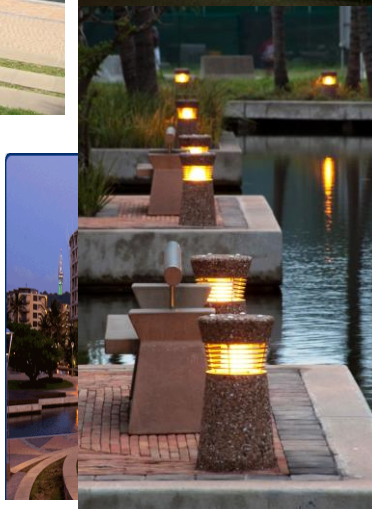


THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

Please read the Notice carefully and if you are unable to attend the Annual General Meeting please complete and return the enclosed Proxy Form in accordance with the specified directions. If you have sold or transferred your apartment/property, you should pass this document, together with the accompanying Form of Proxy, as soon as possible to the purchaser or transferee or to the person through whom the sale or transfer was made for transmission to the purchaser or transferee.



DURBAN POINT WATERFRONT MANAGEMENT ASSOCIATION

NOTICE OF MEETING

ANNUAL GENERAL MEETING

Rocpoint House, 15 Timeball Boulevard, Point Waterfront, Durban

THURSDAY, OCTOBER 20, 2016, 16H00

Notice of Annual General Meeting

Durban Point Waterfront Management Association

REGISTRATION NO.: 1998/001781/08

Rocpoint House
15 Timeball Boulevard
Point Waterfront
Durban, 4001
PO Box 38073, Point, 4069
Telephone: (031) 332 1099
Email: epillay@tsebo.com

DEAR MEMBER

I extend an invitation to you to attend the 2015 annual general meeting ("AGM") of the Durban Point Waterfront Management Association ("DPWMA") to be held in the Boardroom, Ground Floor, Rocpoint House, 15 Timeball Boulevard, Point Waterfront, 4069 on **Thursday, 20 October 2016 at 16h00**.

This is your opportunity to meet and interact with members of the DPWMA Board of directors, regarding the Association's performance and receive a firsthand account of DPWMA's mission to be a world class facility and fulfil our responsibilities to all stakeholders.

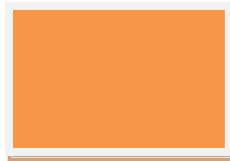
Included in this document are the following:

- The notice of AGM, setting out the resolutions to be proposed, minutes of the previous meeting and the agenda.
- Proxy form.

Yours faithfully
Chairman - DPWMA

13 October 2016

Notice and Agenda



Durban Point Waterfront Management Association

REGISTRATION NO.: 1998/001781/08

Notice is hereby given that the annual general meeting of the Durban Point Waterfront Management Association will be held in the Boardroom, Ground Floor, Rocpoint House, 15 Timeball Boulevard, Point Waterfront, 4069 on Thursday, 20 October 2016 at 16h00 for the items as per the agenda below.

If you are unable to attend, you are able to exercise your right as a member to take part in the AGM by completing, signing and returning the enclosed proxy form forty-eight (48) hours before the AGM.

Any motions for deliberation by the AGM should be submitted in writing by 18 October 2016.

Agenda

- 1. WELCOME**
- 2. APOLOGIES**
- 3. QUOROM**

Note: A quorum for a general meeting shall be 3 (Three) Members entitled to vote, personally present, or if a Member is a Corporate entity, represented provided always however that, during the Development Period, 1 (One) of such Members must be the Developer (which will be an individual authorized thereto by the Developer)

- 4. CHAIRMAN'S REPORT**
- 5. ANNUAL FINANCIAL STATEMENTS**
ORDINARY RESOLUTION NUMBER 1

To receive and consider the annual financial statements of the Association for the year ended 31 December 2015.

- 6. APPOINTMENT OF AUDITORS**
ORDINARY RESOLUTION NUMBER 2

The appointment of an auditor

- 7. ELECTION OF DIRECTORS**
ORDINARY RESOLUTION NUMBER 3

To note the nominated Directors in terms of the Memorandum of Incorporation of the Durban Point Waterfront Management Association.

Form of Proxy

Durban Point Waterfront Management Association

REGISTRATION NO.: 1998/001781/08

Form of Proxy – for use at the Annual General Meeting (“AGM”) to be held in the Boardroom, Ground Floor, Rocpoint House, 15 Timeball Boulevard, Point Waterfront, 4069 on Thursday, 20 October 2016 at 16h00.

“I/We _____
of _____ being a Member/Members of the
above-mentioned Association, hereby appoint _____ of
_____ or _____ failing
him, _____ of _____
_____ or failing him, the Chairman of the
meeting as my/our proxy to vote for me/us on my/our behalf at the annual general, (as the case may be) meeting of the
Association, to be held on the _____ and at any adjournment thereof.

