

BEACONVALE IMPROVEMENT DISTRICT BUSINESS PLAN

1 JULY 2022 – 30 JUNE 2027

FOR THE

CONTINUATION AND ONGOING MANAGEMENT

OF THE

BEACONVALE IMPROVEMENT DISTRICT NPC

(NPC Reg. No. 2017/258764/08)



Prepared by:

The Beaconvale Improvement District NPC

Unit A1, Connaught Business Park, Mc Gregor Street, Beaconvale, 7500

Tel. 021 565 0901

Email: info@beaconvalecid.co.za

Website: www.beaconvalecid.co.za

Contents

| | |
|---|----|
| Introduction | 4 |
| BVID Area | 5 |
| BVID Mission..... | 7 |
| BVID Vision | 7 |
| BVID Goals | 7 |
| Proposed Services | 7 |
| Consistency with Integrated Development Plan (IDP) | 8 |
| Improving Public Safety | 8 |
| Public Safety Patrol Officers..... | 10 |
| The public safety plan includes | 10 |
| Assistance from the City of Cape Town..... | 11 |
| CCTV Surveillance Project | 11 |
| Operational security forum | 11 |
| Perimeter security and security applications..... | 12 |
| Area Cleaning and Urban management | 13 |
| Recycling Initiative..... | 15 |
| Social responsibility | 16 |
| Marketing | 17 |
| Property Owner Supported Projects | 18 |
| 5-Year Budget of the BVID | 18 |
| Financial Impact of the CID..... | 18 |
| The budget for each year of the Business Plan is as follows:..... | 19 |
| Proposed Management Structure | 20 |

Permissible Amendments to the Business Plan 21
List of all Rateable Properties within the CID 21

A. MOTIVATION REPORT

Introduction

The Beaconvale Improvement District (BVID) was formally established in 2017 providing supplementary public safety, urban maintenance, and urban cleaning services in close cooperation with the various City Departments as well as South African Police Services (SAPS). This Business Plan is in support of the first renewal of the initial Business Plan as the BVID aims to extend its work into a second five-year term.

The Beaconvale industrial area supports a business mix including some light industries as well as various industrial parks and a retail spine along Connaught Road and Jan Smuts Street. At the onset of the initial five-year plan, the public environment was clearly in distress with marked levels of urban degradation. Since inception the BVID has made every effort to improve the urban environment through various interventions including public safety patrols, urban cleaning and the maintenance and repair of public infrastructure in cooperation with the City of Cape Town.

With its term renewal imminent, the BVID is positioning itself to address the ongoing issues impacting the area, noting that further developments in the area will increase the potential for urban infrastructure damage, traffic congestion, littering and increased opportunities for crime that may impact the entire area. In light of these challenges the BVID aims to continue to motivate property owners to enhance their investments and work closely with the BVID and the City of Cape Town.

The continued improvements and upgrades proposed in this business plan is funded by an additional rate levied on non-residential rateable property located within the BVID.

| | | |
|---------------------------|--|-----------------------------------|
| Company: | Beaconvale Improvement District NPC (BVID) | |
| Registered Office: | Unit A1, Connaught Business Park, Mc Gregor Street, Beaconvale, 7500 | |
| BVID Board: | Sean Gordon Lavery | - FI Group |
| | Andries Petrus Crous | - Tiervlei Electrical |
| | Barend Herman Havenga | - ER Motors |
| | Paolo Antonio Eugenio Avondo | - Kleen Eezy |
| | Neil Ian Choveaux | - SSC Property Group |
| | Michael Walter Birch | - Michael Birch Property Services |
| Auditor: | C2M Chartered Accountants | |

Accountant: Nicolene Cooke's Accounting Services
Company Secretarial Duties: C2M Chartered Accountants
BVID Management Company: Geocentric Urban Management Pty Ltd
 No 2 12th Street
 Elsie's River Industrial
 7490
 info@geocentric.co.za
 www.geocentric.co.za
 021 565 0901

| | | |
|-------------------------|--------------|--------------------------|
| Contact Details: | CID Manager | 062 883 7045 |
| | Control Room | 021 565 0900 |
| | Email | info@beaconvalecid.co.za |
| | Website | www.beaconvalecid.co.za |

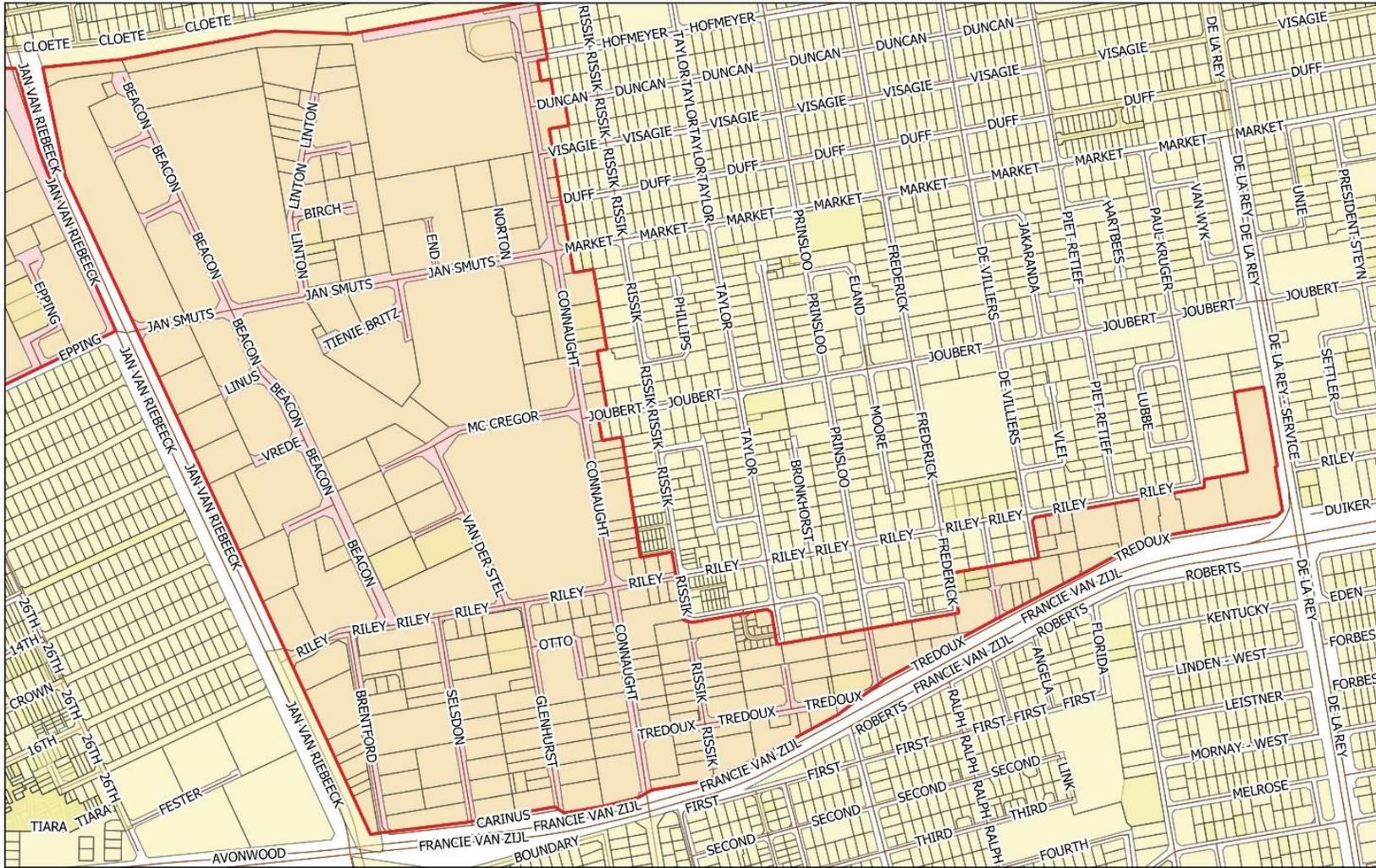
BVID Area

Northern Boundary – From the intersection of the railway reserve with Jan van Riebeeck Drive eastwards along the railway reserve to the intersection of the railway reserve with Parow Station and Connaught Road (Excluding the railway reserve and Parow Station).

