

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 2023 and the period to date.

I am pleased to be reporting on the Seventh 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 and stakeholders 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.



Photo above: Heleza Blvd Formal landscaping following ongoing maintenance and treatment.

1. Current sitting Board of Directors of the SPMMA

Name	Representing
Hlalelo Makwabe	Tongaat Hulett Properties (THP)
Bheki Shongwe	Tongaat Hulett Properties (THP)
Graeme Phillips	Garlicke & Bousfield (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, Jane Sibiya has been appointed to the position of Development Executive along with Jeanine Brown in replacement of Ditholo Phogole and Karen Pietersen respectively, with Justin Geyve still in place 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

There has been no establishment of any new sub committees in the reporting period and the only current Subcommittee appointed by the board to deal with specific aspects of the Association's activities is, namely:

Design Review Panel:

Erky Wood,
Joy Brasler,
Ivor Daniel
Assisted by Justin van Rensburg

3. Primary Developer – Business Rescue (BRP)

Since the last reporting period, TH have gone into Business Rescue and as a result, all ongoing works and projects undertaken by THP have stopped indefinitely. The BR plan was delayed numerous times throughout the period due to the complexity of the organisation and its operations.

It is noted that a decision was made early on by the UrbanMGT team and supported by the Board to submit a comprehensive claim through the BRP process on behalf of all the SPMMA and its members, for all outstanding infrastructure and works completion, including other commitments by THP yet to have been established at the time based on the infrastructure schedule and THP budgeted cost thereof. In tandem, the Management Team also advised all Directors and developers within the SPMMA to put forward their own individual claims where necessary as each had a legal relationship through their contracts of sale with the Primary Developer.

Subsequently, the BR plan was approved by creditors and stakeholders of TH and the Association's claim was rejected due to the lack of a legal relationship between the Primary developer and Association in respect of required obligations. As noted in previous correspondence to the board the BRP plan as it effects Sibaya made allowance for two items:

- The completion of the node 5 sewer system and its subsequent trunk lines including all damage to these works from the storms
- remediation of the landfill site in node 5 section of forest.

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

Affected Infrastructure BRP and Storm events:

Main Sewer Line	sewer line in node 5 was damaged due to a bank slip on the services servitude – THP infrastructure teams currently working to remediate.
Node 5 attenuation Pond	The pond and associated infrastructure work has paused since the BRP started, THP have noted they are in advance talks at re-establishing this project and closing out – further info to come.
Heleza Blvd, Fauna and Flora Road	Road itself is complete however total project is incomplete, services, sidewalks and streetlighting outstanding – THP engaging to complete works, update pending.

Affected areas within the Sibaya Coastal forest

Managed area Below Node 1	Major scour on M4 south, formalised reports sent to THP to engage with EDTEA through NEMA regulations – EDTEA site meeting arrange for formal inspection.  230727 M4 Storm water Erosion SCFT. Click link to report
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 the remediation project is well under way. Anticipated completion be November.

We would like to thank the THP team for their ongoing efforts to attend to these issues and other matters that effect Sibaya and its surrounding communities.

See below links to news relating to the flood

<https://sibayaprecinct.co.za/site/take-this-survey-if-your-business-was-impacted-by-last-weeks-floods/>
<https://sibayaprecinct.co.za/site/department-of-transport-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/>
<https://sibayaprecinct.co.za/site/upl-pollution-control-dam-overflow-due-to-heavy-rain/>
<https://sibayaprecinct.co.za/site/infrastructure-damage-assessments-underway-in-sibaya-precinct-following-heavy-rains/>
<https://sibayaprecinct.co.za/site/clearing-up-silt-deposits/>
<https://sibayaprecinct.co.za/site/m4-northbound-carriageway-closed-in-both-directions/>
<https://sibayaprecinct.co.za/site/sibaya-precinct-infrastructure-team-undertakes-de-silting-operation-in-node-1/>

4. Umhlanga Catchment and Stakeholders engagement

4.1. Sewer Crisis Working Committee

A proposal for covering 70% of the existing capacity has been tabled with the eTM Municipal Manager and Minister of Water and Sanitation. We await feedback thereon.

