	Offices&Retail		416	VOORTREKKER ROAD	MAITLAND	7 605 889
169890	COM	SKYPROPS 56 PTY LTD	Light Indust.		418	VOORTREKKER ROAD	MAITLAND	25 888 968
117870	COM	J SHER'S CONSTRUCTION CO (CAPE)	Light Indust.		426	VOORTREKKER ROAD	MAITLAND	23 160 000
23756	COM	VOORCOL INVESTS	Retail		197A	VOORTREKKER ROAD	MAITLAND	1 197 676
23958	COM	XTRAPROPS 194 (PTY) LTD	Warehouse		262A	VOORTREKKER ROAD	MAITLAND	12 497 576
24011	COM	ONSHOLF INVESTMENT FIVE	Warehouse		288A	VOORTREKKER ROAD	MAITLAND	1 430 692
174571	COM	PB JUICY PTY LTD	Offices&Retail		340A	VOORTREKKER ROAD	MAITLAND	5 563 172
115864	COM	NOTEWORTHY PROPERTIES 25	Offices		398A	VOORTREKKER ROAD	MAITLAND	6 500 000
99881	COM	SNACK TIME PROPERTIES CC	Warehouse		416A	VOORTREKKER ROAD	MAITLAND	6 994 486
102557	COM	GOODALL PROPERTY TRUST	Subdivisions		65A	VOORTREKKER ROAD	MAITLAND	-
172015	COM	THE TAMARIC TRUST, WILLIAM STREET, MAITLAND	Light Indust.		4	WILLIAM STREET	MAITLAND	26 908 893
24082	COM	THE CHARLES FAMILY TRUST	Light Indust.		7	WILLIAM STREET	MAITLAND	1 417 744
24081	COM	UWE GOSSOW HARDIGO 10 PROPERTIES CC	Light Indust.		11	WILLIAM STREET	MAITLAND	4 392 980
24080	COM	THE CHARLES FAMILY TRUST	Light Indust.		19	WILLIAM STREET	MAITLAND	3 610 860



PROGRAM 1 - MAITCID MANAGEMENT & OPERATIONS									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Fully operational MAITCID Management Office	Functional and accessible	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager / MAITCID Board	
2. Appointment of relevant service providers	Appointment of appropriately qualified service providers.	3 Years	1Y				1Y	MAITCID Manager / MAITCID Board	Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented.
3. Board meetings	Bi-monthly Board meetings.	6	6	6	6	6	6	MAITCID Manager / MAITCID Board	Quorum of directors present at every meeting. Feedback per portfolio. Keep minutes and file resolutions.
4. Monthly Progressive Income and Expenditure Report to CCT	Submit reports to the CID Department timeously.	12	12	12	12	12	12	MAITCID Manager	Refer to Financial Agreement. Submit reports to the CID Department by the 15 <sup>th</sup> of the following month.
5. Audited Annual Financial Statements	Audited Annual Financial Statements with an Unqualified finding.	1	1Y	1Y	1Y	1Y	1Y	MAITCID Manager	Submitted to the City by 31 August of each year.
6. Communicate MAITCID arrears list	Board Members in arrears cannot participate in meetings.	12	12	12	12	12	12	MAITCID Manager	Observe and report concern over outstanding amounts to Board and CID Department.
7. Annual General Meeting	Annual feedback to members at AGM and	1	1Y	1Y	1Y	1Y	1Y	MAITCID Manager / MAITCID Board	Host successful AGM before 31 December.

