



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, JUNE 28, 2018, 16H00

Notice of Annual General Meeting - 2018

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

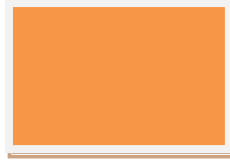
I extend an invitation to you to attend the 2018 annual general meeting (“AGM”) of the Durban Point Waterfront Management Association (“DPWMA”) to be held in the Boardroom, Ground Floor, Rocpoint House, 15 Timeball Boulevard, Point Waterfront, 4069 on **Thursday, 28 June 2018 at 16h00**.

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.

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, 28 June 2018 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 21 June 2018.

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. MINUTES OF THE PREVIOUS MEETING

5. CHAIRMAN'S REPORT

6. ANNUAL FINANCIAL STATEMENTS

ORDINARY RESOLUTION NUMBER 1

To receive and consider the annual financial statements of the Association for the year ended 31 December 2017.



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, 28 June 2018 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 _____ 2018

SIGNATURE

NAME OF MEMBER

A Member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend, speak and vote in his stated. The proxy needs to be a Member of the Association.



A full year has passed since the last AGM have been concluded. Since then we have seen work commencing on the extension of the Promenade from uShaka to the harbour entrance. Plans are on the tale to develop some stands that have been vacant for many years. The construction of the new passenger terminal is scheduled to start before the end of the year. We have also seen the completion of the sewer line project along Mahatma Gandhi during 2018. DPWMA is involved in meetings with regards to the construction of the new passenger terminal.

Point Development program

DPDC

The installation and upgrading of bulk infrastructure that commenced in 2016 had long been completed and, as mentioned in the introduction, the construction of the Promenade is in full swing. Browns Road after the Canal Bridge has been closed as part of the promenade construction. Vehicles entering B Parking will do so through the uShaka staff entrance.

Mahatma Gandhi Sewer Line

The rehabilitation of the sewer line from the new pump station up to Southampton Road has been completed. The City did, however, mention that some further work may be required to rehabilitate a further \pm 50m northeast in Mahatma Gandhi through the intersection with Southampton. No further information is currently available in terms of, if and when this will take place.

New Passenger Terminal

During preliminary meetings with the architects of the new terminal, it was indicated that work will commence during the last quarter of 2018. Although nothing has been finalised, indications are that Mahatma Gandhi may be broadened between the new pump station and Southampton Street to facilitate traffic to the new terminal.

Design Review

The following two properties are currently in the process of presenting plans to the Design Review Committee for approval:

- PTN 72 (1.17) on the corner of Browns Road and Timeball Boulevard
- Remainder of PTN 45 (1.9) between Point Bastille and Ithala Trade Centre

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*

*Mr C Hall of Point Watersports Club
Director*

Management and Operations

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

In furtherance of this the Board may:

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

Umongi Facilities Management, appointed by the Board to manage its' assets, 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 and Buses. DPWMA has been involved with both the City (eThekweni Transport Authority – ETA) and the Taxi Association since the completion of the sewer line rehabilitation project. In mid-May, the City agreed that that taxis should return to their original routes as were applicable prior to the sewer line project. The City instructed the taxis to, as of 1 June 2018, utilise only Albert Terrace up to Camperdown and Mahatma Gandhi streets for the purpose of picking up and dropping off passengers.

DPWMA is currently in talks with the City with regards to the City Mover Buses. DPWMA requested the City to investigate/approve the following:

- Audit current bus schedule as most often the buses are running empty
 - To convince the buses to follow the same routes as the taxis
 - To investigate the behaviour of drivers in terms of speeding, traffic offences and illegal drop off and pick-up of passengers
- Vagrants. The presence of vagrants remains a problem. In an attempt to address this, DPWMA together with SAPS and Metro Police conduct frequent cleaning operations within the Point and the beach area.
 - Illegal Fishing (in the canal). The incidents of illegal fishing in the canal remains fairly low, thanks to increased patrols in the area.
 - 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. Sugar Reef finally closed down and Cape 2 Cairo was also closed for a period while construction work was ongoing on Mahatma Gandhi. Complaints have also been received regarding Robsons Brewery. All complaints have been addressed directly with those involved.
 - Sewer Smell. The smell from the sewer pump station remains a problem. After previous communications between DPWMA and the City (Mr Ednick Msweli – Head Water and Sanitation) the original contractor that installed odour dampening system has been reappointed to evaluate the system and to resolve the problem. DPWMA remains in contact with the City as the problem has not been resolved as of yet.

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. Once the construction of the shopping centre commences, the mooring point for gondolas and paddle boats will be moved to the main amphitheatre on the corner of Browns and Timeball Boulevard.

Civil and Electrical Infrastructure

Due to escalating costs to maintain the Water Icon, the Board took a decision to halt the maintenance thereof.

Promoting Durban Point

Durban Point is becoming more popular as a movie-shoot and photo-shoot venue. DPWMA ensures that these activities do not impact negatively on the area.

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. There has recently been an increase in organised crime in the country, especially relating to cash-in-transit heists. Whilst we are doing everything possible to ensure that the area remains a safe and pleasant environment to work in live in, we can only succeed if all buildings co-operate and enforce their own security.

Security feedback:

There have been very little serious crime incidents during the last four months until the end of April. The following table summarises the serious crimes for the period January to April 2018:

| Serious Offences | Jan 18 | Jan 18 | Feb 18 | Feb 18 | Mar 18 | Mar 18 | Apr 18 | Apr 18 | Ave. |
|----------------------------|----------|--------|----------|----------|----------|----------|---------|----------|-------------|
| | Private | Public | Private | Public | Private | Public | Private | Public | |
| Robbery Aggravated | | | | | | | | | |
| Robbery Common | | | | | | | | | |
| Drug Offences | 1 | | 2 | 1 | 1 | 1 | | 4 | 2.50 |
| Assault GBH | | | | | | | | | |
| Assault Common | | | | | | | | | |
| Burglary Bus/Res | 1 | | 2 | | 1 | | | | 1.00 |
| Rape | | | | | | | | | |
| Attempted Rape | | | | | | | | | |
| Murder/death | | | | | | | | | |
| Attempted Murder | | | | | | | | | |
| Theft of m/v | 2 | | | | 1 | | | | 0.75 |
| Theft of m/v (Attempted) | | | | | 1 | | | | 0.25 |
| Theft out of m/v | | | | | | | | | |
| Theft out of m/v (Attempt) | | | | | | | | | |
| Hijacking | | | | | | | | | |
| Theft Common | | | | | 1 | 1 | | | 0.50 |
| TOTAL | 4 | | 4 | 1 | 5 | 2 | | 4 | 5.00 |

Financials

Financially, DPWMA remains stable and operates within budget. See the AFS included. DPWMA ended the previous Financial Year with expenses in line with the budget. All levies are currently paid up to date.

Due to continuous non-payment of the Grant in Aid (GIA) DPWMA had no option but to hand the City over to our lawyers for debt collection. The City was handed over in January 2018.

Conclusion

We would like to thank every member of the Management Association for their support throughout the year and we are looking forward to an exciting and rewarding year.

Further, we 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.

Chairman
Durban Point Waterfront Management Association