

Riverhorse Valley Business Estate Management Association

Annual General Meeting

19 August 2026 | 11H00

Lenmed eThekweni Hospital & Heart Centre
Riverhorse Valley Business Estate and Microsoft Teams

HYBRID MEETING



Meeting overview



Formal AGM sequence for member noting and approval.



Notice and quorum

AGM notice, apologies, quorum confirmation and proxy nominations.



Minutes and matters arising

Adopt the 2025 AGM minutes and note matters arising.



Chairman's Report

Receive the Chairman's Report and year progress report.



Financial statements

Receive and adopt the audited financial statements for the year ended 28 February 2026.



Member participation

Attendance, voting rights and proxy representation.

15%

Minimum voting rights represented for quorum

3

Minimum members personally present

60+ days

Members in levy arrears may not vote

- Members may attend, vote and speak at the AGM.
- Members may appoint a proxy to attend, vote and speak on their behalf.
- The proxy does not need to be a member of the Association.

2025 minutes and matters arising



Formal adoption and noting of prior-year actions.

AGENDA ITEM

Adopt the 2025 AGM minutes

Minutes of the AGM held on 21 August 2025 are tabled for adoption by members.

AGENDA ITEM

Note matters arising

Any matters arising from the 2025 AGM minutes are noted before the Chairman's Report is received.

Resolutions for member approval



Formal decisions tabled at the AGM.

Resolution 1	Receive and adopt the audited financial statements for the year ended 28 February 2026, incorporating the independent auditor's report.
Resolution 2	Elect directors for the ensuing year. Current directors who will resign include Niresh Bechan, Daniel Des Tombe, Simphiwe Maphumulo and Ismail Jadwat.
Resolution 3	Re-appoint Stuart Edwards & Company as auditors of the Company.

Chairman's Report

Mandate and operating focus for the Estate.



RHVBE management purpose

The Association exists to advance and protect member interests, support essential services and maintain the Estate environment.

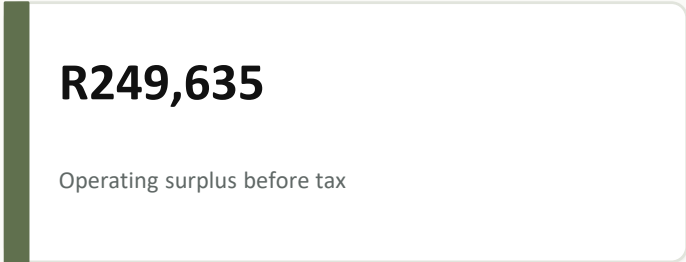
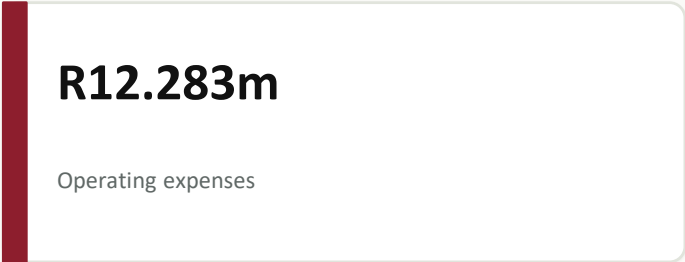
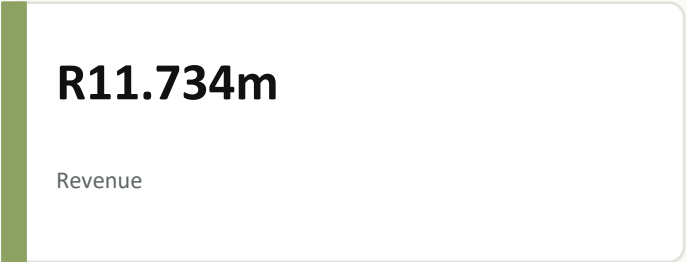
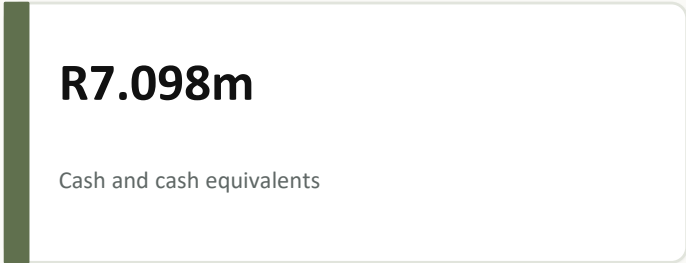
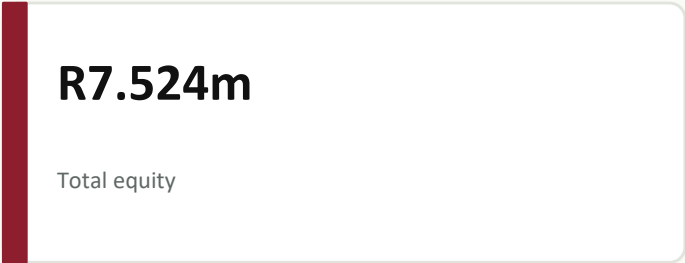
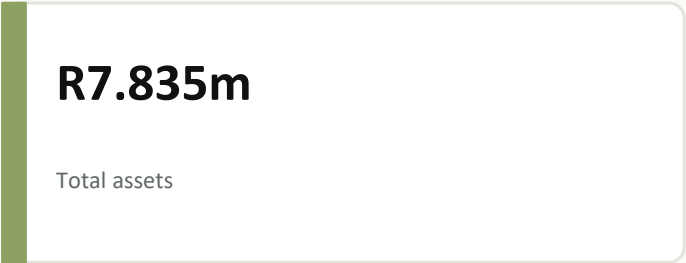
Public-space management, supplementary services, security support, environmental maintenance and stakeholder coordination.