Commencing in late 2019, significant private sector professional time and expertise has been invested in collaboration with the eTM's EWS Department in finding solutions to repair and maintain the Ohlanga Catchment Wastewater infrastructure. The timeline of engagement below, highlights notable outcomes to date.

- **25 Oct 22'** - City / Private Sector Technical meeting. City Manager and HOD Water and Sanitation Department, agree to collaboration with the private sector on the assessment and repair of uMhlanga catchment sewer infrastructure.
- **8 Nov 22'** - As an outcome of the 25 October meeting, in collaboration with City engineers, the private sector tabled with the city a detailed and costed Emergency Action Plan.
- **10 Feb 23'** - KZN Growth Coalition / City meeting the City Manager and HOD Water and Sanitation Department, agree to an independent assessment of the Ohlanga Catchment Wastewater infrastructure.
- **31 Mar 23'** - Technical War Room meeting Chaired by the Mayor – the progress was presented and approved by the mayor.
- **13 Apr 23'** - 1st Technical Meeting with City and Private Sector Engineers.
- **17 Apr 23'** - 2nd Technical Meeting with City and Private Sector Engineers.
- **22 Jun 23'** - Greater uMhlanga sewer Infrastructure status quo and remedial plan briefing and Q&A to the majority of the Greater uMhlanga MA's, UIP's and HOA's. Briefing provided detail on the engineer's onsite findings, remedial plan and costing to "phase 1" of the remedial plan.
- **23 Jun 23'** - 18th Annual Investec-sponsored Top Executive Dialogue Session. The session was attended by leadership of National and Provincial Government. A clarion call to the Minister of Water and Sanitation and KZN MEC Economic Development clearly laying out the business case as to why adequate municipal provision and maintenance of bulk infrastructure and services to economic precincts.

Project deliverables:

1. Infrastructure:
 - a. Stage 1 - Assessment of repair and functional upgrades of Wastewater Treatment Works, Pump Stations and Trunk Sewer Main.
 - b. Stage 2 - Develop strategy and plans to carry out the work with BOQ and costing schedules
 - c. Stage 3 - The private sector has agreed to assist in motivating for municipal funding and having it ring fenced for the projects; in addition, the private sector is funding parts 1 & 2 above.
2. Maintenance: Establishing the required maintenance plan for Sanitation Operations along with the costing thereof to comply with Environmental regulations.

Unfortunately, the exhaustive private sector efforts to engage and collaborate with the eThekweni Municipality (eTM) on a fix for the sewer infrastructure crisis has yielded little result. As such, a meeting of legal minds was held on Friday 1 September 2023, to agree a strategy going forward. Feedback will be provided once available.

4.2 Place Management KZN

Over the past year, PMKs operational activity has been noticeably subdued, primarily due to the unfortunate passing of Andrew Layman and the ongoing search for a suitable replacement Chief Operating Officer (COO).

A board meeting held in October 2022 emphasized the importance of establishing a strong dialogue with senior officials from eThekweni Municipality to articulate PMKs future vision. Unfortunately, progress in this regard has been disappointingly slow resulting in the exploration of alternative strategies to reduce PMKs reliance on the Metro, aiming to safeguard the interests of our members. Simultaneously, PMK are using this as an opportunity to enhance its corporate governance and internal structures. With focus on streamlining management operations and fortifying corporate governance practices.

5. Auditors

The appointed Auditors for the Association are Roberts-Chaplin-Krona as appointed by the board following the proposal made by the management team at the annual finance meeting held earlier in the year.

6. Primary Development (THD) - Infrastructure Update

It must be noted that THP has fielded offers for the rights to Sibaya Precinct and is in negotiations related hereto. Further than that we are not directly privy to these talks and agreements, and it must be noted that this along with the BRP process has significant impact on infrastructure requirements and their interim management. The below is the latest information we have been formally provided with and is subject to change based on the status of the precinct and a potential new developer:

6.1. Heleza Boulevard

- 6.1.1. Heleza Boulevard extension from circle 6 to 7 and Fauna Road is practically complete, however streetlighting, services and sidewalks are still outstanding. Landscaping was implemented by means of grass installation and the association has taken on the day-to-day maintenance hereof in line with the landscaping contracts for the association.
- 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 remainder on hold due to the BRP process, no update on this matter.
- 6.1.3. Streetlights: Completed and operational from Circle 1 -6 of Heleza Blvd. Lights from circle 3 – 6 require finish paint. THP contract to effect repairs fell away due to BRP and the association has made attempts to maintain where possible given the contractual restrictions on incomplete infrastructure. We await notification of completed section handover to ETM.
- 6.1.4. Sidewalks implementation has stalled due to BRP process, no update.

