

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 13, 2019, 16H00

Notice of Annual General Meeting - 2019

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

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DEAR MEMBER

I extend an invitation to you to attend the 2019 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, 13 June 2019 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, 13 June 2019 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 10 June 2019.

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. APPOINTMENTS AND RESIGNATIONS**
- 5. MINUTES OF THE PREVIOUS MEETING**
- 6. CHAIRMAN'S REPORT**
- 7. APPOINTMENT OF AUDITORS**
- 8. ANNUAL FINANCIAL STATEMENTS**

ORDINARY RESOLUTION NUMBER 1

To receive and consider the annual financial statements of the Association for the year ended 31 December 2018.



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, 13 June 2019 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 _____ 2019

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.

Since our previous AGM, we have seen huge progress in construction of the Promenade. This is sending out very good signals in terms of the future of Durban Point and has been reported widely on social and other media.

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. G Jacobson of Durban Marine Theme Park,
Director*

*Mr. V O'Connell as a Point Precinct Resident,
Director*

*Mr V Ramdass as a Point Precinct Resident,
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.

Towards the end of 2018 with the current contract with Umongi FM coming to an end, the Board decided to go out on tender for all services (Facilities

Management, Cleaning, Landscaping, Security, Electronic Security and Technical Services) within Durban Point. Tsebo (previously operating as Umongi FM) was successful in winning the tender. The due date for the new contract to commence is 1 July 2019.

Precinct Enforcement and Security

As of 1 July 2019, Tsebo Security will be taking over all security services within the Point. To further enhance security, the manpower has been increased by two additional day and two additional night officers.

Security feedback:

During the past six months, there have been an average of three motor vehicles stolen from the Point. DPWMA is working with various Law Enforcement Agencies to address this. The following crimes have been reported during the period:

Serious Offences	Nov 18	Nov 18	Dec 18	Dec 18	Jan 19	Jan 19	Feb 19	Feb 19	Mar 19	Mar 19	Apr 19	Apr 19	Ave.
	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	Priv.	Publ.	
Robbery Aggravated													
Robbery Common													
Drug Offences		3		5	1	1		4		5		2	3.50
Assault GBH													
Assault Common										1			0.17
Burglary Bus/Res													
Rape													
Attempted Rape													
Murder/death					1								0.17
Attempted Murder													
Theft of m/v				1		3	1	2	5	4		2	3.00
Theft of m/v (Attempted)				1				1				1	0.50
Theft out of m/v													
Theft out of m/v (Attempt)													
Hijacking													
Theft Common		2			1		1						0.67
TOTAL		5		7	3	4	2	7	5	10		5	8.00

Point Development program

Promenade Construction

The construction of the promenade is on schedule for completion during September 2019 and the official opening is scheduled to take place during November.

New Passenger Terminal

The construction of the Terminal was due to start during April 2019. This did not materialise, and no further information has been received regarding the construction.

Design Review

The following two properties submitted plans to the Design Review Committee for approval:

- PTN 72 (1.17) on the corner of Browns Road and Timeball Boulevard. Final approval pending the payment of outstanding levies.
- Remainder of PTN 45 (1.9) between Point Bastille and Ithala Trade Centre. Principal approval.

Challenges

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

- Vehicle Theft. The theft of motor vehicles within Durban Point remains a major concern. Efforts from DPWMA to work with other law enforcement agencies have had little effect. To further bolster security efforts, the guarding complement has been increased by two additional day and night-time officers. DPWMA also commenced replacing old analogue cameras with IP cameras. All new security officers, including control room staff, will be retrained by a specialist company in terms of surveillance techniques.
- Drug use. By providing additional training to security staff and through the introduction of a new City initiative (see below) the drug problem in the area will be addressed.
- Mahatma Gandhi outside Durban Point. For years DPWMA, DPDC and other parties have been putting pressure on the City to clean up Mahatma Gandhi Road. Due to various efforts, the City recently went out on tender for the provision of Project Management Services within the inner city that will deal, amongst others, with the following:
 - ❖ Cleaning & recycling
 - ❖ Landscaping & Greening of the City
 - ❖ Delapidated Buildings

- ❖ Homeless, beggars and Drug Dealing
- ❖ Urban Planning
- ❖ Security and law enforcement

This is an exciting development and DPWMA will watch this closely.