Unless otherwise instructed, the proxy will vote as he thinks fit.

Signed this _____ day of _____ 2016

SIGNATURE

NAME OF MEMBER

A Member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend, speak and vote in his stated. The proxy need not be a Member of the Association.

Another year has gone and we have seen huge progress within the Point area, especially with the Durban Point Development Company (DPDC) entering into contracts with construction companies that already started with the installation and upgrading of bulk infrastructure in order to prepare for phase 1 of the new development. Phase 1 is set to commence in the third quarter of 2017. Another huge step forward is the replacement of the collapsing main sewer line along Mahatma Gandhi Street that has a planned completion date of late 2017. Various other building constructions commenced and are nearing completion.

Point Development program

DPDC

The installation and upgrading of bulk infrastructure commenced in September 2016 along Mahatma Gandhi Street and Camperdown Road. Phase 1 consists of the Hotel, Retail and Residential Tower, which is next to uShaka (currently known as Parking B and Quarantine Centre). The extension of the promenade from uShaka Pier all the way to the harbour entrance is anticipated to commence sometime early next year.

12 Browns Road (Bond Square)

Construction started in 2016, with a completion planned for the second quarter of 2017. The development includes the two listed buildings and a new block that will consist of a parking garage, office space and apartments.

East Point

The building is progressing well with time-lines similar to those of Bond Square.

Corporate affairs

Sizwe Ntsaluba Gobodo is the current auditors for the DPWMA.

The current directors are:

*Mr. B Soban of Durban Point Development Company
Director*

*Mr. KD Matthias of Durban Point Development Company
Director*

*Mr. G Jacobson of Durban Marine Theme Park,
Director*

*Mr. N Steyn as the Point Precinct Resident,
Director*

Management and Operations

The Association's business, under the guidance of its elected Board, is to control, manage and administer the Point Waterfront and to maintain the development for the benefit of all stakeholders. To achieve this, the Board appoints a management team, to facilitate and assist with matters related to each service, to receive and make recommendations and suggestions and to direct any specific requests to the Board. The Board, as such, sets the policy and appoints management and staff to carry out the policy and the day-to-day administration of Point Waterfront.

In furtherance of this the Board may:

- Hire, contract or assign officials or companies to carry out services.
- Raise funds to accomplish their duties by way of levies or other means such as levying a fee for the use of the canal or for private functions.
- Appoint individuals or committees as required for advice or assistance.
- Make rules to regulate the conduct of members for the benefit of all.
- Impose financial penalties for non-compliance when appropriate.
- Re-negotiate contracts in order to cater for changing circumstances.

Umongi Facilities Management, appointed by the Board to manage its' assets and private spaces, continues to provide an effective service in ensuring the members achieve value for money for their investment. The Security, Cleaning and Landscaping Service Providers, who are based on site, continue to meet the desired levels of service as depicted on the Service Level Agreement measurements. Other service providers include the Electrical Maintenance and the maintenance of the Electronic Surveillance Systems.

Challenges

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

- Taxis. The unruly behaviour of taxis remains a problem. Various meetings held with role players such as the Taxi Associations, the City and Metro Police have had limited success. This issue has been escalated to the head of Metro Police, Chief Constable Nzama. Due to current construction work along Mahatma Gandhi and Camperdown, taxi and bus routes and stops have been affected and temporary stops and routes are being used.
- Buses. Meetings between Tansnat, ETA and DPWMA were held and the bus routes have been finalised as per the taxi routes. Complaints are being addressed with Tansnat, the management company for the buses.
- Vagrants. The presence of Vagrants within the Point area (and in fact, throughout the greater Durban region) remains a problem. Since this is a socio-economic issue rather than a law enforcement problem, we are working with various organisations within the City to address this. A number of beach clean-up operations took place with the help of the Health Department and Beach Law Enforcement. We continue clean-up operations at empty buildings along Mahatma Gandhi conducted at regular intervals.

- Illegal Fishing (in the canal). The canal is being monitored by both foot patrols and the Security Control Room, using the CCTV System. Recent successes in apprehending and prosecuting suspects resulted in a drop in illegal fishing activities.
- Noise Pollution. DPWMA is sensitive to this conflictual issue as, on the one hand, you have owners/tenants that wish to have peace and quiet over a weekend and, on the other hand, you have businesses (Clubs) that need to operate and young people that are looking for entertainment. DPWMA has been trying to facilitate between the different parties. We have been in contact with the Club Owners, Metro Police, SAPS, Health Department and Complainants, in trying to find satisfactory solutions to the potential conflicts. Members are reminded that this area is distinctly zoned as a “Mixed Use Zone”, and not an exclusive residential zone. Where no suitable solution could be found to satisfy all parties, the matters have been passed on the City (Health Department and Metro Police) to further investigate.
- Speeding Vehicles. DPWMA has been trying for a number of years to obtain approval from ETA (eThekweni Transport Authority) to install speed bumps along Timeball Boulevard and Browns Road. In September this year, the City finally approved on the condition that these must be privately funded. Also in September, the DPWMA Board approved the expenditure to install the speed bumps. DPWMA is in the process of obtaining quotations and an Engineer’s report as per City bylaws.