Eastern Boundary – From Parow Station along Connaught Road southwards up until the intersection of Riley Street, along Riley Street to include all non-residential properties on both sides of Connaught and Riley Streets. From there the boundary follows along Koedoe Street to the cul de sac of Taylor Street and then eastwards along the back of the industrial properties intersecting with Impala Street, Prinsloo Street, Bresler Road and Du Preez Street up until De Villiers Street and then along De Villiers Street to Riley Street to include the boundary of Erf 23412 where it borders on De La Rey Street.

Southern Boundary – From the intersection of De La Rey Street and Francie van Zijl Drive along Tredoux Street to include all properties north of Francie van Zijl Drive up until the intersection with Jan van Riebeeck Drive.

Western Boundary – From the intersection of Francie van Zijl Drive and Jan van Riebeeck Drive northwards along the eastern boundary of the road reserve up to the intersection of Jan van Riebeeck Drive and the railway line to include only the properties to the east of Jan van Riebeeck Drive.



BEACONVALE IMPROVEMENT DISTRICT



BVID Mission

To implement a turn-around strategy to halt urban degeneration of the area thereby creating a safe and attractive industrial area.

BVID Vision

The vision of the BVID is to maintain a safe, clean, well-managed industrial area that attracts and retains business investment and industry activities in the area.

BVID Goals

- Improve Public Safety significantly by proactive visible patrolling and cooperation with existing SAPS and City of Cape Town Law Enforcement efforts as well as other security service providers in the area.
- Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
- Manage existing and new public infrastructure for the future benefit of all the users of the area.
- Protect property values.
- Attract new investment to the area.
- Support and promote social responsibility in the area.
- The sustained and effective management of the BVID area.

Proposed Services

In order to address these needs the BVID will be directed to address six main focus areas namely:

- a) The management of the BVID operations;
- b) The provision of public safety and security measures in the public areas only;
- c) The cleaning, greening and maintenance of the public spaces in the area;
- d) In cooperation with the relevant City of Cape Town departments, actions will be taken to address and monitor urban management issues related to the public infrastructure in the BVID;
- e) Through constructive partnerships with all the role-players in the BVID a recycling initiative will be implemented to improve the sustainability of the businesses and potentially create employment opportunities and social upliftment in the area; and
- f) Marketing and promotional efforts will be undertaken to promote the BVID as a well-managed and functioning business and residential node.

Consistency with Integrated Development Plan (IDP)

Introduction

The IDP of the City rests on five Strategic Focus Areas (SFAs) and the BVID supports these SFAs as follows:

- **The Opportunity City.** The BVID is working towards the continuous development and improvement of the urban environment through public safety, cleaning, urban management and social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities.
- **The Safe City.** The primary focus and therefore budget allocation for the BVID is aimed at improved public safety in the public spaces within the BVID boundary. The BVID therefore directly supports a Safe City.
- **The Caring City.** The BVID supports the City's Social Upliftment Strategies to find lasting solutions for Social Development, which includes supporting individuals to move from the street into places of safety, support NGOs that provide social services and where possible create employment opportunities.
- **The Inclusive City.** The BVID supports the functions of the City by creating an environment where there is access to economic opportunities, where citizens feel safe and cared for, and where communities are truly integrated. Therefore, BVIDs plan incorporates aspects of three SFAs i.e. opportunity city, safe city and caring city.
- **The Well Run City:** To deliver on its vision, the BVID needs to be responsive to its customers' needs and able to sustainably support the various initiatives, programmes and projects by delivering the right services in the most efficient and effective way. The well-run city aspires to do this by focusing on financial and operational sustainability, human resource development and organisational restructuring.

Each of these SFAs are considered within each of the main service areas of the BVID business plan and highlighted in each section.

Improving Public Safety

In order to improve safety and security the BVID will retain and improve its comprehensive and integrated public safety plan for the area in conjunction with an appointed service provider. These actions will include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums

- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders

The BVID initiative and the inherent security situation of the area requires the deployment of public safety patrol officers to adequately secure the public areas. Such a deployment can be expensive to implement and therefore the focus of the public safety plan is on patrols through roaming vehicles and foot public safety patrol officers on motorcycles with the highest number of resources deployed during day-time operations between 06:30 and 17:30 when most businesses are operational in the area. Considering the contributions from other stakeholders such as SAPS and safety and security efforts from the City of Cape Town the following public safety and security plan is proposed for the BVID. This plan involves the deployment of Public Safety Patrol Officers (similar to the concept of Neighbourhood Safety Ambassadors) and an extensive public CCTV surveillance system to provide a reassuring presence on streets 7 days a week.



Public Safety Patrol Officers

The public safety patrol officers are brightly uniformed ambassadors that help to maintain an inviting and comfortable experience by serving as additional “eyes and ears” for local law enforcement agencies. They are the face of the area. Typically, they get to know their neighbourhood and community very well and often serve as a first point of contact for emergency needs, help law enforcement to maintain order and provide an additional deterrent to crime through their consistent coverage and visibility. Public Safety Patrol Officers are equipped with two-way radios and walk or patrol the area at key times of the day. They become an integral part of general law enforcement, often being the ones to identify public safety issues and form an extension of SAPS and the local authority law enforcement. A small group of well-trained public safety patrol officers have proven to be very successful in securing an area through active engagement with all people in the precinct. Additional training of patrol officers is required to become knowledgeable on issues such as public safety and reporting, first aid and first-responder training, communication skills and homeless outreach services. Beyond basic training the Public Safety Patrol Officers develop a keen awareness and information of specific neighbourhood safety issues including drug trade, gang presence, poverty, social issues, criminal activity and behaviour. If required patrol officers also provide walking escorts to people entering businesses early or staff leaving work late or elderly and vulnerable people feeling insecure.

The current public safety plan includes two (2) public safety patrol officers on motorcycles deployed in the BVID, Monday to Friday between 06:30 and 17:30. When specific operations are underway, the BVID mobile public kiosk will serve as a public contact point within the BVID and serve as a reporting point for the patrol officers. In addition, the area will be patrolled by two public safety patrol vehicles on a 24 hour/7 days a week basis. The public safety deployment will be supported by a comprehensive radio and communications network linked to a supporting control room to be supplied by the service provider.

The public safety plan includes

- 2 x public safety patrol officers on motorcycles patrolling the area, Monday – Friday during the day-time (06:30 – 17:30).
- 2 x public safety patrol vehicles patrolling the area on a 24/7 basis.
- Radio communications network.
- Centralised Control Room and CCTV monitoring
- CCTV camera network to comprise of cameras and monitoring as set out in the implementation plan time scale.



Assistance from the City of Cape Town

The BVID will further enhance its public safety initiative through close cooperation with the Safety and Security Directorate of the City of Cape Town to link in with their initiative to support a safer public environment. This effort will be focused on utilising the services of Law Enforcement officers from the City of Cape Town in the area when required.