6.2. Node 5 Stormwater: Attenuation Pond 2 is still under construction following setback from the flooding. THP in talks to recommence and complete works with stakeholders and city.

6.3. Node 5 Sewerage: Completion of works and damages underway – anticipated completion by end of year.

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 again fell away with the BRP process unfolding. THP however do include Association representatives in their project meetings by our request.



Photo above: Remedial work to scour above node 5 services servitude ongoing and making progress.



Photo above: Remedial work to access road from Heleza Blvd as well as ongoing remedial work to Services servitude in node 5.

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

7. **Design Review and development matters**

The Design Review Committee continues to hold review sessions via Microsoft Teams at the request of developers.

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 ○ Eight houses complete
Under construction	• Signature Estate:

	○ Eleven houses under construction. ● Gold Coast ○ Eighty-Five houses under construction ● Saxony ○ Phase 1 under construction ● Balize (Node 5): ○ Top Structure practically complete ○ Phase 1 and 2 of 3 complete for handover
Planning approval – plans in the DRP process	● Stirling (Node 1): ○ In Progress – Pending Town planning amendment to precinct plan. (THP) ● Dexaphase (Sibaya Sands) (Node 1): ○ In Progress – Pending agreement for real rights amendment on contract of sale (THP) ● Saxony (Node 5): ○ Phase 1 redesign approved ○ Phase 2 Pending submission for review ● University (Node 2/3): ○ SDP approved. No further movement ● School (Node 5): ○ Scheme still to be presented to DRP.

8. Common space and 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 eThekwin.

The team has despite no formal handover from THP started conducting monthly clean up sweeps of key common space areas, specifically between node 1 and 5, focused below shoreline and at the attenuation pond as key public use area with extension to the established forest trail network. These sweeps are done periodically to begin tackling these key areas despite staffing shortfalls and being areas yet to be handed over to the association.

Arbour day Initiative

The Sibaya Precinct recently facilitated a Resident lead initiative for arbour day and secured the donation of 200 indigenous coastal species for planting from IndigiTree – Allistair, the Trusts Forest ecologist with the maintenance team, identified placement points of trees near the node 1 Attenuation Pond and prepared the ground for the day.

I am happy to report that the day was noted as a great success with massive support from residents and visitors, and the hope is to continue having community engagement and projects of this kind to foster greater input and

ownership for residents in their space while furthering the aims and objectives of the Sibaya Precinct. A massive thank you to all involved in this project.



Photos above: Mazwi, Zan from IndigiTree and Resident Kieth, who were instrumental in organising the event along with general images of the day including SPMMA Director Stuart Meyer engaging and assisting residents.

See below links to news regarding the Conservation Trust:

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

<https://sibayaprecinct.co.za/site/a-grey-foam-nest-tree-frog-spotted-in-the/>

<https://sibayaprecinct.co.za/site/spotted-in-the-sibaya-coastal-forest/>

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

9. Management of Sibaya Precinct Master Management Association

UrbanMGT continue as the appointed Master Management Association management company following negotiations on the new contract terms which were unanimously approved by the board.