PROGRAM 1 - MAITCID MANAGEMENT & OPERATIONS									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
	complying with legal requirements								
8. Submit Annual Report and Annual Audited Financial Statements to Sub-council(s)	Submit AFS and annual report to Subcouncil within 3 months of AGM.	1	1Y	1Y	1Y	1Y	1Y	MAITCID Manager / MAITCID Board	Submit proof of submission to CID Department.
9. Successful day-to-day management and operations of the MAITCID	Monthly feedback to MAITCID Board.	Ongoing	→	→	→	→	→	MAITCID Manager	
10. Maintain Website	Website with all the relevant documents as required by the By-Law and Policy	Ongoing	→	→	→	→	→	MAITCID Board MAITCID Manager	Refer to Program 6-3.
11. CIPC Compliance <ul style="list-style-type: none"> <li>Directors change</li> <li>Annual Returns</li> <li>Auditors change</li> </ul>	CIPC Notifications of changes.	1Y	1Y	1Y	1Y	1Y	1Y	MAITCID Board	Directors & Auditors change within 10 business days of change. Annual returns within 30 Business days after the anniversary date of the NPC registration.
12. Monthly Reports to the Directors	Report back on all CID related business to be measured and signed off	12	12	12	12	12	12	MAITCID Manager	Provide monthly reports to the Directors.
13. Manage and monitor the C3 notification Process	Complete daily reports of C3 notifications and monitor outstanding issues	12	12	12	12	12	12	MAITCID Manager	
14. Input to the Integrated Development Plan	Annual submissions to Subcouncil Manager	1Y	1Y	1Y	1Y	1Y	1Y	MAITCID Manager	October to February of every year.
15. Input to the City Capital/Operating Budgets	Annual submissions to Subcouncil Manager.	1Y	1Y	1Y	1Y	1Y	1Y	MAITCID Manager	By September of each year.
16. Communicate with property owners	Monthly newsletter	Monthly	12	12	12	12	12	MAITCID Manager	Keep property owners informed.
17. Mediate issues with or between property owners	Provide an informed opinion on unresolved	Ongoing	→	→	→	→	→	MAITCID Manager & City of Cape Town	

PROGRAM 1 - MAITCID MANAGEMENT & OPERATIONS									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
	issues and assist where possible							Departmental Managers and Law Enforcement	
18. Visit MAITCID members	Communicate and visit MAITCID members.	Bi-annually	2	2	2	2	2	MAITCID Manager	Refer also to Program 6-4
19. Promote and develop MAITCID NPC membership	Have a NPC membership that represents the MAITCID community Update NPC membership. Ensure that membership application requests are prominent on webpage	Ongoing	→	→	→	→	→	MAITCID Manager / MAITCID Board	
20. Build working relationships with Subcouncil Management and relevant CCT officials and departments that deliver services in the MAITCID	Successful and professional relationships with subcouncil management, Area Based Manager and City Departments resulting in enhanced communication, cooperation and service delivery	Ongoing	→	→	→	→	→	MAITCID Manager	
21. SRA renewal application and survey.	Submit a comprehensive renewal application for approval by the members and the City of Cape Town.	In year 5					1Y	MAITCID Manager / MAITCID Board	
22. Establish and maintain Website	Informative website with all required documents displayed as required by legislation.	Ongoing	→	→	→	→	→	MAITCID Manager	
23. Annual Tax Compliance Status	Within one month after expiry date.	Annually	1Y	1Y	1Y	1Y	1Y	MAITCID Manager	Submit PIN to CCT Supply Chain Management Department.



PROGRAM 1 - MAITCID MANAGEMENT & OPERATIONS									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
24. Budget Review	Board approved budget review to the CCT by end of February	Annually	1Y	1Y	1Y	1Y	1Y	MAITCID Manager	Submit Board minutes and approved adjustment budget to the CCT by end of February.
25. Perform Mid-year performance review.	Board approved mid-year review submitted to the CCT by end of February	Annually	1Y	1Y	1Y	1Y	1Y	MAITCID Manager / MAITCID Board	Submit Board minutes and approved Mid-year performance review to the CCT by end of February. Ensure under/non performance areas are addressed before the end of the financial year.
26. All Directors to receive relevant CID Documents	At the 1 <sup>st</sup> Board meeting after the AGM, supply all directors with all relevant CID documents	Annually	1Y	1Y	1Y	1Y	1Y	MAITCID Manager / MAITCID Board	
27. Allocation of portfolios	At the first Board meeting after the AGM, assign portfolios to Directors	Annually	1Y	1Y	1Y	1Y	1Y	MAITCID Manager / MAITCID Board	
28. Declaration of interest	Ensure all Directors and Manager sign DOI at every Board Meeting	Bi-monthly	6	6	6	6	6	MAITCID Manager / MAITCID Board	

PROGRAM 2 - MAITCID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Identify the root causes of crime in conjunction with the SAPS, Local Authority and existing Public Safety service using their experience as well as available crime statistics	Incorporate in Public Safety Management Strategy Plan	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager/ Public Safety Service Provider	This is done comprehensively at the beginning of term and then modified continuously

