

Sibaya Precinct Master Association (RF) Non-Profit Company

Registration No. 2016/193545/08

Chairman's Annual Review

The Chair's Annual Review covers the financial year ending 31 March 2022 and the period to date.

I am pleased to be reporting on the sixth year of the Sibaya Precinct Master Management Association (SPMMA) ("the Association") at the Annual General Meeting.

The purpose of the Management Association is to advance the interests of the Association's members and to protect property values. This function is achieved by the SPMMA Management Team under direction of the Board of Directors. The SPMMA management team carries out the day-to-day administration of the Sibaya Precinct, including the Association's governance requirements, financial management, co-ordination of the Design Review Panel and compliance with SPMMA's Rules, design code requirements, and development control. Further to this, the SPMMA management team, on behalf of SPMMA and as approved by the board, manages the appointment process of service providers including safeguarding, landscaping, and general maintenance once the public infrastructure has been completed. It also lobbies authorities on behalf of owners, businesses, and users of the Sibaya Precinct for, amongst other things, policing and municipal provided services.

I would like to thank the management team and all our service providers for their hard work and commitment to the Precinct.

1. Board of Directors

Name	Representing
Hlalelo Makwabe	Tongaat Hulett Properties (THP)
Bheki Shongwe	Tongaat Hulett Properties (THP)
Graeme Phillips	Garlicke & Bousefield (Chairman)
Neil Slatter	Balize
Rajan Naidoo	Saxony
Wicus Jacobs	Shoreline Sibaya
Stuart Meyer	DEVMCO

The Memorandum of Incorporation (MoI) allows for a total of seven directors during the Development Period and a minimum of three, four of whom shall be nominees of the Primary Developer (THP).

On the Development side, Ditholo Phogole has been appointed to the position of Development Executive along with Karen Pietersen and Justin Geyve taking over as the Commercial Executive for Tongaat Hulett Properties. The SPMMA continues to work closely with the THP development team to better secure the interests of all members and ensure ongoing development in line with the standard expected of the Sibaya coastal Precinct.

I would encourage all members to get to know the Board of Directors who represent the collective interests of all in the running of the Association. The current Board has been committed and diligent in the execution of their fiduciary duties and I would like to thank them for their considerable time and efforts this past year.

2. Sub Committees

Current Subcommittees appointed by the board that deal with specific aspects of the Association's activities, namely:

Design Review Panel / Consent to Transfer: Erky Wood, Joy Brasler, Ivor Daniel and assisted by Justin Van Rensburg – UrbanMGT Development control

3. Major Storm Events

In this year's reporting period, Sibaya as much of the Ethekewini region, was hit by two major storms. Luckily, the Association's managed area was largely unaffected in stark contrast to other areas and our immediate neighbours.

A brief overview of the Association's affected areas following these events:

Affected completed Infrastructure:

Power	no power interruptions were reported.
Streetlights	no damage was reported.
Roads	Heleza Blvd experienced some silt depositing in various areas – these were attended to swiftly by precinct maintenance teams.
Irrigation/Water connection	no damage to water connection points or lines along the Boulevard were noted.
Precinct signage	no damage to precinct signage noted.
Landscaping	minimal damage to installed landscaping.

Affected Infrastructure Under Construction:

Main Sewer Line	sewer line in node 5 was damaged due to a bank slip on the services servitude – THP Infrastructure teams have installed interim remedial works and are looking to complete long term repairs.
Node 1 attenuation Pond	The pond has had minor damage to various areas of its bank lining, the forebay was completely silted up with approximately 200cubes of silt and a further 300cubes deposited below the forebay into the pond itself. There was also damage to the water way gabion structure leading into the forebay due to a scour from the eastern platform opposite Parc. All these have been noted to the infrastructure team at THP, the de-siltation of the Pond and forebay have been completed and remedial works are being investigated to reinstate the affected area as required.
Node 5 attenuation Pond	The pond and associated infrastructure suffered significant siltation and undercutting of the slipway, THP infrastructure teams have dealt with much of the damage and made good, the ponds construction continues.
Heleza Blvd. extension	The project has been affected by the weather, but no major damage was reported.