CCTV Surveillance Project

The proposed budget and business plan also incorporates the continuation of the CCTV surveillance programme whereby the initial capital expenditure for the implementation of strategically placed surveillance cameras have been completed and the current network of cameras will be maintained over the next 5 years. The BVID has 8 Pan-Tilt-Zoom surveillance cameras and three static cameras in place. Future expansion includes the placement of LPR cameras at the entrances to the area. The cameras assist in acting as a deterrent and assist in the monitoring of areas that are difficult to or less frequently patrolled by public safety patrol officers on motorcycles and patrol vehicles. The cameras also assist in directing patrollers to specific problems when detected.



Operational security forum

In order to facilitate an integrated approach, the BVID will continue to participate in the safety and security forum in association with the appointed security service provider. These actions will include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders

This forum encourages the involvement of members of the BVID, property owners, tenants, businesses and representatives of the above-mentioned organisations. Operational and response protocols are governed and decided upon at an operational forum convened to oversee safety and security initiatives

within the area. This forum serves to share pertinent crime information as well as trends or emerging threats. The forum should ideally be attended by the following stakeholder groups:

- The preferred private security service provider – employed by the Improvement District
- The cleansing supervisor of the Improvement District
- The local SAPS Commander
- Metropolitan Police Services
- Law Enforcement Services
- Traffic Services
- A representative of the Community Policing Forum and Neighbourhood Watch
- Representatives of other private security companies operating within the area.

Perimeter security and security applications

Existing property owners and businesses should be encouraged to improve existing security applications on their property. This includes initiatives to encourage property owners and businesses to secure their perimeters as the BVID public safety service provider may only operate in the public space.

The public safety services as planned is in support of IDP SFA for a **Safe City**. The primary focus and therefore budget allocation for the BVID is aimed at improved public safety in the public spaces within the BVID boundary and therefore directly supports a Safe City.

The public safety services as planned is in support of IDP SFAs for an **Opportunity City and Inclusive City**. The BVID is working towards the continuous development and improvement of the urban environment through **public safety**, cleaning, urban management and social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities.

The budget for the provision of Public Safety is R 2 824 320 or 65% of the annual budget of Year 1 of the Business Plan.

Area Cleaning and Urban management

Most established Improvement Districts have appropriate budgets available to deploy the services of a dedicated public cleaning service provider to provide the supplementary or additional cleaning services required in their areas. To establish the most effective cleaning plan the strategy will support existing waste management services, identify specific management problems and areas and assist in developing additional waste management and cleaning plans for the area.

The plan will be executed by using a small team to:

- Decrease waste and grime in the area through a sustainable cleaning programme.
- Provide additional street sweeping, waste picking and additional refuse collection in all the public areas.
- Removal of illegal posters, graffiti and stickers from non-municipal infrastructure.

Urban infrastructure will be improved by:

- Continue to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs.
- Coordinating actions with the relevant City of Cape Town's departments to address infrastructure defects. This will be done through specific liaison with departments and officials in addition to the reporting and monitoring of repairs identified by the CID Manager.
- As a base level of repair and reinstatement has been achieved the BVID team will implement local actions to correct minor issues.

In addition, the urban management team will in consultation with the relevant City Departments assist with:

- Graffiti removal from non-municipal infrastructure where possible.
- Removal of illegal posters and pamphlets from public spaces and non-municipal infrastructure as noted in the BVID Implementation Plan part 4-57.
- Painting of road markings and correction of road signs.
- Greening, tree pruning and landscaping.
- Kerb, bollard and paving reinstatements.
- Storm water drain cleaning where required.





The cleaning contingent will deploy the team in various areas and rotate through the BVID. Team members can be recruited from homeless people seeking gainful employment and training can be facilitated to improve their skills and potential utilisation. The cleaning and urban maintenance team includes:

- 4 x urban management workers per day which includes an urban management supervisor
- The shifts will be run Monday to Friday from 08:30 to 16:30

The following equipment will be required:

- General cleaning equipment such as spades, picks, etc.
- General maintenance tools such as scrapers, paint brushes, spanners etc.
- Materials such as paint, cement, cold asphalt and cleaning materials such as plastic bags which will be acquired as needed and within budgetary limitations.

Recycling Initiative

The City of Cape Town's Solid Waste Department have embarked on various recycling projects incorporating waste drop-off facilities completely dedicated to recycling and/or the appointment of waste recycling companies that support the collection and recycling of waste from businesses. The BVID will continue the processes to develop and facilitate similar facilities and initiatives for the Beaconvale area in support of the need for recycling programs.

The cleaning and urban management services as planned is in support of IDP SFA for an **Opportunity City**. The BVID is working towards the **continuous development and improvement of the urban environment** through public safety, **cleaning, urban management** and social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities.

The cleaning and urban management services as planned is also in support of the SFA for an **Efficient City**. The BVID supports the functions of the City through the delivery of **coordinated supplementary municipal services and communicates with the various line departments** which facilitates streamlined communication and service delivery with the City.

The cleaning and urban management services as planned is also in support of the Municipal Spatial Development Framework (MSDF) set in the IDP including Spatial Priority 2: Manage urban growth, and create a balance between urban development and environmental protection. The processes of ensuring that waste materials do not enter drainage systems and the efforts to recycle collected waste supports this priority.

The budget for the provision of cleaning and urban management services is R 362 750 or 8,5% of the annual budget of Year 1 of the Business Plan.



Social responsibility

The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The BVID will coordinate social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, all relevant social welfare organisations and institutions. The BVID management will assist to facilitate and monitor the strategy and implement social rehabilitation. Social intervention and development can only be achieved by offering unemployed and/or homeless people an alternative.

Through the development of pro-active programmes to create work opportunities for homeless people, certain NGOs have presented the opportunity to direct their work programmes to include cleaning and maintenance services to CIDs. These partnerships between CIDs and NGOs create a more cost-effective approach to the provision of a supplementary service to the municipal cleaning services when large area clean-ups or specific maintenance tasks are required. It is therefore suggested that in addition to the permanent maintenance team a social work programme is used to deploy previously homeless people from NGOs for specific clean-up projects in the BVID area. This plan depends on close cooperation with NGOs and the City of Cape Town's social intervention strategy through which a small number of individuals can be identified to be re-integrated into society through gainful employment.



The social upliftment programmes as planned is in support of IDP SFA for a **Caring City**. The BVID supports the City's Social Upliftment Strategies to find lasting solutions for social development, which includes supporting individuals to move from the street into places of safety, support NGOs that provide social services and where possible create employment opportunities.

The social upliftment programmes as planned is in support of IDP SFA for an **Opportunity City**. The BVID is working towards the continuous development and improvement of the urban environment through public safety, cleaning, urban management and social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and **creating employment opportunities**.

The social upliftment plan also supports the Municipal Spatial Development Framework (MSDF) set in the IDP including Spatial Priority 3: Plan for employment and improve accessibility as well as access to economic opportunities. It creates job opportunities for previously unemployed and homeless people through the partnerships with local NGOs.

The budget for the provision of social upliftment is R 15 000 or 1% of the annual budget of Year 1 of the Business Plan.



Marketing

Marketing will focus on communicating with the members, businesses and property owners of the BVID by:

- Maintaining an informative website.
- Distributing BVID flyers and/or newsletters reflecting the initiatives and successes of the BVID.
- Promoting the BVID amongst the local businesses and industries.
- Promote community pride through the initiatives of the BVID in making the area cleaner and safer.
- Promoting the BVID through high visibility branding on the patrol vehicles.
- Promoting the BVID through high visibility uniforms with BVID branding for the patrol officers and maintenance workers.