- Safe and secure public spaces
- Well-maintained public realm
- Responsive municipal and service coordination
- Sustained property-owner funding and oversight



Financial status of the precinct

Audited position for the year ended 28 February 2026.



The auditor expressed an opinion that the annual financial statements present fairly, in all material respects, RHVBEMA's financial position as at 28 February 2026.



Financial status: assets and reserves

Property, plant and equipment plus reserve position.

Property, plant and equipment

R637,385

Carrying value at 28 February 2026

R180,488

Additions during the current year

Reserves and retained income

R4.463m

Reserves

R3.061m

Retained income

Progress report on the precinct



Key operational updates from the Chairman's Report.

5.1

Safeguarding and surveillance

5.2

Taxi intimidation response

5.3

Environmental management

5.4

Design Review Panel

5.5

Communications and perception survey

5.6 to 5.7

Fault reporting and street trading

Progress report: safeguarding

Security infrastructure, control room monitoring and response capacity.

11

Mast-mounted CCTV cameras

16

Total cameras in the precinct

24/7

Monitoring by G4S control room staff

2

Reaction officers in dedicated patrol vehicle

- 24/7 hotline: 031 569 3125 for security-related incidents and member, tenant or public reports.
- Monthly safeguarding committee meetings provide oversight of operations and technical security matters.
- Control room team also logs municipal faults and infrastructure repair needs, including sewer and streetlight faults.
- Regular liaison continues with SAPS and Metro Police to improve service delivery and attendance to security matters.



Continued liaison with Metro and SAPS

12-month operational statistics



Key figures from the past 12 months across service delivery, security and bylaw support.

117

Service delivery faults logged with eTM

23

Crime incidents reported on public open spaces

5

Arrests by precinct security

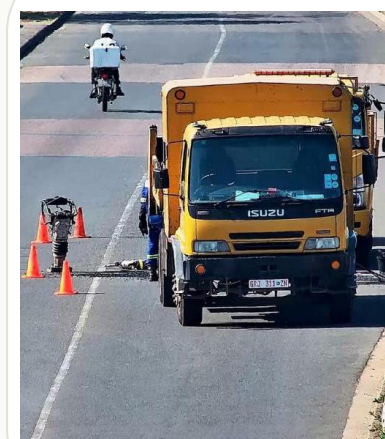
54

By law offences reported to Metro Police

- Service faults included municipal infrastructure matters requiring eTM follow-up.
- Most reported public-open-space crime related to cable theft.
- Metro Police support helped by law enforcement activity.



eTM service delivery work



eTM road repairs



Metro Police presence

Progress report: surveillance upgrades



Riverhorse Close camera installation and June 2026 readiness.

Key updates

- New CCTV camera pole installed in Riverhorse Close.
- The installation includes one PTZ camera and two static cameras.
- The cameras strengthen surveillance in an area identified as a blind spot after later-stage development.
- For planned March and March marches in June 2026, the Association deployed additional manpower and safety plans.
- The period passed without threats or interruptions.



New CCTV camera infrastructure



Progress report: taxi intimidation response

Actions taken with public-sector and stakeholder partners.

Immediate actions

- Deploy law enforcement officers at identified hotspots within RHVBE.
- Communicate hotspots to ETA and Metro Police for effective deployment.
- ETA to assist businesses with transport plans and taxi association engagement where required.
- Facilitate a stakeholder engagement session with members and affected businesses.