Canal Management

Apart from the aesthetic appeal of the canal, the canal acts as a conduit to carry sea water from Seaworld back to the ocean. As such, the canal is a semi-closed eco-system and water exchange is limited to that returned from the aquarium. Due to the canal being semi-closed, nutrients are following the on-going cycle of feeding plankton (animal and plant), plankton die-off, decay and feeding new plankton.

During warmer and still weather conditions, plankton growth increases, resulting in reduced water clarity or murky water. During cooler weather conditions, the productivity is drastically reduced, resulting in clearer water. During rains the water is cooled down, nutrients are flushed out and the salinity of the water may be reduced. All these factors contribute to lower plankton productivity and even the die-off of plankton, which in turn results in clearer water as dead plankton would sink to the bottom of the canal and subsequently, under the correct conditions, decay to form nutrients that will feed the plankton.

The above cycles of clear and murky water do not affect the water quality in terms of suitability to support aquatic life, as tests done by the CSIR indicate that the water quality remains ‘excellent’ under all conditions. Many sea-creatures are dependent on plankton in order to survive! Next time when you see murky water, imagine all the millions of microscopic plants and animals breeding and feeding the eco-system.

It is anticipated that the construction work, at what is currently known as Parking B, will impact on canal activities in the area. Plans are underway to move the mooring point for gondolas and paddle boats to the main amphitheatre on the corner of Browns and Timeball Boulevard.

Civil and Electrical Infrastructure

All planned maintenance work as per our schedule has been completed to date. The Board has taken a decision to stop maintenance work on all electrical elements (moving parts) relating to the operations of both the Timeball Tower and Drawbridge due to the huge costs associated with this. Only the structures are being maintained regularly. Maintenance work can continue at any stage, should the need arise.

Promoting Durban Point

In order to promote the Point and, specifically the value of the canal, DPWMA hosted a Winter Festival during June 2016. Activities during the festival included a fun run/walk, Food and Craft Stalls, a Jazz Concert and various shows by law enforcement agencies. Despite the wet, cold and windy weather, the day was a success.

DPWMA will now be hosting a Summer Festival on Sunday 27 November. Activities include Food and Craft markets, a Jazz Concert and a Fun Run/Walk. We encourage all residents and visitors to become involved. Please contact the DPWMA offices for further information or to book your stall.

Precinct Enforcement and Security

Precinct Security is one of the main service drivers for the DPWMA due to the previous reputation of the Point area in Durban. Although crime in public areas is still very low, crime in and on Private Properties remain a reason for concern. It needs to be noted that the Point Precinct still remain one of the areas within Durban with the lowest crime rates. Indications are that the majority of crime incidents are opportunistic in nature and very seldom falls into the category of organised crime. In order to address crime on Private Properties, a document was circulated to all residents reminding them of basic security measures to be implemented.

Security feedback:

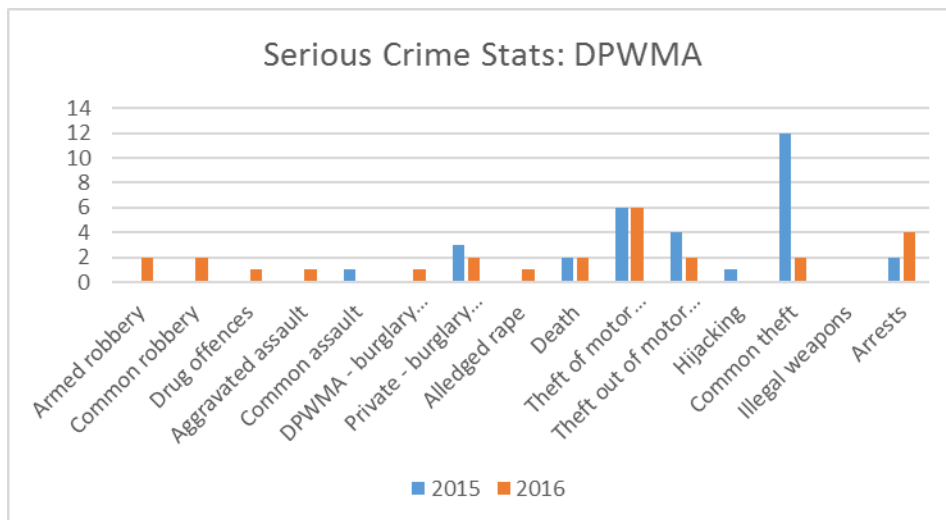
After a theft at Dockpoint where, amongst others, a laptop and cell phone was stolen on 24 August, the Security Control Room received a call from a tenant of Dockpoint, indicating that she noticed someone jumping a fence of a private property. Two Enforce Security officers immediately responded and gave chase together with the armed response vehicle. The suspect was caught and questioned. He admitted to the previous crimes and led Police to an accomplice and the dealer to whom stolen items were sold. Three people have been arrested and the investigation is ongoing. At the time of the arrest, the suspect was wearing shoes that were stolen during a previous burglary. We urge all tenants to be alert and contact DPWMA security whenever any suspicious events are noticed. Well done Mrs Jones for being alert and for contacting DPWMA Security Control Room!