Affected areas within the Sibaya Coastal forest

Managed area Below Node 1	No major damage or wash away was noted, some trails experienced minor wash but have been repaired. Previously installed silt traps installed by our maintenance teams in strategic locations prevented major washaways in these areas.
Unmanaged area Below Node 5	During the flooding a major illegal waste dump site in this area was exposed and flushed down the natural water runoff downhill effecting uMdloti residents. This matter is being dealt with by THP infrastructure teams and at this time the remaining waste deposit has been cleared and dealt with appropriately. THP and

	their consultants are in the process initiating remedial action and installations to this area.
Sibaya Beach	Over this period there have been significant amounts of waste

We would like to thank all stakeholders, development teams and infrastructure contractors for their swift action in mitigating as much damage as possible during this time and continued effort in addressing all items and more as noted above.

See below links to news relating to the flood

<https://sibayaprecinct.co.za/site/clearing-wash-away/>

<https://sibayaprecinct.co.za/site/clearing-up-silt-deposits/>

<https://sibayaprecinct.co.za/site/sibaya-precinct-infrastructure-team-undertakes-de-silting-operation-in-node-1/>

<https://sibayaprecinct.co.za/site/take-this-survey-if-your-business-was-impacted-by-last-weeks-floods/>

<https://sibayaprecinct.co.za/site/infrastructure-damage-assessments-underway-in-sibaya-precinct-following-heavy-rains/>

<https://sibayaprecinct.co.za/site/m4-northbound-carriageway-closed-in-both-directions/>

<https://sibayaprecinct.co.za/site/departments-clears-flood-washaways-on-m4/>

<https://sibayaprecinct.co.za/site/post-flooding-municipal-water-supply-shortages-where-to-find-information-and-updates-2/>

<https://sibayaprecinct.co.za/site/seven-extra-staff-on-the-ground-to-assist-with-clean-up-on-sibayas-beaches-following-severe-flooding/>

<https://sibayaprecinct.co.za/site/road-closure-between-umdloti-and-la-mercy/>

4. UPL and the Ohlanga River exclusion zone

To note that the exclusion zone 1km north and south of the Ohlanga river mouth and the ban on fishing and harvesting of mussels and oysters from the uThongathi Estuary to Eastmoor Beach remains in place.

From August 2021, Kirsten Youens, a well know environmental lawyer, has represented the SPMMA in this crucial project. Although progress has been slow, the first meeting between the Multi-Stakeholder Forum (MSF) and UPL was held on 30 June 2022.

The state of the excessive waste material depositing in the uMhlanga Lagoon has also become of serious concern. It is currently expert's opinion that the waste is highly contaminated and must be disposed of at a Class A Landfill. UPL has put in writing that the litter is not contaminated by their chemical spill and will not pay for the costs of Class A landfill but will contribute towards other litter clean-up costs. Kirsten is driving this project through the Multi-Stakeholder Forum (MSF).

5. Auditors

The appointed Auditors for the Association are Baker Tilly Morrison Murray, who are located in Westville, and is a BEE Level 2 Contributor.

6. Primary Developer – Infrastructure Update

6.1. Heleza Boulevard

6.1.1. Heleza Boulevard extension from circle 6 to 7 and Fauna Road are on track to be completed end September 2022. There were minor project delays due to weather and materials shortages but no major items to note.

6.1.2. Heleza Blvd. requires alterations to all six of the traffic circles, THP contractors have affected remedial work to circle 6 with the others to follow in due course over the coming months.

6.1.3. Streetlights: Completed and operational from Circle 1 -6 of Heleza Blvd. Lights from circle 3 – 6 require finish paint. THP have retained the services of a contractor to attend to the maintenance of all

streetlights until handover to eTM is achieved. This is managed and facilitated by our Management Team daily.

6.1.4. THP are still in planning for implantation of sidewalks on the eastern portion of Heleza Blvd.

6.2. Node 5 Stormwater: Attenuation Pond 2 is still under construction following setback from the flooding earlier this year. Pipelines are complete but require handover.