The marketing programme included in the Business Plan is in support of the IDP SFA for an **Opportunity City**. The BVID is working towards the continuous development and improvement of the urban environment through public safety, cleaning, urban management and social initiatives, all aimed at **safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities**.

Property Owner Supported Projects

Property owners with the financial means to contribute beyond their additional Municipal Property Rates for the BVID will be encouraged to support various additional initiatives such as:

- Donation of infrastructure for the deployment of CCTV cameras on properties in strategic locations.
- Job creation and skills development opportunities.
- Funding of voluntary additional services including landscaping of public spaces through an “adopt a spot” initiative.
- Funding of additional security patrols in the public area.
- Funding for the direct employment of additional City of Cape Town Law enforcement officers.
- Donation of supplies and equipment for the operations of the BVID such as uniforms, branding, signage and cleaning equipment.

All additional funding to be approved at an AGM and included into the next year’s Implementation Plan and Budget.

5-Year Budget of the BVID

The detailed 5-year budget for the implementation and operations of the BVID is set out in Part C. It reflects the identified needs of the BVID operations in as cost effective a manner as possible. Income in the form of additional rates will be derived from all eligible properties in the area and this attracts VAT. Should property owners receive partial or full relief in respect of rates they would enjoy full exemption from payment of any BVID additional property rates. It is however incumbent on the property owner to seek such relief from the City under the City’s Rates Policy.

Financial Impact of the CID

As per the City’s Special Rating Areas (SRA) Policy, an annual budget is prepared by the BVID, based on the needs of the area as described in the business plan. The budget provides for envisaged supplementary and related services and actual costs of operation as well as a 3% (three percent) provision for bad debts.

The CID is funded by property owners in the CID area through an additional property rate levied on the municipal valuation of all eligible properties within the boundaries of the CID. Additional property rates are variable at the current gazetted rate and are calculated by the City during the City's annual budget process.

The SRA Policy allows for a differentiation in tariffs for the different types of properties and as such a residential and non-residential additional property rate is applicable in the BVID.

The Additional Rate is expressed as a Rand-in-the-rand and is calculated by dividing the CID budget total with the total municipal valuation of all properties within the boundary of the CID. The CID budget and Additional Rate is approved by Council with the City's budget and is applicable over a financial year, which starts on 1 July.

The budget for each year of the Business Plan is as follows:

| YEAR | TOTAL EXPENDITURE | REVENUE (Funding Source: Additional Rates) | REVENUE (Other Funding Source e.g. Accumulated Surplus / Donations / Sponsorship / Parking etc.) | % INCREASE IN ADDITIONAL RATES REQUIREMENT |
|-------------|--------------------------|---|---|---|
| 1 | R 4 359 866 | R 4 359 866 | - | 8,8% |
| 2 | R 4 625 613 | R 4 625 613 | - | 6,1% |
| 3 | R 4 935 334 | R 4 935 334 | - | 6,7% |
| 4 | R 5 266 735 | R 5 266 735 | - | 6,7% |
| 5 | R 5 621 335 | R 5 621 335 | - | 6,7% |

Individual contributions for residential and non-residential properties can be calculated as follows:

1. Municipal valuation x R 0.XXXXXX = Annual contribution (VAT excl.) – Note: R 0.XXXXXX represents the approved BVID additional property rate.
2. Annual contribution (VAT excl.) ÷ 12 = Average monthly contribution (VAT excl.)

3. Average monthly contribution (VAT excl.) x 1.15 = Average monthly contribution (VAT incl.)

e.g. R5,000,000 x R 0.002407 = R12,035.00 ÷ 12 = R1,002.92 x 1.15 = R1,153.35

Proposed Management Structure

The BVID is managed by a board of directors, elected by the members of the Beaconvale Improvement District NPC (BVID). A Board of Directors consists of property owners within the BVID and a political representative from the City of Cape Town attending Board Meetings as an observer. The Board manages a Non-Profit Company (NPC), which is responsible for the management of the CID, within the framework of the approved BVID business plan and oversees the implementation thereof.

Elected Board members take responsibility for the various portfolios in the company and regular board meetings allow the directors to review current operations and apply corrective measures as required.

The Board can appoint service providers and staff to manage the day-to-day operations within the BVID. The supplementary services provided by the BVID should represent the actual needs of the area according to the vision of the property owners for the area. The services provided are decided upon by the property owners as CIDs are property-owner driven. The BVID is managed by a BVID manager appointed by the Board and will oversee the day-to-day delivery of the additional services according to the Business Plan.

All of the above is subject to monitoring and oversight by various departments in the City of Cape Town. The CID Department also advises on administrative and governance compliance.

An Annual General Meeting (AGM) is held every year to review the performance of the CID and to confirm the mandate of the members. The budget and implementation plan for the next year is also presented and discussed for approval at the AGM. The AGM also provides the opportunity to elect new directors to serve on the board of the NPC.

The proposed management of the BVID is in support of IDP SFA for a **Well Run City**. The BVID's governance structures ensure an open and transparent approach in the way public money is used for the benefit of the community.

The budget for the provision of management and administrative services is R 774 000 or 17,8% of the annual budget of Year 1 of the Business Plan. Provision is made for bad debt at 3% and depreciation of 3,9% in Year 1 of the Business Plan.

Permissible Amendments to the Business Plan

There are currently no plans to investigate or explore significant changes to the strategy or operations of the BVID and therefore none are noted here. Should any significant changes be required, such changes will be subject to approval of the Members of the BVID at an Annual or Special Members` Meeting.

List of all Rateable Properties within the CID

A list of all the rateable properties within the BVID is attached as Annexure A.

B. IMPLEMENTATION PLAN

The Implementation Plan is attached as Part B.

C. 5-YEAR BUDGET

The five-year budget is attached as Part C.



BEACONVALE IMPROVEMENT DISTRICT (BVID)
5 YEAR IMPLEMENTATION PLAN
 1st July 2022 to 30th June 2027

PROGRAM 1 - BVID MANAGEMENT & OPERATIONS

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|---|--|--------------------|------------------------------------|----|----|----|----|---------------------------|--|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 1. Maintain a fully operational BVID Management Office | Functional and accessible | Ongoing | → | → | → | → | → | BVID Manager / BVID Board | Refer to 2.6 |
| 2. Appointment of relevant service providers | Appointment of appropriately qualified service providers. | 3 Years | 1 | | | 1 | | BVID Manager / BVID Board | Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented. |
| 3. Board meetings | Bi-monthly Board meetings. | Bi-monthly | 6 | 6 | 6 | 6 | 6 | BVID Manager / BVID Board | Quorum of directors present at every meeting. Feedback per portfolio. Keep minutes and file resolutions. |
| 4. Monthly Progressive Income and Expenditure Report to CCT | Submit reports to the CID Department timeously. | Monthly | 12 | 12 | 12 | 12 | 12 | BVID Manager | Refer to Financial Agreement. Submit reports to the CID Department by the 15 th of the following month. |
| 5. Audited Annual Financial Statements | Audited Annual Financial Statements with an Unqualified finding. | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager | Submitted to the City by 31 August of each year. |
| 6. Communicate BVID arrears list | Board Members in arrears cannot participate in meetings. | Monthly | 12 | 12 | 12 | 12 | 12 | BVID Manager | Observe and report concern over outstanding amounts to Board and CID Department. |