PROGRAM 2 - MAITCID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS	Incorporate in Public Safety Management Strategy Plan	Ongoing	→	→	→	→	→	MAITCID Manager/ Public Safety Service Provider	
3. Determine strategies by means of an integrated approach to improve public safety	Incorporate in Public Safety Management Strategy Plan	Ongoing	→	→	→	→	→	MAITCID Manager/ Public Safety Service Provider	
4. In liaison with other Public Safety role players and the South African Police Service, identify current Public Safety and policing shortcomings and develop and implement effective public safety strategy	Incorporate in Public Safety Management Strategy Plan	Ongoing	→	→	→	→	→	MAITCID Manager/ Public Safety Service Provider	
5. Approve a Public Safety Management Strategy with clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided.	Documented Public Safety Management Strategy with clear deliverables and defined performance indicators to guide public safety services by the appointed service provider and evaluate levels of service provided.	Revise as often as required but at least annually	1Y	1Y	1Y	1Y	1Y	MAITCID Manager/ Public Safety Service Provider and approved by the Board	This is done comprehensively at the implementation of the CID and then modified continuously
6. Maintain a manned centrally located office(s) open to the members and residents of the CID to request Public Safety assistance or report information	Appropriately manned and equipped office with skilled staff	Ongoing	→	→	→	→	→	MAITCID Manager/ Public Safety Service Provider	As per Program 1-1
7. Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective safety and Public Safety patrols in the MAITCID	Ongoing	→	→	→	→	→	MAITCID Manager/ Public Safety Service Provider	

PROGRAM 2 - MAITCID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
8. Utilise the "eyes and ears" of all Public Safety and gardening/street cleaning staff, as well as own staff, to identify any breaches	Incorporate feedback and information in Public Safety and safety initiatives of the MAITCID	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager/ Public Safety Service Provider	
9. Assist the police through participation by MAITCID in the local Police sector crime forum	Incorporate feedback and information in Public Safety and safety initiatives of the MAITCID Report on any Public Safety information of the MAITCID to the CPF	Monthly	12	12	12	12	12	MAITCID Manager/ Public Safety Service Provider	
10. Monitor and evaluate the Public Safety strategy and performance of all service delivery on a quarterly basis	Report findings to the MAITCID Board with recommendations where applicable	Quarterly	4	4	4	4	4	MAITCID Manager/ Public Safety Service Provider/ SAPS Crime Intelligence Officer	Refer to Program 1-9
11. On-site inspection of Public Safety Patrol officers	Report findings to the MAITCID Board with recommendations where applicable	Daily	➔	➔	➔	➔	➔	MAITCID Manager/ Public Safety Service Provider	
12. Weekly Public Safety Reports from Contract Public Safety Service Provider	Report findings to the MAITCID Board with recommendations where applicable Provide feedback to forum meeting	Weekly	52	52	52	52	52	Public Safety Service Provider	Incorporate into monthly management report to MAITCID Board
13. Deploy CCTV cameras monitored by a CCTV Control Room	Effective use of CCTV cameras through monitoring	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager/ Public Safety Service Provider	
14. Appoint a CCTV Monitoring service provider	Appointment of appropriately qualified service providers.	3 Years	1Y			1Y		MAITCID Manager / MAITCID Board	

PROGRAM 2 - MAITCID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
15. Register CCTV Cameras with the City of Cape Town	Cameras registered with the CCT	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager/ Public Safety Service Provider	

PROGRAM 3 - MAITCID CLEANSING & ENVIRONMENTAL INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Develop a cleansing strategy document	Cleansing strategy document with clear deliverables and defined performance indicators to guide cleansing and delivery.	Annually	1Y	1Y	1Y	1Y	1Y	MAITCID Manager/ Cleansing Service Provider	Revise as often as required but at least annually. Refer to 1.2
2. Cleansing Strategy to guide cleansing and delivery	Monitor and evaluate the cleansing strategy and performance of all service delivery on a quarterly basis	Quarterly	4	4	4	4	4	MAITCID Manager/ Cleansing Service Provider	
3. Appointed Cleaning service provider.	Appointment of appropriately qualified service provider.	3 Years	1Y				1Y	MAITCID Manager / MAITCID Board	Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented.
4. Additional litter bins and emptying of litter bins.	Quarterly status reports to CCT regarding progress of identified shortcomings	Quarterly	4	4	4	4	4	MAITCID Manager/ Solid Waste Department	