6.3. Node 5 Sewerage: THP are working to secure completion and handover to eTM of all packages.

UrbanMGT has recommenced the facilitation of Infrastructure update meetings between top structure developers and THP, allowing for an open forum of discussion around critical infrastructure items. These meetings are held directly between THP and each development.



Photo above: Circle 6 modification underway (05/08/2022)



Photo above: Infrastructure teams attending to de-siltation of Pond 1 (07/2022)

<https://sibayaprecinct.co.za/site/immense-progress-made-to-the-heleza-boulevard-extension/>
<https://sibayaprecinct.co.za/site/sibaya-precinct-extensions-making-great-progress/>

7. Design Review / Aesthetics

The Design Review Committee continues to hold review sessions via Microsoft Teams.

The table below is a summary of development progress to date:

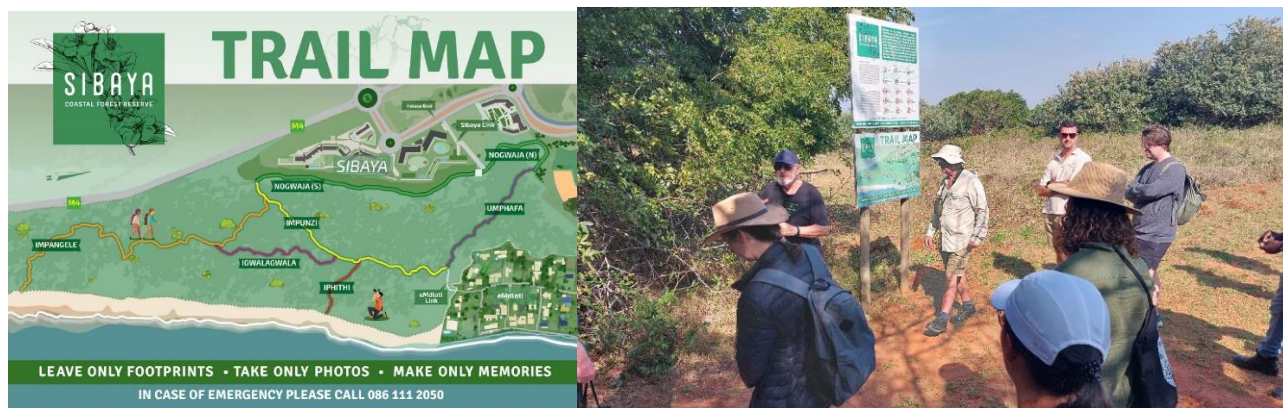
Completed buildings	• Ocean Dune. • Pebble Beach • Coral Point • Shoreline • Gold Coast ○ Parc Completed • Signature ○ Six houses complete
Under construction	• Signature Estate: ○ Ten houses under construction. • Gold Coast ○ Eighty-Five houses under construction • Saxony ○ Bulk Earthworks and phase 1 under construction • Balize (Node 5): ○ Top Structure nearing completion ○ Phase 1 of 3 complete
Planning approval – plans in the DRP process	• Stirling (Node 1): ○ In Progress – Pending Town planning amendment to precinct plan. • Dexaphase (Sibaya Sands) (Node 1): ○ On Hold • Saxony (Node 5): ○ DRP notified of intention to resubmit revised plans. This is Pending. • University (Node 2/3): ○ SDP approved. No further movement • School (Node 5): ○ Scheme still to be presented to DRP.

8. Conservation Trust Area

The IIA (Introduced Invasive Alien) Clearing Team continues to treat and maintain the forest to restrict return of IIA's. The program is proving successful within the area of operations, and the node 1 forest block is in great condition.

The 3km+ of established and maintained trails continues to thrive and offer a great natural amenity to the precinct residents while also attracting many visitors.