| PROGRAM 1 - BVID MANAGEMENT & OPERATIONS | | | | | | | | | |
|---|--|--------------------|------------------------------------|----|----|----|----|----------------------------|---|
| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 7. Annual General Meeting | Annual feedback to members at AGM and complying with legal requirements | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager / BVID Board | Host successful AGM before 31 December. |
| 8. Submit Annual Report and Annual Audited Financial Statements to Sub-council(s) | Submit AFS and annual report to Subcouncil within 3 months of AGM. | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager / BVID Board | Submit proof of submission to CID Department. |
| 9. Successful day-to-day management and operations of the BVID | Monthly feedback to BVID Board. | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager | |
| 10. Maintain Website | Website with all the relevant documents as required by the By-Law and Policy | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Board BVID Manager | Refer to Program 6-3. |
| 11. CIPC Compliance <ul style="list-style-type: none"> • Directors change • Annual Returns • Auditors change | CIPC Notifications of changes. | Annually | 1 | 1 | 1 | 1 | 1 | BVID Board | Directors & Auditors change within 10 business days of change. Annual returns within 30 Business days after the anniversary date of the NPC registration. |
| 12. Monthly Reports to the Directors | Report back on all CID related business to be measured and signed off | Monthly | 12 | 12 | 12 | 12 | 12 | BVID Manager | Provide monthly reports to the Directors. |
| 13. Manage and monitor the C3 notification Process | Complete daily reports of C3 notifications and monitor outstanding issues | Monthly | 12 | 12 | 12 | 12 | 12 | BVID Manager | |
| 14. Input to the Integrated Development Plan | Annual submissions to Subcouncil Manager | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager | October to February of every year. |
| 15. Input to the City Capital/Operating Budgets | Annual submissions to Subcouncil Manager. | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager | By September of each year. |
| 16. Communicate with property owners | Monthly newsletter | Monthly | 12 | 12 | 12 | 12 | 12 | BVID Manager | Keep property owners informed. |

| PROGRAM 1 - BVID MANAGEMENT & OPERATIONS | | | | | | | | | |
|---|---|--------------------|------------------------------------|----|----|----|----|--|---|
| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 17. Mediate issues with or between property owners | Provide an informed opinion on unresolved issues and assist where possible | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager & City of Cape Town Departmental Managers and Law Enforcement | |
| 18. Visit BVID members | Communicate and visit BVID members. | Bi-annually | 2 | 2 | 2 | 2 | 2 | BVID Manager | Refer also to Program 6-4 |
| 19. Promote and develop BVID NPC membership | Have a NPC membership that represents the BVID community Update NPC membership. Ensure that membership application requests are prominent on webpage | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager / BVID Board | |
| 20. Build working relationships with Subcouncil Management and relevant CCT officials and departments that deliver services in the BVID | Successful and professional relationships with subcouncil management, Area Based Manager and City Departments resulting in enhanced communication, cooperation and service delivery | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager | |
| 21. CID renewal application and survey. | Submit a comprehensive renewal application for approval by the members and the City of Cape Town. | In year 5 | | | | | 1 | BVID Manager / BVID Board | |
| 22. Annual Tax Compliance Status | Within one month after expiry date. | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager | Submit PIN to CCT Supply Chain Management Department. |
| 23. Budget Review | Board approved budget review to the CCT by end of March | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager | Submit Board minutes and approved adjustment budget to the CCT by end of March. |

| PROGRAM 1 - BVID MANAGEMENT & OPERATIONS | | | | | | | | | |
|--|--|--------------------|------------------------------------|----|----|----|----|---------------------------|--|
| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 24. Perform Mid-year performance review. | Board approved mid-year review submitted to the CCT by end of March. | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager / BVID Board | Submit Board minutes and approved Mid-year performance review to the CCT by end of March. Ensure under/non performance areas are addressed before the end of the financial year. |
| 25. All Directors to receive relevant CID Documents | At the 1 st Board meeting after the AGM, supply all directors with all relevant CID documents | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager / BVID Board | |
| 26. Allocation of portfolios | At the first Board meeting after the AGM, assign portfolios to Directors | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager / BVID Board | |
| 27. Protection of Personal Information Act (POPIA) declaration | At the first Board meeting after the AGM, new Directors to sign the POPIA declaration | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager / BVID Board | |
| 28. Declaration of interest | Ensure all Directors and Manager sign DOI at every Board Meeting | Bi-monthly | 6 | 6 | 6 | 6 | 6 | BVID Manager / BVID Board | |
| 29. VAT reconciliation/Tax Returns | Bi-monthly VAT returns and annual Tax returns | Bi-monthly | 6 | 6 | 6 | 6 | 6 | BVID Manager / BVID Board | |
| 30. Annual Approval of Implementation Plan and Budget | Obtain approval from members at AGM for Implementation Pan and Budget | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager / BVID Board | |

PROGRAM 2 - BVID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|---|--|---|------------------------------------|----|----|----|----|--|--|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 1. Identify the root causes of crime in conjunction with the SAPS, Local Authority and existing Public Safety service using their experience as well as available crime statistics | Incorporate in Public Safety Management Strategy Plan | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | This is done comprehensively at the beginning of term and then modified continuously |
| 2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS | Incorporate in Public Safety Management Strategy Plan | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | |
| 3. Determine strategies by means of an integrated approach to improve public safety | Incorporate in Public Safety Management Strategy Plan | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | |
| 4. In liaison with other Public Safety role players and the South African Police Service, identify current Public Safety and policing shortcomings and develop and implement effective public safety strategy | Incorporate in Public Safety Management Strategy Plan | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | |
| 5. Approve a Public Safety Management Strategy with clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided. | Documented Public Safety Management Strategy with clear deliverables and defined performance indicators to guide public safety services by the appointed service provider and evaluate levels of service provided. | Revise as often as required but at least annually | 1 | 1 | 1 | 1 | 1 | BVID Manager/ Public Safety Service Provider and approved by the Board | This is done comprehensively at the implementation of the CID and then modified continuously |
| 6. Maintain a manned centrally located office(s) open to the members and residents of the CID to request Public Safety assistance or report information | Appropriately manned and equipped office with skilled staff | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | As per Program 1-1 |

PROGRAM 2 - BVID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|---|--|--------------------|------------------------------------|----|----|----|----|---|--|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 7. Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable | Effective safety and Public Safety patrols in the BVID | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | |
| 8. Utilise the "eyes and ears" of all Public Safety and gardening/street cleaning staff, as well as own staff, to identify any breaches | Incorporate feedback and information in Public Safety and safety initiatives of the BVID | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | |
| 9. Assist the police through participation by BVID in the local Police sector crime forum | Incorporate feedback and information in Public Safety and safety initiatives of the BVID Report on any Public Safety information of the BVID to the CPF | Monthly | 12 | 12 | 12 | 12 | 12 | BVID Manager/ Public Safety Service Provider | |
| 10. Monitor and evaluate the Public Safety strategy and performance of all service delivery on a quarterly basis | Report findings to the BVID Board with recommendations where applicable | Quarterly | 4 | 4 | 4 | 4 | 4 | BVID Manager/ Public Safety Service Provider/ SAPS Crime Intelligence Officer | Refer to Program 1-9 |
| 11. On-site inspection of Public Safety Patrol officers | Report findings to the BVID Board with recommendations where applicable | Daily | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | |
| 12. Weekly Public Safety Reports from Contract Public Safety Service Provider | Report findings to the BVID Board with recommendations where applicable Provide feedback to forum meeting | Weekly | 52 | 52 | 52 | 52 | 52 | Public Safety Service Provider | Incorporate into monthly management report to BVID Board |
| 13. Deploy CCTV cameras monitored by a CCTV Control Room | Effective use of CCTV cameras through monitoring | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | |

PROGRAM 2 - BVID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|--|---|--------------------|------------------------------------|----|----|----|----|--|----------|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 14. Appoint a CCTV Monitoring service provider | Appointment of appropriately qualified service providers. | 3 Years | 1 | | | 1 | | BVID Manager / BVID Board | |
| 15. Register CCTV Cameras with the City of Cape Town | Cameras registered with the CCT | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ Public Safety Service Provider | |

PROGRAM 3 - BVID CLEANSING & ENVIRONMENTAL INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|---|---|--------------------|------------------------------------|----|----|----|----|--|--|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 1. Review a cleansing strategy document | Cleansing strategy document with clear deliverables and defined performance indicators to guide cleansing and delivery. | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager/ Cleansing Service Provider | Revise as often as required but at least annually. Refer to 1.2 |
| 2. Cleansing Strategy to guide cleansing and delivery | Monitor and evaluate the cleansing strategy and performance of all service delivery on a quarterly basis | Quarterly | 4 | 4 | 4 | 4 | 4 | BVID Manager/ Cleansing Service Provider | |
| 3. Appointed Cleaning service provider. | Appointment of appropriately qualified service provider. | 3 Years | 1 | | | 1 | | BVID Manager / BVID Board | Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented. |

PROGRAM 3 - BVID CLEANSING & ENVIRONMENTAL INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|---|--|--------------------|------------------------------------|----|----|----|----|---|----------|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 4. Additional litter bins and emptying of litter bins. | Quarterly status reports to CCT regarding progress of identified shortcomings | Quarterly | 4 | 4 | 4 | 4 | 4 | BVID Manager/ Solid Waste Department | |
| 5. Cleaning of streets and sidewalks in the BVID | Cleansing each of the streets within the CID boundary at least once within every two month period | Bi monthly | 6 | 6 | 6 | 6 | 6 | BVID Manager/ Cleansing Service Provider | |
| 6. Health and safety issues reported to CCT with C3 notifications | Monthly evaluations and inspections of reported C3. Report to the Board. Provide an improved healthy urban environment in the BVID | Ongoing | → | → | → | → | → | BVID Manager/BVID Board | |
| 7. Monitor and combat Illegal dumping | Removal of illegal dumping when required and applying applicable penalties through law enforcement against transgressors. Report to the Board | Ongoing | → | → | → | → | → | BVID Manager/ Cleansing Service Provider/ Law Enforcement Officers/BVID Board | |
| 8. Identify environmental design contributing to grime such as wind tunnels | Quarterly evaluation of the causes of waste Quarterly evaluation of measures implemented and identification of remedial actions. Report to the Board. | Quarterly | 4 | 4 | 4 | 4 | 4 | BVID Manager/ Cleansing Service Provider/BVID Board | |

PROGRAM 3 - BVID CLEANSING & ENVIRONMENTAL INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|---|---|--------------------|------------------------------------|----|----|----|----|--|------------------------------|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 9. Promoting waste minimization through education and awareness on waste and water pollution | Monthly evaluations and inspections Report findings to Board. | Ongoing | → | → | → | → | → | BVID Manager/ Cleansing Service Provider, Solid waste Department | |
| 10. Encourage property owners to act responsibly in terms of waste management and encourage recycling initiatives | Monthly evaluations and inspections Report findings to the Board. | Ongoing | → | → | → | → | → | CID Manager / Solid Waste Department | |
| 11. Local NGO to assist in cleaning programs where applicable | As required coordinate cleaning programs and report to the Board | Ongoing | → | → | → | → | → | CID Manager | Refer to program 4-4 and 5-2 |
| 12. Recycle waste | Recycle waste collected by cleaning staff where possible and report progress to the Board | Ongoing | → | → | → | → | → | BVID Manager/ Cleansing Service Provider | |
| 13. Greening campaigns - Arbor Day | Report to the BVID Board with recommendations where applicable | Annually | 1 | 1 | 1 | 1 | 1 | BVID Manager | |

PROGRAM 4 - BVID URBAN MANAGEMENT INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|---|---|--|------------------------------------|----|----|----|----|--------------|---|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 1. Identify problem areas with respect to: a. street lighting; | Urban management plan with clear deliverables and defined performance | Ongoing Monthly reporting to the Board. | → | → | → | → | → | BVID Manager | Use the established service levels to design the provision of supplementary |

| PROGRAM 4 - BVID URBAN MANAGEMENT INITIATIVES | | | | | | | | | |
|--|---|---|------------------------------------|----|----|----|----|--------------|--|
| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| <ul style="list-style-type: none"> b. missing drain covers / cleaning of drains c. maintenance of road surfaces; sidewalks d. cutting of grass / removal of weeds e. road markings / traffic signs | indicators to guide delivery – Report monthly to the Board | | | | | | | | services without duplication of effort. |
| 2. Identify and report infrastructure supplementing of existing Council Services: <ul style="list-style-type: none"> f. Street lighting g. Dumping h. Refuse Removal i. Waterworks j. Sewerage k. Roads and Storm water l. Traffic signals and line painting m. Pedestrian safety n. Road repairs | Monitor and evaluate. Report findings to the BVID Board with recommendations where applicable | Daily / weekly and monthly reports to the C3 notification process and daily recording of references in the register | → | → | → | → | → | BVID Manager | |
| 3. Compile a list of prioritized needs to enhance the objectives of the CID and liaise with the relevant departments to correct | Monitor and evaluate the plan and performance of all service delivery on a quarterly basis. Report findings to the BVID Board with recommendations where applicable | Quarterly | 4 | 4 | 4 | 4 | 4 | BVID Manager | |
| 4. Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary | Development of a long-term sustainable work program | Ongoing | → | → | → | → | → | BVID Manager | This is done comprehensively at the term renewal and then modified and |

PROGRAM 4 - BVID URBAN MANAGEMENT INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|---|--|--------------------|------------------------------------|----|----|----|----|--------------|--|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| services to improve the urban environment | | | | | | | | | managed continuously Also refer to Program 5-2 and 3-10 |
| 5. Illegal Poster Removal Notify and monitor the removal of illegal posters by the City of Cape Town | City of Cape Town infrastructure free from illegal posters | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager | |

PROGRAM 5 - BVID SOCIAL INTERVENTION INITIATIVES

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | RESPONSIBLE | COMMENTS |
|--|---|--------------------|------------------------------------|----|----|----|----|---|--|
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 1. Identify and determine strategies by means of an integrated approach to address / homelessness and the relief measures available, current and future. | Social intervention plan with clear deliverables and defined performance indicators to guide delivery | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ NGOs | This is done comprehensively at the implementation of the CID and then modified continuously |
| 2. Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environment | Social intervention plan with clear deliverables and defined performance indicators to guide delivery | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager/ NGOs | This will be a long-term plan of action that will take time to develop – Refer to Program 4-4 and 3-11 |
| 3. Coordinate Social Development programs and initiatives with City Social Development Department | Meet quarterly, Keep minutes and report quarterly | Quarterly | 4 | 4 | 4 | 4 | 4 | BVID Manager/Board/City Social Development Department | |
| 4. Public awareness program on social issues | Publish on web page | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager | |

| PROGRAM 6 - BVID MARKETING INITIATIVES | | | | | | | | | |
|--|--|--------------------|------------------------------------|----|----|----|----|-----------------------|----------------------------|
| ACTION STEPS | RESPONSIBLE | FREQUENCY per year | DURATION IN WEEKS, MONTHS OR YEARS | | | | | PERFORMANCE INDICATOR | COMMENTS |
| | | | Y1 | Y2 | Y3 | Y4 | Y5 | | |
| 1. Newsletters / Newsflashes | Informative newsletters distributed. | Quarterly | 4 | 4 | 4 | 4 | 4 | BVID Manager | Also refer to Program 1-16 |
| 2. Regular Press releases in local Newspapers covering: a. Local Development b. Promoting local Projects c. Social Issues | Regular media exposure | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager | |
| 3. Maintain Website | Up to date and informative website in compliance with CID legislation. | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager | Refer to Program 1-10 |
| 4. Regular Member visits and meetings | Monthly feedback to BVID Board at Directors Meeting | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager | Refer to Program 1-18 |
| 5. Establish the BVID Business Directory and link to website | Up to date directory | Every 6 months | 2 | 2 | 2 | 2 | 2 | BVID Manager | |
| 6. BVID Signage | Signage to be visible and maintained | Ongoing | ➔ | ➔ | ➔ | ➔ | ➔ | BVID Manager | |