PROGRAM 3 - MAITCID CLEANSING & ENVIRONMENTAL INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
5. Cleaning of streets and sidewalks in the MAITCID	Cleansing each of the streets within the CID boundary at least once within every two month period	Bi monthly	6	6	6	6	6	MAITCID Manager/ Cleansing Service Provider	
6. Health and safety issues reported to CCT with C3 notifications	Monthly evaluations and inspections of reported C3. Report to the Board. Provide an improved healthy urban environment in the MAITCID	Ongoing	→	→	→	→	→	MAITCID Manager/MAITCID Board	
7. Monitor and combat illegal dumping	Removal of illegal dumping when required and applying applicable penalties through law enforcement against transgressors. Report to the Board	Ongoing	→	→	→	→	→	MAITCID Manager/ Cleansing Service Provider/ Law Enforcement Officers/MAITCID Board	
8. Identify environmental design contributing to grime such as wind tunnels	Quarterly evaluation of the causes of waste Quarterly evaluation of measures implemented and identification of remedial actions. Report to the Board.	Quarterly	4	4	4	4	4	MAITCID Manager/ Cleansing Service Provider/MAITCID Board	
9. Promoting waste minimization through education and awareness on waste and water pollution	Monthly evaluations and inspections Report findings to Board.	Ongoing	→	→	→	→	→	MAITCID Manager/ Cleansing Service Provider, Solid waste Department	

PROGRAM 3 - MAITCID CLEANSING & ENVIRONMENTAL INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
10. Encourage property owners to act responsibly in terms of waste management and encourage recycling initiatives	Monthly evaluations and inspections Report findings to the Board.	Ongoing	➔	➔	➔	➔	➔	CID Manager / Solid Waste Department	
11. Local NGO to assist in cleaning programs where applicable	As required coordinate cleaning programs and report to the Board	Ongoing	➔	➔	➔	➔	➔	CID Manager	Refer to program 4-6 and 5-2
12. Recycle waste	Recycle waste collected by cleaning staff where possible and report progress to the Board	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager/ Cleansing Service Provider	
13. Greening campaigns - Arbor Day	Report to the MAITCID Board with recommendations where applicable	1	1Y	1Y	1Y	1Y	1Y	MAITCID Manager	

PROGRAM 4 - MAITCID URBAN MANAGEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Identify problem areas with respect to: a. street lighting; b. missing drain covers / cleaning of drains c. maintenance of road surfaces; sidewalks d. cutting of grass / removal of weeds	Urban management plan with clear deliverables and defined performance indicators to guide delivery – Report monthly to the Board	Ongoing Monthly reporting to the Board.	➔	➔	➔	➔	➔	MAITCID Manager	Use the established service levels to design the provision of supplementary services without duplication of effort.

PROGRAM 4 - MAITCID URBAN MANAGEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
e. road markings / traffic signs									
2. Identify and report infrastructure supplementing of existing Council Services: f. Street lighting g. Dumping h. Refuse Removal i. Waterworks j. Sewerage k. Roads and Storm water l. Traffic signals and line painting m. Pedestrian safety n. Road repairs	Monitor and evaluate. Report findings to the MAITCID Board with recommendations where applicable	Daily / weekly and monthly reports to the C3 notification process and daily recording of references in the register	→	→	→	→	→	MAITCID Manager	
3. Compile a list of prioritized needs to enhance the objectives of the CID and liaise with the relevant departments to correct	Monitor and evaluate the plan and performance of all service delivery on a quarterly basis. Report findings to the MAITCID Board with recommendations where applicable	4	4M	4M	4M	4M	4M	MAITCID Manager	
4. Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environment	Development of a long-term sustainable work program	Ongoing	→	→	→	→	→	MAITCID Manager	This is done comprehensively at the term renewal and then modified and managed continuously Also refer to Program 5-2 and 3-10
5. Illegal Poster Removal	City of Cape Town infrastructure free from illegal posters	Ongoing	→	→	→	→	→	MAITCID Manager	

### PROGRAM 4 - MAITCID URBAN MANAGEMENT INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
Notify and monitor the removal of illegal posters by the City of Cape Town									