Justin van Rensburg is the dedicated Precinct and Development Control Manager, he is assisted by Mazwi Ngubane as Operations Supervisor for both the master and the trust and is supported further by Jarrod Evans with operations, Jo Barnard and Cherrie Francis in Governance, Maxine Schilz in finance and Celine Spies in an administration and support role for the UrbanMGT professional team. The UrbanMGT team is led by Brian Wright, who champions strategic engagement on behalf of the Association and with this professional team is able to draw on its collective experience and operational learnings from Sibaya and other management associations and SRA's 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:

<https://sibayaprecinct.co.za/site/business-as-usual-in-the-sibaya-precinct/>

<https://sibayaprecinct.co.za/site/adherence-to-speed-limits-with-the-sibaya-precinct/>

<https://sibayaprecinct.co.za/site/new-uniforms-for-the-sibaya-conservation-trust-cgm-team/>

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

<https://sibayaprecinct.co.za/site/last-weeks-controlled-burn-was-a-success/>

<https://sibayaprecinct.co.za/site/controlled-burning-going-ahead-today-friday-23-september-2022/>

10. Budgets, levy Methodology and Finance

The SPMMA financial year end is 31 March.

The methodology for levy apportionment is prescribed by the Mol 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".

2023/2024 Budget and levy

The SPMMA Board of Directors, took the decision to approve a nominal increase of **6.9% for the 2023/24 financial year** as to not overburden members. This nominal increase was taken to allow the Association to continue to maintain the current service levels while making allowance for inflationary and statutory increases to all service providers.

2023/2024

Usage	%	SPMMA	CT	Total
Occupied	100%	1,94	0,74	2,68
Vacant Land	80%	1,56	0,59	2,15

The above table is the revised figures showing the portion of levy attributed to the Master and the Trust respectively and further indicates the occupancy classification for levy charges as approved by the board for the financial year.

SIBAYA PRECINCT MASTER MANAGEMENT ASSOCIATION BUDGET : 1 APRIL 2023 - 31 MARCH 2024

EXCL. VAT

	Budget	Actual	Budget
INCOME	2023/24	2022/23	2022/23
ANNUAL LEVY INCREASE	6.9%	4%	4.0%
LEVY PER SQM ex Vat			
TOTAL LEVIES	8 357 249	7 060 468	7 060 468
LEVIES TRANSFERRED TO RESERVE	0	0	0
OTHER INCOME	148 800	521 874	100 800
	8 506 049	7 582 342	7 161 268
EXPENSES			
COMPANY COSTS	123 707	88 475	123 887
MANAGEMENT AND OVERHEAD COSTS	3 215 219	2 941 548	2 967 381
FEES - CONSULTING	32 070	5 230	31 380
MUNICIPAL COSTS	0	0	0
SECURITY COSTS	1 071 372	724 109	732 635
LANDSCAPING AND ENVIRO. MGT	633 983	348 038	393 174
CLEANING AND WASTE MGT	481 071	384 515	345 262
MAINTENANCE	73 992	24 686	71 753
MISC COSTS	1 924	314	1 883
IMA COMMUNICATIONS	264 323	245 508	248 395
SOCIO ECONOMIC DEVELOPMENT & STAKEHOLDER ENGAGEMENT	256 560	183 608	251 040
CONSERVATION TRUST LEVY	2 305 487	1 937 718	1 937 718
	8 459 708	6 883 749	7 104 506
SURPLUS / (DEFICIT) BEFORE TAX AND SPECIAL PROJECTS	46 342	698 593	56 762
TAXATION ON INTEREST & SUNDARY INCOME	-40 320	-132 125	
SURPLUS / (DEFICIT) AFTER TAX AND BEFORE SPECIAL PROJECTS	6 022		
SPECIAL PROJECTS	-900 000		
NET SURPLUS / DEFICIT AFTER TAX AND SPECIAL PROJECTS	-887 957	566 468	
OPENING RESERVE	2 911 945		
PROJECTED RESERVE AS AT YEAR END 31 MARCH 2024	2 017 967		
PROJECTED CASH RESERVE AVAILABLE	1 612 138		
CASH TRADING MONTHLY RESERVES	3.11		
SPECIAL PROJECTS FUNDED BY RESERVE / LSF			
Allocation	2 229 883	0	1 781 283
Expense	0	0	35 000
SURPLUS / DEFICIT	2 229 883	0	1 746 283

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

ERF that is sectional Title

R 50 payable per square meter of purchased bulk

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

ERF that is sectional Title

R 25 payable per square meter of purchased bulk

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).