BEACONVALE CITY IMPROVEMENT DISTRICT

5 YEAR BUDGET AS PER BUSINESS PLAN

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| INCOME | R | R | R | R | R |
| Income from Additional Rates | -4 359 866 100.0% | -4 625 613 100.0% | -4 935 334 100.0% | -5 266 735 100.0% | -5 621 335 100.0% |
| TOTAL INCOME | -4 359 866 100.0% | -4 625 613 100.0% | -4 935 334 100.0% | -5 266 735 100.0% | -5 621 335 100.0% |
| EXPENDITURE | R | R | R | R | R |
| Core Business | 3 212 070 73.7% | 3 436 915 74.3% | 3 677 500 74.5% | 3 934 925 74.7% | 4 210 368 74.9% |
| Cleansing services | 347 750 | 372 093 | 398 139 | 426 009 | 455 829 |
| Environmental upgrading | 10 000 | 10 700 | 11 449 | 12 250 | 13 108 |
| Law Enforcement Officers / Traffic Wardens | 221 400 | 236 898 | 253 481 | 271 225 | 290 210 |
| Public Safety | 2 485 200 | 2 659 164 | 2 845 305 | 3 044 477 | 3 257 590 |
| Public Safety - CCTV monitoring | 117 720 | 125 960 | 134 778 | 144 212 | 154 307 |
| Public Safety - CCTV - Leasing of cameras | - | - | - | - | - |
| Social upliftment | 15 000 | 16 050 | 17 174 | 18 376 | 19 662 |
| Urban Maintenance | 15 000 | 16 050 | 17 174 | 18 376 | 19 662 |
| Depreciation | 168 000 3.9% | 120 000 2.6% | 120 000 2.4% | 120 000 2.3% | 120 000 2.1% |
| Repairs & Maintenance | 25 000 0.6% | 26 750 0.6% | 28 623 0.6% | 30 627 0.6% | 32 771 0.6% |
| Interest & Redemption | - 0.0% |
| General Expenditure | 774 000 17.8% | 828 180 17.9% | 886 151 18.0% | 948 181 18.0% | 1 014 556 18.0% |
| Accounting fees | 17 500 | 18 725 | 20 036 | 21 438 | 22 939 |
| Administration and management fees | 566 250 | 605 888 | 648 300 | 693 681 | 742 238 |
| Advertising costs | 8 000 | 8 560 | 9 159 | 9 800 | 10 486 |
| Auditor's remuneration | 17 750 | 18 993 | 20 322 | 21 745 | 23 267 |
| Bank charges | 2 500 | 2 675 | 2 862 | 3 063 | 3 277 |
| Contingency / Sundry | 10 000 | 10 699 | 11 447 | 12 248 | 13 109 |
| Insurance | 7 500 | 8 025 | 8 587 | 9 188 | 9 831 |
| Marketing and promotions | 8 000 | 8 560 | 9 159 | 9 800 | 10 486 |
| Office rental | 132 500 | 141 775 | 151 699 | 162 318 | 173 680 |
| Secretarial duties | 4 000 | 4 280 | 4 580 | 4 900 | 5 243 |
| Capital Expenditure (PPE) | 50 000 1.1% | 75 000 1.6% | 75 000 1.5% | 75 000 1.4% | 75 000 1.3% |
| CCTV / LPR Cameras | 50 000 | 75 000 | 75 000 | 75 000 | 75 000 |
| Bad Debt Provision 3% | 130 796 3.0% | 138 768 3.0% | 148 060 3.0% | 158 002 3.0% | 168 640 3.0% |
| TOTAL EXPENDITURE | 4 359 866 100.0% | 4 625 613 100.0% | 4 935 334 100.0% | 5 266 735 100.0% | 5 621 335 100.0% |
| (SURPLUS) / SHORTFALL | - | - | - | - | - |
| GROWTH: EXPENDITURE | 8.8% | 6.1% | 6.7% | 6.7% | 6.7% |