Guided walks continue to be offered by the Sibaya Operations and Forest supervisor Mazwi to anyone who would like to learn more about this beautiful stretch of coastal forest. The Association is also happy to note that the botanical society has held two formalised guided walks and a tree identification walk in the forest in the reporting period. We hope to continue receiving this exposure so that all residents, stakeholders and visitors can experience on of the last unique coastal forests in eThekweni.



Photos above: Map of established and maintained trails and image of visitors and residents taking part in one of the organised walks held by the botanical society (08/2022)

See below links to news regarding the Conservation Trust:

<https://sibayaprecinct.co.za/site/preparation-underway-for-controlled-burning/>

<https://sibayaprecinct.co.za/site/an-educational-morning-with-prof-eugene-moll/>

<https://sibayaprecinct.co.za/site/sibaya-coastal-forest-tree-identification-course/>

<https://sibayaprecinct.co.za/site/nature-lovers-enjoy-inaturalist-city-nature-challenge-in-sibaya-forest/>

<https://sibayaprecinct.co.za/site/join-ethekwini-city-nature-challenge-2022/>

<https://sibayaprecinct.co.za/site/meet-mazwi-ngubane-sibaya-coastal-precinct-and-forest-supervisor/>

9. Management of Sibaya Precinct Master Management Association.

UrbanMGT continue as the appointed Master Management Association management company. Justin van Rensburg is the dedicated Precinct and Development Control Manager, assisted by Mazwi Ngubane as Operations Supervisor and Jarrod Evans as Northern Operations Head, with Celine Spies in the administration and support roles for the UrbanMGT professional team. UrbanMGT is able to draw on its collective experience and operational learnings from Sibaya and other management associations managed by the company to ensure best practice protocols in the SPMMA.

The Management Team also fulfils all governance and day to day functions of the Association, including the drafting of annual budgets and levies, which are represented to the Board for review and approval.

To ensure good governance UrbanMGT has separated the authorisation of Association expenses from that of payment and accounts administration. For this reason, Eris Property Group has been contracted by the Association to provide the accounts administration function. The service contract requires that monthly payments are signed off by the Association's Management and authorised by two SPMMA Directors prior to Eris Property Group making payment and generating the monthly financial reports.

Please click on the link below for operational news:

[How to get in touch with your MA – Sibaya \(sibayaprecinct.co.za\)](https://sibayaprecinct.co.za)

[A day in the life of Justin van Rensburg Precinct Manager, Sibaya Precinct – Sibaya](#)

[Meet Mazwi Ngubane, Sibaya Coastal Precinct and Forest supervisor – Sibaya \(sibayaprecinct.co.za\)](#)

[Know your Sibaya Precinct Master Management Association – Sibaya](#)

10. Budgets and levy

The SPMMA financial year end is 31 March.

The methodology for levy apportionment is prescribed by the MoI article 13.4.2, which notes that levy for the management and servicing of Common Spaces “is assigned to a member in the ratio of Bulk held by that Member, represented as a percentage of the Total Bulk at that point in time.”

EXCL. VAT

	Budget	Actual	Budget
INCOME	2022/23	2021/22	2021/22
ANNUAL LEVY INCREASE	4%	0%	0,0%
LEVY PER SQM ex Vat			
TOTAL LEVIES	7 060 468	6 743 931	6 743 931
LEVIES TRANSFERRED TO RESERVE	0	0	0
OTHER INCOME	100 800	128 103	4 800
	7 161 268	6 872 034	6 748 731
EXPENSES			
COMPANY COSTS	123 887	70 738	105 344
MANAGEMENT AND OVERHEAD COSTS	2 967 381	2 789 395	2 848 068
FEES - CONSULTING	31 380	7 500	30 000
MUNICIPAL COSTS	0	0	0
SECURITY COSTS	732 635	668 502	712 163
LANDSCAPING AND ENVIRO. MGT	347 987	304 256	348 900
CLEANING AND WASTE MGT	390 449	316 994	324 924
MAINTENANCE	71 753	14 250	60 500
MISC COSTS	1 883	450	1 800
MA COMMUNICATIONS	248 395	206 530	235 368
SOCIO ECONOMIC DEVELOPMENT & STAKEHOLDER ENGAGEMENT	251 040	330 264	240 000
CONSERVATION TRUST LEVY	1 937 718	1 841 276	1 841 276
	7 104 506	6 550 155	6 748 342
SURPLUS /(DEFICIT) BEFORE TAX	56 762	321 879	389
TAXATION ON INTEREST & SUNDARY INCOME	-26 880	21 869	
NET SURPLUS / DEFICIT AFTER TAX	29 882	300 010	
OPENING RESERVE	2 099 275	0	
PROJECTED RESERVE AS AT YEAR END 31 MARCH 2023	2 129 157	0	
PROJECTED CASH RESERVE AVAILABLE	1 809 785		
CASH TRADING MONTHLY RESERVES	3,04		
SPECIAL PROJECTS FUNDED BY RESERVE / LSF			
Allocation	1 781 283	0	351 000
Expense	35 000	0	135 000
SURPLUS / DEFECIT	1 746 283	0	216 000