Electrical reticulation and substations up to circle 6 and Fauna and Flora roads 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. We have been notified of streetlighting from circle 1 – 5 being handed over to the city but await formal correspondence thereof.

eTM General Comms

<https://sibayaprecinct.co.za/site/strategic-plan-for-restricted-water-supply-for-durbans-northern-region/>
<https://sibayaprecinct.co.za/site/beaches-closed-to-bathing-due-to-removal-of-shark-nets/>
<https://sibayaprecinct.co.za/site/reminder-deadline-for-2022-general-valuation-roll-objections-is-today-16-may/>
<https://sibayaprecinct.co.za/site/notification-of-beach-re-opening-in-umdloti-and-umhlanga/>
<https://sibayaprecinct.co.za/site/ethekwini-beach-closure-update/>
<https://sibayaprecinct.co.za/site/water-outage-notification/>

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

<https://sibayaprecinct.co.za/site/clearing-wash-away/>
<https://sibayaprecinct.co.za/site/dot-cutting-back-overhanging-branches/>
<https://sibayaprecinct.co.za/site/removal-of-silt-deposits-on-the-m4/>

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 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. Marshal tactical units also frequent the area and are always on standby to assist. The offering provided by the Marshal team is enhanced by their scale in the area significantly by also being on scene in Umdloti and Umhlanga Village and promenade UIPs.



Photos Left: a member of Marshalls tactical response unit on patrol in Sibaya supplementing Sibaya's dedicated patrol vehicle designated D17. These presence patrols are conducted daily by various members of the tactical unit to support precinct operations.

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/>

<https://sibayaprecinct.co.za/site/a-willing-and-able-security-team/>

16. Cleaning and Greening

Local female owned business, HLEM is contracted to do the cleaning and alien control of operational areas. 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 a specialised team. 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. Of particular note, is that in the last year, the maintenance teams have removed over 3200 bags of refuse on the Sibaya Beach and in conservation areas alone, a massive feat for or small but highly efficient team.



Photos above: Refuse collected on the beach following a section clean up awaiting municipal pickup and Isigi team members on beach clean up duty.

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

<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/lending-a-helping-hand/>

<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/a-collective-effort/>

<https://sibayaprecinct.co.za/site/sibaya-precincts-security-team-doing-a-stellar-job/>

<https://sibayaprecinct.co.za/site/expert-care-and-attention-to-detail-keeps-the-precinct-gardens-in-great-condition/>

<https://sibayaprecinct.co.za/site/the-ohlanga-estuary-clean-up/>

<https://sibayaprecinct.co.za/site/collaboration-yields-great-results/>
<https://sibayaprecinct.co.za/site/ocean-dune-perimeter-maintained/>
<https://sibayaprecinct.co.za/site/ocean-dune-perimeter-maintained/>
<https://sibayaprecinct.co.za/site/applying-herbicides-in-the-precinct/>
<https://sibayaprecinct.co.za/site/applying-herbicides-in-the-precinct/>

17. Precinct Communications

Our integrated communications system for SPMMA

The 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 “storytelling” 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.

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	Feb 2022 – Mar 2023
Newsletters Sent	60
Newsletter Database Subscribers	124
News items posted to website	82
Facebook followers – Sibaya Precinct	82
Instagram followers – Sibaya Precinct	232
Facebook followers – Sibaya Conservation Trust	903
Instagram followers – Sibaya Conservation Trust	573

2022 Annual SPMMA perception survey

In September 2022 the communications team ran with our second SPMMA 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 assist us in continuing to deliver high quality services to SPMMA’s public spaces and ensure it remains a sustainable thriving precinct. Results for the survey were circulated via our newsflash, monthly insights and posted to our various social media platforms. The 2023 survey will begin at the end of September 2023. We encourage everyone to look out for the Annual Perception Survey link and take part in shaping the future of our precinct.

https://sibayaprecinct.co.za/site/wp-content/uploads/bsk-pdf-manager/2023/04/230220-Sibaya-Precinct-infograph_outlined.pdf

<https://sibayaprecinct.co.za/site/the-sibaya-precinct-master-management-association-annual-resident-perception-survey-2022/>

The Sibaya Precinct Welcome Guide

The Sibaya Precinct Welcome Guide was launched in October 2022. The guide has been well received by members and businesses in the precinct. The objective of our friendly and engaging electronic welcome guide (also printable) is 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 can be found 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.