### PROGRAM 5 - MAITCID SOCIAL INTERVENTION INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Identify and determine strategies by means of an integrated approach to address / homelessness and the relief measures available, current and future.	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	Ongoing	→	→	→	→	→	MAITCID Manager/ NGOs	This is done comprehensively at the implementation of the CID and then modified continuously
2. Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environment	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	Ongoing	→	→	→	→	→	MAITCID Manager/ NGOs	This will be a long-term plan of action that will take time to develop – Refer to Program 4-6 and 3-10
3. Coordinate Social Development programs and initiatives with City Social Development Department	Meet quarterly	Ongoing	→	→	→	→	→	MAITCID Manager	
4. Public awareness program on social issues		Ongoing	→	→	→	→	→	MAITCID Manager	



PROGRAM 6 - MAITCID MARKETING INITIATIVES									
ACTION STEPS	RESPONSIBLE	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					PERFORMANCE INDICATOR	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Newsletters / Newsflashes	Informative newsletters distributed.	Quarterly	4	4	4	4	4	MAITCID Manager	Also refer to Program 1-16
2. Regular Press releases in local Newspapers covering: a. Local Development b. Promoting local Projects c. Social Issues	Regular media exposure	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager	
3. Establish and maintain Website	Up to date and informative website in compliance with CID legislation.	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager	Refer to Program 1-10
4. Regular Member visits and meetings	Monthly feedback to MAITCID Board at Directors Meeting	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager	Refer to Program 1-18
5. Establish the MAITCID Business Directory and link to website	Up to date directory	Every 6 months	2	2	2	2	2	MAITCID Manager	
6. MAITCID Signage	Signage to be visible and maintained	Ongoing	➔	➔	➔	➔	➔	MAITCID Manager	



**MAITCID**  
MAITLAND CITY IMPROVEMENT DISTRICT

**Notice Annual General Meeting (AGM)**

The Maitland City Improvement District NPC (MAITCID) will be hosting an AGM. All stakeholders are invited to a review of the year's activities, approval of the extension of the CID term and planning for 2020/21.

**Date:** 29 October 2019  
**Time:** 16:00  
**Venue:** Boardroom, Capita SA at  
65 Voortrekker Road, Maitland,  
Cape Town, 7405

Resolutions presented at the Members meeting can only be voted on by bona fide members of the MAITCID. This membership is available free of charges to all owners of non-residential property within the MAITCID footprint, but they must be registered before 22 October 2019.

**For further** information, documentation and how to register go to [www.maitcid.co.za](http://www.maitcid.co.za) or e-mail [enquiries@maitcid.co.za](mailto:enquiries@maitcid.co.za) or call 083 255 7657



**MAITCID**  
MAITLAND CITY IMPROVEMENT DISTRICT

**Kennisgewing van Algemene  
Jaarvergadering (AJV)**

Die Maitland City Improvement District NPC (MAITCID) hou 'n AJV. Alle belanghebbende persone word genooi na 'n oorsig van die jaar se bedrywighede, goedkeuring van die termyn verlenging en beplanning vir 2020/21.

**Datum:** 29 Oktober 2019  
**Tyd:** 16:00  
**Plek:** Raadsaal, Capita SA by Voortrekkerweg  
65, Maitland, Kaapstad, 7405

Slegs bona fide-lede van die MAITCID kan stem by 'n AJV. Alle eienaars van nie-residentsieële eiendomme wat binne die MAITCID val, kan lede word sonder enige koste daaraan verbonde, maar moet registreer voor 22 Oktober 2019.

**Vir meer besonderhede oor registrasie en dokumentasie** gaan na [www.maitcid.co.za](http://www.maitcid.co.za), stuur 'n epos aan [enquiries@maitcid.co.za](mailto:enquiries@maitcid.co.za) of skakel 083 255 7657



Notice is hereby given of the Annual General Meeting (AGM) of the Maitland City Improvement District NPC (MAITCID) that will take place on the 29 October 2019, Boardroom, Capita SA at 65 Voortrekker Road, Maitland, Cape Town, 7405 at 16:00 where the following items will be discussed:

### **AGENDA**

1. Registration
2. Welcome & Apologies
  - 2.1 Membership
    - 2.1.1 resignations
    - 2.1.2 new members
  - 2.2 Quorum to constitute a meeting
3. Previous AGM minutes
  - 3.1 Approval
  - 3.2 Matters arising
4. Feedback on operations 2018-19
5. Noting of Audited Financial Statements 2018-19
6. Approval of extension of the 5-year term Business Plan 2020-2025
7. Approval of budget 2020-21 Budget
  - 7.1 Approval of budget 2020-21
8. Approval of implementation plan 2020-21
9. Appointment of auditors
11. Confirmation of Company secretary
12. Election of Board Members
13. General / Q & A
14. Adjournment

Please note the following:

The present Directors of the Maitland City Improvement District NPC and their respective portfolios are:

Name	Current SRA Portfolio
Helen Brown	Chairperson
Shaughn Emmenes	Director
Avi Milstein	Director
Thomas Blatherwick	Resigned – 30 April 2019


All stakeholders and interested parties are invited to attend, however, only owners registered as members of the company may vote.

- Per clause 11.9.2 of the Memorandum of Incorporation, no member who is in arrears with payment of the additional rate for more than 60 (sixty) days, shall be entitled to vote at an AGM for so long as s/he is so in arrears except if the member can prove that s/he is in a dispute or has entered into an appropriate payment arrangement with the City or can provide proof of payment.
- Owners wishing to apply for membership should do so via the website or by email. New membership applications should be received by 22 October 2019 (*one week before the meeting*) to be approved and accepted at a meeting of the Board of directors of the Maitland City Improvement District NPC prior to the AGM.
- Any member may appoint a Proxy to attend the meeting on his/her behalf. Forms of Proxy may be downloaded from the website or requested by email. The proxy form must be delivered to the offices of the Company no less than 24 hours prior to the advertised time of the start of the meeting, failing which it shall not be deemed to be valid.
- Enquiries should be addressed as far in advance as possible, by email as above or by letter to the registered office of the company. The Annual Financial Statements can be downloaded from the website.
- Clause 12.1.7 of the MOI states "As required by item 5(1)(b) of Schedule 1 to the Act, at least 1/3 (one third) of the directors shall resign every year at the AGM, but shall be eligible for re-election." Thomas Blatherwick resigned. Therefore, the following Director: Helen Brown will resign. She has made herself available for re-election as director. Forms for nomination of directors may be downloaded from the website or be requested by email. These forms must be delivered to the offices of the Company no less than 7 clear days prior to the advertised time of the start of the meeting, failing which it shall not be deemed to be valid.

The following documentation is available at the AGM and on the Maitland City Improvement District NPC website at [www.maitcid.co.za](http://www.maitcid.co.za):

- Membership list
- Advertisements, notice to members and CoR 36.2 form
- Minutes of previous AGM
- Agenda
- Audited AFS (Full set)
- Business Plan 2020- 2025
- Implementation Plan 2020-2021

- **Budget 2020-2021**
- **Membership application form**
- **Nomination as Director form**
- **Proxy Form**

 <b>MAITCID</b> <b>MAITLAND CITY IMPROVEMENT DISTRICT</b>		<b>AGM</b> <b>OCTOBER 2019</b>
<p><b>MINUTES OF THE MAITLAND CID AGM HELD ON 29 OCTOBER 2019 AT CAPITA BOARDROOM, CORNER OF BEACH ROAD AND VOORTREKKER STREET, MAITLAND @ 16H00</b></p> <p><b>Present</b></p> <p>Helen Brown (HB)                      Chairperson and Director – Maitland CID  Shaughn Emmenes (SEM)              Director – Maitland CID  Shaun Evans (SE)                      Co-opted Member – Maitland CID  Avi Milstein (AM)                      Director – Maitland  Gene Lohrentz(GL)                      CID Manager (Geocentric as Management Company)</p> <p><b>Apologies</b>  See attendance register for additional attendees:</p>		
<p><b>1. WELCOME</b></p> <p>a. The Chairperson welcomed all present. She thanked all involved for their support including the CID management, the Board members and the City of Cape Town. She handed the proceedings over to Gene Lohrentz.</p>	<p>ALL</p>	
<p><b>2. QUORUM TO CONSTITUTE A MEETING</b></p> <p>a. GL indicated that he received no apologies from members  b. GL explained the membership process  c. GL explained that certain members and/or their representatives have fallen away.  d. GL welcomed new members.  e. GL indicated that a quorum is present and that the meeting is properly constituted.</p>	<p>ALL</p>	
<p><b>3. APPROVAL OF PREVIOUS MINUTES AND MATTER ARISING</b></p> <p>a. Minutes of AGM were approved by show of hands.</p>	<p>ALL</p>	
<p><b>4. APPROVAL OF THE AGENDA</b></p> <p>a. GL asked the meeting if anyone would like to add anything to the Agenda of the meeting. The Agenda was approved, and the meeting continued.</p>		
<p><b>5. CHAIRMAN'S REPORT</b></p> <p>a. GL opened the feedback presentation with an overview of the developments taking place in and around the Maitland area and the detail of how the City of Cape Town has determined the area as a Localized Priority Area from an urban planning and development perspective. GL noted that these positive</p>	<p>ALL</p>	