Current position

- Closed task-team WhatsApp group established for real-time issue management.
- SOPs on intimidation were updated and circulated to members and tenants.
- Significant improvement reported, with very few reports to date.
- Consistent Metro Police presence continues in the precinct when required.

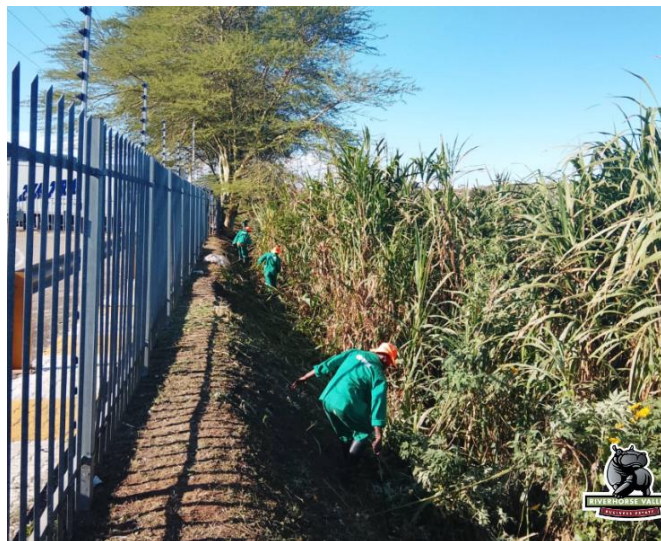
Progress report: environmental management



Daily public-space management and precinct presentation.



Garden maintenance



Fenceline cutting

- Landscaping remains one of the most visible Management Association services.
- Public-space presentation helps protect and enhance member property values.
- Core activities include street cleaning, waste management and recycling, irrigation, alien invasive control and public open-space maintenance.

The environmental programme is positioned as a key reason RHVBE remains above unmanaged precincts in terms of quality and aesthetic.

Progress report: CGM RFP and service providers



Contract updates for cleaning, greening, maintenance and alien invasive control.



Idube service provider team

- RFP process commenced in September 2025 for cleaning, greening, maintenance and alien invasive contracts.
- Five qualified service providers were invited to a simplified closed RFP process.
- RFP concluded in December 2025, with Servest Landscapes reappointed for a 3-year CGM contract and option to renew for another 2 years.
- Idube Landscapes quoted competitively for the alien invasive contract; GI Services were put on notice and services terminated end February 2026.
- Management noted no job losses and major improvements in boundary cutting turnaround times and alien vegetation management.

CONTRACTORS

Servest: Landscaping | Servest: Street Cleaning and Recycling | Autoflow: Irrigation | GI Services and Idube Landscapes: Alien Invasive Species Control and Public Open Space Maintenance

Progress report: tree removal and irrigation



Infrastructure protection and service continuity.



Fever tree removal project

Fever trees removal: Invubu Park Place

- Board-approved budget for removal of 7 fever trees.
- Roots had grown into the road, uplifting roads and pavements and causing infrastructure damage.
- Project completed during June 2026.

Irrigation maintenance

Aging infrastructure has required servicing and replacement of major pump components, plus cleaning of silt and dirt from the East reservoir. Landscaping remains in good condition, supported by good rains and ongoing repairs.



Progress report: standards, communication and perception

Development control, member updates and survey results.

5.4 DRP

- DRP manages approval of development design, signage and landscaping standards.
- Regular inspections monitor post-development signage, landscaping and building maintenance.
- Contraventions are brought back in line with Management Association mandates and Development Code guidelines.

5.5 COMMS

- Ad hoc newsflashes share fault reports, eTM notices and urgent precinct information.
- Monthly Insights newsletters provide regular updates from the precinct manager.
- Communications cover public-space management trends, observations and RHVBE news.

2025 SURVEY

8.2/10

Overall precinct experience rating

7.85/10

Business confidence rating

97%

Members who would recommend RHVBE to others

Progress report: fault reporting and street trading



Municipal follow-up and trading management.

5.6 FAULT REPORTING

- Municipal service delivery has seen a general decline across departments.
- Relationships built by the Management Team have supported attendance to reported faults and improved service delivery.
- The Management Team will continue follow-up until all faults are attended to and a sustainable plan is in place for future maintenance.

5.7 STREET TRADING

- Street trading continues at demarcated trading areas, with 19 sites that are all occupied.
- The Precinct Management Team, with precinct security support, monitors street trading activity.
- The objective is to ensure there are no traders operating without permits.

General business and close

Final AGM items and meeting closure.



General

Capture any general items raised under the agenda and record actions clearly.

Decisions

Confirm that all resolutions have been proposed, seconded and minuted.

Close

Thank members for attendance and formally close the meeting.