<https://sibayaprecinct.co.za/site/about-us/>

<https://sibayaprecinct.co.za/site/wp-content/uploads/Sibaya-Welcome-Brochure-June-2023.pdf>

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/>

Insights

<https://sibayaprecinct.co.za/site/spotlight-on-south-africas-agriculture-and-agro-processing-sector/>

<https://sibayaprecinct.co.za/site/know-your-ma-our-core-values/>

<https://sibayaprecinct.co.za/site/understanding-by-law-enforcement-and-what-the-sibaya-precinct-ma-can-and-cant-enforce/>

<https://sibayaprecinct.co.za/site/being-water-savvy-in-these-difficult-times-and-beyond/>

<https://sibayaprecinct.co.za/site/spotlight-on-south-africas-services-sector/>

<https://sibayaprecinct.co.za/site/tourism-sector-rebuild-loading-in-kzn/>

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

<https://sibayaprecinct.co.za/site/the-ballito-pro-is-back-and-its-time-to-get-excited/>

<https://sibayaprecinct.co.za/site/dropping-the-mask-and-welcoming-the-buzz-of-activity-from-around-the-globe/>

<https://sibayaprecinct.co.za/site/do-you-know-the-sibaya-management-association-boundaries/>

<https://sibayaprecinct.co.za/site/using-surveys-to-optimize-communication-and-service-offerings-in-the-precinct/>

<https://sibayaprecinct.co.za/site/why-cleaning-greening-and-maintenance-is-at-the-heart-of-what-we-do/>

<https://sibayaprecinct.co.za/site/heading-into-the-festive-season-here-are-a-few-fun-local-activities-to-try/>

<https://sibayaprecinct.co.za/site/getting-to-know-phynans-in-the-sibaya-precinct/>

<https://sibayaprecinct.co.za/site/ballito-uip-security-manager-dieter-fittkauf-top-tips-to-keep-you-safe-this-festive-season/>

<https://sibayaprecinct.co.za/site/durban-to-host-africas-travel-indaba-for-the-next-three-years/>

<https://sibayaprecinct.co.za/site/ethekwini-all-set-for-festive-season/>

<https://sibayaprecinct.co.za/site/energy-transformation-summit/>

<https://sibayaprecinct.co.za/site/25-years-of-the-durban-business-fair-and-registration-now-open/>

<https://sibayaprecinct.co.za/site/forward-thinking-precincts/>

<https://sibayaprecinct.co.za/site/the-benefits-of-greenspaces/>
<https://sibayaprecinct.co.za/site/strong-business-travel-recovery-in-durban/>
<https://sibayaprecinct.co.za/site/mayor-launches-ethekwinis-regional-hydrogen-strategy/>

General Comms

<https://sibayaprecinct.co.za/site/service-providers-rectifying-internet-issue-affecting-sibaya-precinct/>
<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/umhlanga-uip-temporarily-barricades-collapsed-section-of-the-m4-south-bound-slow-lane-between-la-lucia-and-umhlanga/>
<https://sibayaprecinct.co.za/site/join-ethekwinis-city-nature-challenge-2022/>
<https://sibayaprecinct.co.za/site/accident-causes-damage-to-the-overhead-bridge-near-umdloti-turnoff/>
<https://sibayaprecinct.co.za/site/road-closures-on-m4-due-to-dolphin-coast-marathon-this-weekend/>
<https://sibayaprecinct.co.za/site/fire-department-responds-to-fire-in-sibaya/>
<https://sibayaprecinct.co.za/site/ironman-70-3-durban-m4-route-closures/>
<https://sibayaprecinct.co.za/site/egyptian-goose-strutting-around-the-precinct/>
<https://sibayaprecinct.co.za/site/aquella-tour-durban-m4-route-closures/>

18. 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 all of Sibaya's Members of the Association.

Another thank you is extended to UrbanMGT, our management team, for their work and efforts in the running and forwarding the objectives of the Association at every level as well as our operational teams on the ground for their tireless work in keeping our precincts standards and continually looking to advance it.

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

Yours sincerely,

Graeme Phillips

Chair of the Sibaya Precinct Master Management Association.