<p>movements continue to present challenges to the Maitland CID who strive to support the developmental impetus in the area but doing so with very limited sources.</p> <ul style="list-style-type: none"> <li>b. GL listed the various major developments in and around the Maitland CID.</li> <li>c. GL then provided feedback of the year's operations with specific reference to Public Safety, Cleaning, Urban Management and Social Upliftment.</li> <li>d. GL highlighted the issues of drugs and drug users and its influence on public safety and criminal activities in Maitland. GL noted the activities of the CID staff in reducing the opportunities for harm in the public space by removing items such as dangerous weapons.</li> <li>e. GL also highlighted the issue of metal theft and the damage to public infrastructure which the Maitland CID actively combats but these activities continue outside of the CID boundaries unabated but when potential perpetrators move through the CID area, such activities are addressed.</li> <li>f. GL also highlighted the interaction with homeless people in the area and attempts to assist them.</li> <li>g. GL noted the actions of the CID staff in assisting the public, including assistance at accident scenes.</li> <li>h. GL also showed how the MAITCID CCTV cameras are used to combat criminal activity in the area.</li> <li>i. GL noted that MAITCID is working quite closely with the Law Enforcement Officers working with MAITCID. This includes dealing with problem buildings.</li> <li>j. GL noted the various cleaning activities of the MAITCID cleaning team.</li> <li>k. GL noted the various urban management activities of the MAITCID team.</li> </ul>	
<p><b>6. ACCEPTANCE OF THE AUDITED FINANCIAL STATEMENTS</b></p> <ul style="list-style-type: none"> <li>a. The meeting adopted and approved the AFS of the MAITCID.</li> </ul>	ALL
<p><b>7. APPROVAL OF THE 5-YEAR TERM AND BUDGET</b></p> <ul style="list-style-type: none"> <li>a. GL presented the meeting with the 5-year Business Plan, Budget and Implementation Plan as per the term renewal.</li> <li>b. Mr Eddie Scott from the CID Department addressed the meeting and noted the positive impact of CIDs in general. Mr Scott also explained the various processes followed by the City in terms of the CID establishment, renewal and oversight.</li> <li>c. The meeting briefly discussed the merits of the CID and the role of the CID versus that of the City.</li> <li>d. GL presented the Budget and Implementation Plan to the meeting including the utilization of surplus funds to augment the budget.</li> <li>e. GL asked for a show of hands to approve the 5-year term extension of MAITLAND CID. The meeting supported the</li> </ul>	

extension and approved the 5-year budget and Implementation Plan.	
<b>8. APPOINTMENT OF AUDITORS FOR 2020/2021 &amp; COMPANY SECRETARY</b> a. GL noted that the current auditors are C2M. The members approved the re-appointment of C2M. b. GL noted that C2M currently acts as Company Secretary. The members approved the re-appointment of C2M.	ALL
<b>9. STAND DOWN &amp; RE-ELECTION OF ONE-THIRD OF THE BOARD</b> a. Mr Blatherwick has resigned from the Board during the year. b. Helen Brown and Shaughn Emmenes have resigned. Only Helen Brown made herself available for re-election for a limited period and noted that she wishes to step down soon but will continue with her role in the short term. c. GL thanked Mr Emmenes for his years of service to the Maitland CID. d. GL noted the nominations received for Shaun Reznik and Brad Reingold from Blue Buck Projects as new directors. e. Mr Shaun Evans was co-opted to the Board for another year. f. The meeting elected the new directors and re-elected Helen Brown.	ALL
<b>10. QUESTIONS</b> a. There were no questions.	ALL
<b>11. CLOSURE</b> a. Helen Brown thanked the attendees and closed the meeting.	ALL