2022/2023

The Board resolved to apply a 4% increase on levy for the 2023 financial year.

Levies remain Tiered – Breakdown of tiers with updated figures as follows for occupied properties, property under development and for vacant land, detailed below:

2022/2023

Usage	%	SPMMA	CT	Total
Occupied	100%	1,82	0,69	2,51
Under Construction	90%	1,64	0,62	2,26
Vacant Land	80%	1,46	0,55	2,01

The above percentages of reduction are based on the current sales, with the ultimate goal of offering a 1/3rd of levy reduction for properties under construction and 2/3rd reduction for vacant land. This scale should balance out over time as the precinct develops.

SPMMA LSF

No Further changes have been applied to the SPMMA and SCT Levy Stabilisation Fund.

SIBAYA MASTER MANAGEMENT ASSOCIATION LEVY STABILISATION FUND

* LSF is built into the Sale agreements and payable by the Purchaser on each transfer

LSF has been charged in 2 ways

ERF that is not sectional Title

R 50 payable per square meter of purchased bulk

ERF that is sectional Title

R 5 000 payable per Unit

SIBAYA PRECINCT CONSERVATION TRUST LEVY STABILISATION FUND

* LSF is built into the Sale agreements and payable by the Purchaser on each transfer

LSF has been charged in 2 ways

ERF that is not sectional Title

R 25 payable per square meter of purchased bulk

ERF that is sectional Title

R 2 500 payable per Unit

11. Policies and Procedures

No new procedures have been implemented in this current period, however, there is currently investigation being done on board recommendation to amend the recovery of fines by errant members directly so as to prejudice entire sub-associations for the actions of a single member.

Key Policies and Procedure documents for the SPMMA include:

- Sibaya Coastal Precinct Design Code
- Rules of the Association – which include DRP Procedure / Fees and penalty schedule for contravention of Rules of the Association
- Developers and Contractors Protocols
- Consent to transfer and mortgage process
- Process for raising first levies on initial sale from Tongaat Hulett Developments
- Owners and Contractors building Cash Deposits
- Debtor Control Policy.
- Board Donations Policy

12. Office and administration

The SPMMA continues to operate out of office space in Ocean Dune's building.

13. Municipal Matters

Services

Water mains up to circle 6 have been handed over to eThekweni Municipality (eTM).

All other services are linked to the completion of the Heleza Boulevard and will be handed over to eTM when they are satisfied with all aspects for handover.

Public transport

A transport hub has been allocated to an area between Nodes 1 & 5. It is noted that the Environmental Authorisation requires that a shuttle system be provided for residents to access eMdloti to limit traffic into the village. This is still to be activated. THP are engaging with eTM on the matter.