Crime Statistics:

In an attempt to look at crime trends, statistics from 2015 (Jan to Sep) are compared below with statistics for 2016, Jan to Sep, for the Point Precinct.

SERIOUS OFFENCES	2015	2016
Armed robbery	0	2
Common robbery	0	2
Drug offences	0	1
Aggravated assault	0	1
Common assault	1	0
DPWMA - burglary Bus/Res	0	1
Private - burglary Bus/Res	3	2
Alleged rape	0	1
Death	2	2
Theft of motor vehicle	6	6
Theft out of motor vehicle	4	2
Hijacking	1	0
Common theft	12	2
Illegal weapons	0	0
Arrests	2	4

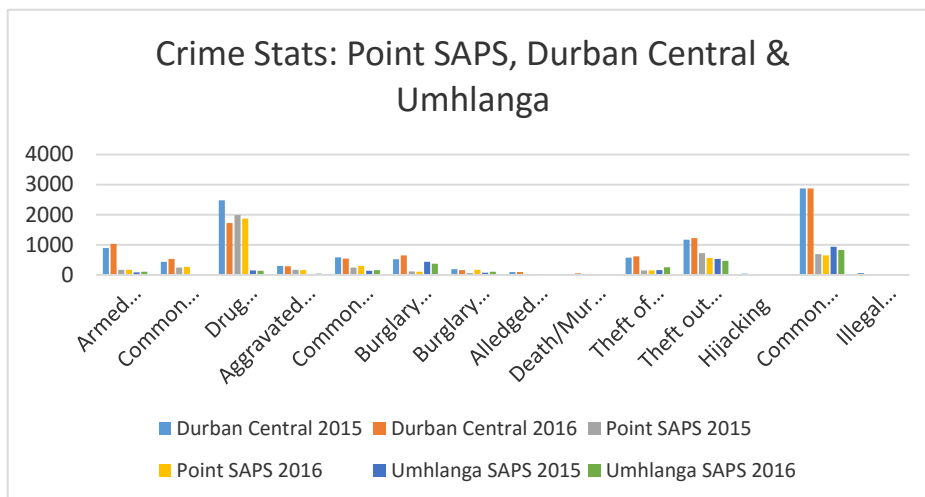
Crime stats comparison in graph format:



In order to put the above Crime Stats in perspective, the below information was extracted from the Statistics SA website. The statistics deal with the Point SAPS area that includes Durban Point, Durban Central and Umhlanga.

SERIOUS OFFENCES	Durban Central 2015	Durban Central 2016	Point SAPS 2015	Point SAPS 2016	Umhlanga SAPS 2015	Umhlanga SAPS 2016
Armed robbery	892	1024	163	169	82	100
Common robbery	429	533	238	266	33	33
Drug offences	2477	1724	1987	1873	149	133
Aggravated assault	295	282	172	152	26	34
Common assault	577	544	239	296	130	156
Burglary Residential	521	650	114	103	437	367
Burglary Business	192	161	63	172	74	104
Alleged rape	91	96	32	33	9	13
Death/Murder	29	55	11	10	7	3
Theft of motor vehicle	570	618	144	142	152	252
Theft out of motor vehicle	1171	1223	719	564	528	467
Hijacking	35	29	2	3	5	7
Common theft	2872	2865	688	649	934	831
Illegal weapons	57	28	7	12	9	8

Crime Stats (SAPS) in Graph Format:



Financials

Financially, DPWMA is very stable and managed to remain within budget. See the AFS included. DPWMA ended the previous Financial Year with expenses below budget and with no moneys outstanding in terms of levies in arrears. It is foreseen that this year will be no different.

Conclusion

We strive to continue the high Service Levels in the area and appreciate your support and look forward to another exciting year!

Further, I wish to thank the Umongi FM team for their dedication in maintaining a high standard and to the Board Members and Durban Point Development Company for their valuable support given.

Chairman
Durban Point Waterfront Management Association