- Taxis and Buses. Both Taxi and Bus-routes have been finalised. Information on Taxis and buses that disregarded the agreed have been handed to the relevant bodies to further address.
- Vagrants. Although the presence of vagrants remains a problem, the City confirmed that they were in the process of addressing the problem within the greater Durban area as mentioned earlier
- Sewer Smell. Although the City confirmed that the odour is receiving attention, they do have a more urgent problem in maintaining pumps within the pump station. This was widely reported in the press recently.

Canal Management

The canal is being maintained as per service level agreements. There are currently a number of mooring rights for the use of the canal and further rights are being considered. Mooring Fees are charged by DPWMA to supplement income through levies.

Fish Introduction (Information provided by uShaka Sea World)

A total of 134 new fish comprising 18 species were added to the canal in 2018 – see table below.

Of these 4 were new species to the total species list.

These fish were all added to either contribute to algal or sediment management of the canal (e.g. blue-barred parrotfish, mullet & milkfish) or to enhance the aesthetic appeal of the canal fish population (e.g. butterfly fish). Fish which will help to maintain invertebrate animal growth on the canal walls are the Cape knifejaw, coachman, zebra and blacktail.

The total species list of fish now recorded in the canal is 52 fish with 7 species of invertebrates.

Common names	Scientific name	Number
Bartail flathead	<i>Platycephalus indicus</i>	1
Blacktail	<i>Diplodus sargus capensis</i>	20
Blue-barred parrotfish	<i>Scarus ghobban</i>	9

Boxy's	<i>Ostracion cubicus</i>	4
Cape knifejaw	<i>Oplegnathus conwayi</i>	1
Coachman	<i>Heniochus acuminatus</i>	21
Domino damsels	<i>Dascyllus trimacalatus</i>	15
Milkfish	<i>Chanos chanos</i>	25
Mullet	<i>Mugil cephalus</i>	25
Old woman angelfish	<i>Pomacanthus striatus</i>	2
Porcupinefish	<i>Diodon liturosus</i>	1
Scalloped hammerhead	<i>Sphyrna lewini</i>	3
Wedgetail filefish	<i>Paramonacanthus frenatus</i>	2
Zebra bream	<i>Diplodus hottentotus</i>	2
Gorgeous gussy butterflyfish	<i>Chaetodon guttatissimus</i>	2
Pearly butterflyfish	<i>Chaetodon madagaskariensis</i>	2
Threadfin butterflyfish	<i>Chaetodon auriga</i>	5
Vagabond butterflyfish	<i>Chaetodon vagabundus</i>	1

Civil and Electrical Infrastructure

Infrastructure is being maintained as per the Service Level Agreement. The Timeball Tower and Water Feature are still being maintained until further notice.

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. To further protect the area, damage deposits are being charged where damage may occur. Fees are also charged for film/video shoots and other events within the Point to supplement levies.

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. Both the Waterfront Hotel (Huntrex) and Global Business Firms (1.17) are in arrears with levy payments and have been handed over to our attorneys for debt collection.

During November/December 2018 summons were issued on the City and Point Precinct Trust trustees by our attorneys for outstanding debt of R12'000'000 in terms of Grant in Aid. In May 2019 the City paid the full outstanding balance up to the 2017/2018 financial year. DPWMA plans to spend some of these funds on upgrades within the Point.

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. Also, a special word of thanks to both Nic Steyn and Keith Matthias who have served on the DPWMA Board for many years but resigned since the last AGM. We also welcome Vernon O'Connell who was elected as a board member during the last AGM (June 2018) and Vinesh Ramdass who has since (Feb 2019) been elected through the Building Committee Meeting. Both gentlemen will serve for a period of one year.

Further, we wish to thank the Facilities Management 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