Node 6 developers DEVMCO are in talks with eTM regarding temporary holding for taxi operators in the short term at their commercial development while eTM continue to investigate their options.

eTM General Comms

<https://sibayaprecinct.co.za/site/reminder-deadline-for-2022-general-valuation-roll-objections-is-today-16-may/>
<https://sibayaprecinct.co.za/site/strategic-plan-for-restricted-water-supply-for-durbans-northern-region/>
<https://sibayaprecinct.co.za/site/public-reminded-to-keep-away-umhlanga-river-exclusion-zone/>
<https://sibayaprecinct.co.za/site/options-available-for-customers-in-arrears/>
<https://sibayaprecinct.co.za/site/umhlanga-uip-temporarily-barricades-collapsed-section-of-the-m4-south-bound-slow-lane-between-la-lucia-and-umhlanga/>
<https://sibayaprecinct.co.za/site/upl-pollution-control-dam-overflow-due-to-heavy-rain/>
<https://sibayaprecinct.co.za/site/beaches-closed-to-bathing-due-to-removal-of-shark-nets/>
<https://sibayaprecinct.co.za/site/10-reasons-to-invest-in-south-africa/>
<https://sibayaprecinct.co.za/site/covid-19-vaccination-drive-thru-sites-for-ethekweni/>

Please click on the links below for news relating to public transport:

<https://sibayaprecinct.co.za/site/road-closures-on-m4-due-to-dolphin-coast-marathon-this-weekend/>
<https://sibayaprecinct.co.za/site/expect-m4-road-closures-on-Sunday-3-october/>
<https://sibayaprecinct.co.za/site/dot-repairing-scour-along-the-m4/>
<https://sibayaprecinct.co.za/site/accident-causes-damage-to-the-overhead-bridge-near-umdloti-turnoff/>

14. Community Engagement

Business Forums

The influence of Business Forums has affected all levels of construction within the Precinct and has now infiltrated the service contracts of completed buildings.

To mitigate the risk posed by 'Business Forums', the Management Team proposed that an effective and transparent employment and service provider appointment process for Sibaya Precinct be formalised i.e. linking demand side opportunities generated by business/developers with supply side neighbouring communities service providers and those seeking employment; provide improved utilisation and tracking of local service providers and individuals. This approach will be of significant benefit to both developers and property owners providing for one structured process instead of ad-hoc one-on-one engagements which creates significant risk to individuals and the whole of the Sibaya Precinct.

As such the SPMMA management team proposed the establishment of an opportunities portal to link job seekers and community base sub-contractors / suppliers to the of the Sibaya Precinct. The SPMMA management team invested much time conceptualising the structure, process, budgets and drafting the documentation including:

- Developers and Main Contractors Guidelines for Stakeholder Engagement
- Sibaya Precinct Interim Project Support Committee (IPSC) – Interim Roles & Responsibilities
- Dispute Resolution Meeting with the Main Contractor – Standard Operations Procedure

The Management Team have also been required to chair this IPSC committee as there is no other suitable entity.

Node 6 also uses the same structure and Stuart Meyer, in his capacity as both a SPMMA Director and Development representative to node 6 sits in these meetings.

We are also happy to note that the local ward councillor Geoff Pullan attends these meetings to assist where required.

15. Association Services

Security

Marshall's Security is contracted to provide security services in the precinct. The precinct is patrolled 24/7 by a response vehicle. Each of the developments is responsible for their own on-site security.



Photos above: Marshall's tactical response K9 unit on patrol in Sibaya and D20 pictured above supporting the maintenance team in removal of waste on the Sibaya beach following the flooding earlier this year.

Please click on the links below for news relating to security:

<https://sibayaprecinct.co.za/site/suspect-arrested-for-cable-theft-in-the-sibaya-precinct/>

Cleaning and Greening

Local business, HLEM is contracted to do the cleaning and greening of the precinct up to circle 6. Weekly litter pick of the M4 is done and the bags are then collected by the DoT, HLEM is also appointed in the Trust to handle Alien invasive control with her specialised teams. iDube maintains the formal landscaping on all common property at Sibaya. Isigi maintenance team another local business operates within the forest and on the M4 for preventative maintenance and assist both teams in the Sibaya operations umbrella.

All teams are fully operational and have done a great job over the past year with the upkeep and maintenance of the Sibaya Precinct and the Coastal Forest.



Photos above: iDube and maintenance team members teams hard at work maintaining the precinct gardens and attending to spills on Heleza Blvd

Please click on the links below for news relating to cleaning, greening and maintenance:

<https://sibayaprecinct.co.za/site/a-collective-effort/>

<https://sibayaprecinct.co.za/site/its-the-small-things-that-count/>
<https://sibayaprecinct.co.za/site/consistency-is-key-to-maintaining-our-precinct/>
<https://sibayaprecinct.co.za/site/lending-a-helping-hand/>
<https://sibayaprecinct.co.za/site/sibaya-teams-keep-up-the-good-work-during-the-festive-season/>
<https://sibayaprecinct.co.za/site/pebble-beach-paving-repaired/>
<https://sibayaprecinct.co.za/site/sidewalk-repairs-at-pebble-beach-complete/>
<https://sibayaprecinct.co.za/site/pebble-beach-paving-repairs-to-begin/>
<https://sibayaprecinct.co.za/site/service-providers-rectifying-internet-issue-affecting-sibaya-precinct/>

16. Precinct Communications

Our integrated communications system for SPMMA

The new SPMMA integrated communications system has seen positive results over the reporting period. In brief, the integrated communication system incorporates a website with 24-hour fault reporting capability, Facebook and Instagram pages, and email communications. Our focus on “story-telling” to communicate with levy paying members, the public and other stakeholders has been well received. Stories are communicated via newsflashes, monthly insights, web stories and social media posts focussing on service delivery, special projects, infrastructure and municipal updates, and relevant news from the greater Durban area.

Launched mid-2021, the website newsfeed snap surveys give everyone, both in and outside of the precinct, an opportunity to provide feedback on our website stories and rate their experience within the precinct. In summary:

1. Find out whether our readers are finding our content useful
2. Find out what else they'd like to be reading about
3. General perception of the precinct
4. Encourage people to subscribe and grow our audience

SPMMA members are encouraged to send their newsworthy items in relation to success stories, involvement in community projects or initiatives to the communications team to post on the website. The types of stories we are looking for include:

- New businesses to the precinct
- Employees and companies doing well – awards, accolades, etc.
- Community projects

Please contact jade@urbanmgt.co.za or divinia@urbanmgt.co.za for any information in relation to our communications.

Communications Platform Stats	May 2021 – October 2021
Newsletters Sent	57
Newsletter Database Subscribers	124
News items posted to website	66
Facebook followers	73
Instagram followers	96

2022 Annual SPMMA perception survey

At the end of June, the communications team launched SPMMA's first annual perception survey to establish SPMMA property owners, businesses and residents' perceptions with regards to SPMMA's services and overall experience of the area. These results will assist us in continuing to deliver high quality services to SPMMA's public

spaces and ensure it remains a sustainable thriving precinct. Due to circumstances out of our control, the 2021 survey was closed. This year we will be launching the 2022 Annual Perception Survey at the end of September 2022. We encourage everyone to look out for the Annual Perception Survey link and take part in shaping the future of our precinct.

Newsfeed

A collection of all news items posted to the website for the reporting period can be accessed here: [Sibaya – Sibaya \(sibayaprecinct.co.za\)](https://sibayaprecinct.co.za)
<https://sibayaprecinct.co.za/site/rate-our-newsfeed/>

The Sibaya Precinct Welcome Guide

[We look forward to launching the Sibaya Precinct Welcome Guide later this month.](#) The objective of our friendly and engaging electronic welcome guide (also printable) will be to:

- Explain the structure of the SPMMA and Sub Associations in simple infographics
- Articulate the SPMMA aims and objectives in a way that resonates with owners
- Owner benefits of being a member of the SPMMA
- Couch the 'rules' as a necessity for the collective benefit and not draconian power wielding
- Map out the SPMMA boundary and various service providers
- Showcase the various ways that members and tenants can contact the SPMMA
- Introduce the SPMMA team with their roles and subtly distinguish between their responsibilities and those of the municipality
- Encourage everyone to follow the various communications channels to ensure further education on the SPMMA and build a strong sense of community

The Sibaya Welcome Guide will be hosted on the SPMMA website. For further reading and more detail on each topic, you will be asked to click a link that takes you directly to a page hosted on the Sibaya Precinct website.

Insights

<https://sibayaprecinct.co.za/site/do-you-know-the-sibaya-management-association-boundaries/>
<https://sibayaprecinct.co.za/site/dropping-the-mask-and-welcoming-the-buzz-of-activity-from-around-the-globe/>
<https://sibayaprecinct.co.za/site/the-ballito-pro-is-back-and-its-time-to-get-excited/>
<https://sibayaprecinct.co.za/site/spotlight-on-south-africas-services-sector/>
<https://sibayaprecinct.co.za/site/being-water-savvy-in-these-difficult-times-and-beyond/>
<https://sibayaprecinct.co.za/site/tourism-sector-rebuild-loading-in-kzn/>
<https://sibayaprecinct.co.za/site/understanding-bylaw-enforcement-and-what-the-sibaya-precinct-ma-can-and-cant-enforce/>
<https://sibayaprecinct.co.za/site/spotlight-on-south-africas-agriculture-and-agro-processing-sector/>
<https://sibayaprecinct.co.za/site/new-sibaya-ma-precinct-disaster-protocol-loading/>
<https://sibayaprecinct.co.za/site/ethekwini-tourism-industry-records-80-occupancy-during-festive-season/>
<https://sibayaprecinct.co.za/site/know-your-ma-our-core-values/>
<https://sibayaprecinct.co.za/site/a-year-in-pictures-for-the-spmma/>
<https://sibayaprecinct.co.za/site/understanding-the-snakes-in-our-grass/>
<https://sibayaprecinct.co.za/site/practical-ways-to-support-local-businesses-today/>
<https://sibayaprecinct.co.za/site/know-your-sibaya-precinct-master-management-association/>
<https://sibayaprecinct.co.za/site/escape-the-house-this-festive-season-with-a-guided-walk-in-the-sibaya-coastal-forest/>
<https://sibayaprecinct.co.za/site/grab-a-bike-bean-coffee-at-the-umhlanga-boardwalks-new-forest-cafe-this-december/>

General Comms

<https://sibayaprecinct.co.za/site/fire-department-responds-to-fire-in-sibaya/>

<https://sibayaprecinct.co.za/site/notification-of-beach-re-opening-in-umdloti-and-umhlanga/>

<https://sibayaprecinct.co.za/site/road-closures-on-m4-due-to-dolphin-coast-marathon-this-weekend/>

<https://sibayaprecinct.co.za/site/the-news-is-out-the-sardines-are-on-their-way-up-the-coast-of-kwazulu-nata/>

<https://sibayaprecinct.co.za/site/accident-causes-damage-to-the-overhead-bridge-near-umdloti-turnoff/>

<https://sibayaprecinct.co.za/site/benches-and-plaque-unveiled-in-honour-of-late-sibaya-precinct-manager-gray-braatvedt/>

<https://sibayaprecinct.co.za/site/sibaya-residents-collaborate-with-spmma-to-get-things-done/>

<https://sibayaprecinct.co.za/site/government-announces-conditional-reopening-of-the-beaches-affected-by-the-cornubia-chemical-spill/>

<https://sibayaprecinct.co.za/site/expect-m4-road-closures-on-sunday-3-october/>

<https://sibayaprecinct.co.za/site/dot-repairing-scour-along-the-m4/>

17. Conclusion

In conclusion, I would like to thank the SPMMA Board of Directors for contributing their time, efforts and careful consideration in acting in the best interest of the Members of the Association.

A thank you is extended to the UrbanMGT, our management team, for their work and efforts in the running of the SPMMA and its sub-precincts and the process to transfer properties for new residents to occupy their units.

I wish you all a great year ahead and look forward to working collectively to secure the future of the SPMMA and its stakeholders.

Yours sincerely

Graeme Phillips

Chair of the Sibaya Precinct Master Management Association.