LIST OF RATEBLE PROPERTIES WITHIN THE BEACONVALE CID

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Warehouse | 9 | BEACON WAY | 1 | 106742 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 2 | 106743 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 3 | 106744 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 4 | 106745 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 5 | 106746 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 6 | 106747 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 7 | 106748 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 8 | 106749 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 9 | 106750 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 10 | 106751 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 11 | 106752 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 12 | 106753 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 13 | 106754 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 14 | 106755 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 15 | 106756 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 16 | 106757 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 17 | 106758 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 18 | 106759 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 19 | 106760 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 20 | 106761 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 21 | 106762 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 22 | 106763 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 23 | 106764 | 448726 | 448726 | 20187 | | |
| Warehouse | 9 | BEACON WAY | 24 | 106765 | 448726 | 448726 | 20187 | | |
| Warehouse | 19 | BEACON WAY | | | 626473 | 626473 | 21534 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|----------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Light Indust. | 27 | BEACON WAY | | | 623224 | 623224 | 17910 | | |
| Serv Industrial | 45 | BEACON WAY | | | 623240 | 623240 | 17964 | | |
| Offices | 47 | BEACON WAY | | | 626789 | 626789 | 21893 | | |
| Vac Ind Land | 49 | BEACON WAY | | | 700887 | 700887 | 17943 | | |
| Body corporat | 52 | BEACON WAY | | 0 | 450441 | 450441 | 9825 | M | |
| Body corporat | 52 | BEACON WAY | | 0 | 450441 | 633876 | 9825 | s | |
| Factory | 52 | BEACON WAY | 1 | 118923 | 450441 | 450441 | 9826 | | |
| Factory | 52 | BEACON WAY | 2 | 118924 | 450441 | 450441 | 9826 | | |
| Factory | 52 | BEACON WAY | 3 | 118925 | 450441 | 450441 | 9826 | | |
| Factory | 52 | BEACON WAY | 4 | 118926 | 450441 | 450441 | 9826 | | |
| Factory | 52 | BEACON WAY | 5 | 118927 | 450441 | 450441 | 9826 | | |
| Factory | 52 | BEACON WAY | 6 | 118928 | 450441 | 450441 | 9826 | | |
| Factory | 52 | BEACON WAY | 7 | 118929 | 450441 | 450441 | 9826 | | |
| Factory | 52 | BEACON WAY | 8 | 118930 | 450441 | 450441 | 9826 | | |
| Warehouse | 52 | BEACON WAY | 9 | 178940 | 450441 | 450441 | 9826 | | |
| Light Indust. | 63 | BEACON WAY | | | 633875 | 633875 | 9824 | | |
| Light Indust. | 1 | BIRCH CLOSE | | | 627756 | 627756 | 23110 | | |
| Light Indust. | 7 | BIRCH CLOSE | | | 627757 | 627757 | 23111 | | |
| Serv Industrial | 8 | BIRCH CLOSE | | | 627760 | 627760 | 23283 | | |
| Light Indust. | 10 | BIRCH CLOSE | | | 627761 | 627761 | 23116 | | |
| Warehouse | 11 | BIRCH CLOSE | | | 804780 | 804780 | 23633 | | |
| Subdivisions | 2 | BRENTFORD ROAD | | | 738240 | 738240 | 12429 | | |
| Light Indust. | 3 | BRENTFORD ROAD | | | 622084 | 622084 | 16566 | | |
| Light Indust. | 6 | BRENTFORD ROAD | | | 619468 | 619468 | 12455 | | |
| Light Indust. | 8 | BRENTFORD ROAD | | | 699394 | 699394 | 12451 | | |
| Warehouse | 9 | BRENTFORD ROAD | | | 623360 | 623360 | 18206 | | |
| Workshop | 13 | BRENTFORD ROAD | | | 988284 | 988284 | 24433 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|----------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Serv Industrial | 14 | BRENTFORD ROAD | | | 619464 | 619464 | 12450 | | |
| Workshop | 15 | BRENTFORD ROAD | | | 988285 | 988285 | 24434 | | |
| Workshop | 17 | BRENTFORD ROAD | | | 988286 | 988286 | 24435 | | |
| Workshop | 19 | BRENTFORD ROAD | | | 988287 | 988287 | 24436 | | |
| Workshop | 21 | BRENTFORD ROAD | | | 988288 | 988288 | 24437 | | |
| Open Storage | 23 | BRENTFORD ROAD | | | 988289 | 988289 | 24438 | | |
| Light Indust. | 26 | BRENTFORD ROAD | | | 619462 | 619462 | 12447 | | |
| Light Indust. | 30 | BRENTFORD ROAD | | | 619461 | 619461 | 12446 | | |
| Light Indust. | 34 | BRENTFORD ROAD | | | 619460 | 619460 | 12440 | | |
| Light Indust. | 38 | BRENTFORD ROAD | | | 623900 | 623900 | 18741 | | |
| Serv Industrial | 35A | CARINUS STREET | | | 619439 | 619439 | 12413 | M | |
| Serv Industrial | 35A | CARINUS STREET | | | 619439 | 619441 | 12415 | s | |
| Serv Industrial | 35A | CARINUS STREET | | | 619439 | 619442 | 12416 | s | |
| Retail | 4 | CONNAUGHT ROAD | | | 633905 | 633905 | 9883 | | 6 |
| Retail | 4 | CONNAUGHT ROAD | | | 633905 | 633905 | 9883 | | 6 |
| Retail | 4 | CONNAUGHT ROAD | | | 633905 | 633905 | 9883 | | 6 |
| Retail | 6 | CONNAUGHT ROAD | | | 617575 | 617575 | 10009 | | |
| Schools | 9 | CONNAUGHT ROAD | | | 623373 | 623373 | 18230 | | |
| Light Indust. | 11 | CONNAUGHT ROAD | | | 633884 | 633884 | 9835 | | |
| Offices&Retail | 16 | CONNAUGHT ROAD | | | 617782 | 617782 | 10203 | | |
| Retail | 18 | CONNAUGHT ROAD | | | 617783 | 617783 | 10205 | | |
| Light Indust. | 21 | CONNAUGHT ROAD | | | 633885 | 633885 | 9836 | | |
| Offices&Retail | 22 | CONNAUGHT ROAD | | | 618276 | 618276 | 10801 | | |
| Workshop | 29 | CONNAUGHT ROAD | | | 627038 | 627038 | 22162 | | |
| Retail | 30 | CONNAUGHT ROAD | | | 621092 | 621092 | 15428 | | |
| Retail | 32 | CONNAUGHT ROAD | | | 700692 | 700692 | 10795 | | |
| Retail | 36 | CONNAUGHT ROAD | | | 618273 | 618273 | 10797 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-------------------------|--------|----------------|---------|---------|-----------|----------|--------|--------------|-----------|
| Light Indust. | 38 | CONNAUGHT ROAD | | | 618274 | 618274 | 10798 | | |
| Offices | 40 | CONNAUGHT ROAD | | | 618267 | 618267 | 10787 | | |
| Light Indust. | 42 | CONNAUGHT ROAD | | | 625336 | 625336 | 20450 | | |
| Serv Industrial | 43 | CONNAUGHT ROAD | | | 633895 | 633895 | 9868 | | |
| Offices | 48 | CONNAUGHT ROAD | | | 618266 | 618266 | 10784 | | |
| Warehouse | 49 | CONNAUGHT ROAD | | | 633888 | 633888 | 9844 | | |
| Vacant Residential Land | 50 | CONNAUGHT ROAD | | | 700694 | 700694 | 22405 | | |
| Offices | 54 | CONNAUGHT ROAD | | | 618303 | 618303 | 10838 | | |
| Offices | 56 | CONNAUGHT ROAD | | | 618302 | 618302 | 10836 | | |
| Offices | 58 | CONNAUGHT ROAD | | | 618301 | 618301 | 10835 | | |
| Offices | 60 | CONNAUGHT ROAD | | | 618300 | 618300 | 10834 | | |
| Light Indust. | 73 | CONNAUGHT ROAD | | | 627249 | 627249 | 22461 | | |
| Offices | 74 | CONNAUGHT ROAD | | | 618297 | 618297 | 10831 | | |
| Offices&Retail | 76 | CONNAUGHT ROAD | | | 618293 | 618293 | 10827 | | |
| Offices | 78 | CONNAUGHT ROAD | | | 618294 | 618294 | 10828 | | |
| Workshop | 80 | CONNAUGHT ROAD | | | 618292 | 618292 | 10826 | | |
| Light Indust. | 82 | CONNAUGHT ROAD | | | 619338 | 619338 | 12253 | | |
| Workshop | 86 | CONNAUGHT ROAD | | | 18695291 | 18695291 | 24706 | | |
| Light Indust. | 89 | CONNAUGHT ROAD | | | 619395 | 619395 | 12358 | | |
| Light Indust. | 91 | CONNAUGHT ROAD | | | 619396 | 619396 | 12359 | | |
| Light Indust. | 92 | CONNAUGHT ROAD | | | 619361 | 619361 | 12292 | | |
| Light Indust. | 93 | CONNAUGHT ROAD | | | 619398 | 619398 | 12360 | | |
| Light Indust. | 94 | CONNAUGHT ROAD | | | 619362 | 619362 | 12293 | | |
| Light Indust. | 95 | CONNAUGHT ROAD | | | 619399 | 619399 | 12361 | | |
| Serv Industrial | 96 | CONNAUGHT ROAD | | | 619357 | 619357 | 12285 | | |
| Light Indust. | 97 | CONNAUGHT ROAD | | | 619400 | 619400 | 12362 | | |
| Light Indust. | 98 | CONNAUGHT ROAD | | | 955143 | 955143 | 23639 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|----------------|---------|---------|-----------|----------|--------|--------------|-----------|
| Light Indust. | 99 | CONNAUGHT ROAD | | | 619401 | 619401 | 12363 | | |
| Industrial Park | 102 | CONNAUGHT ROAD | | | 619344 | 619344 | 12261 | | |
| Light Indust. | 103 | CONNAUGHT ROAD | | | 619405 | 619405 | 12367 | | |
| Light Indust. | 105 | CONNAUGHT ROAD | | | 624923 | 624923 | 19835 | | |
| Serv Industrial | 109 | CONNAUGHT ROAD | | | 619408 | 619408 | 12372 | | |
| Offices | 111 | CONNAUGHT ROAD | | | 619409 | 619409 | 12373 | | |
| Light Indust. | 113 | CONNAUGHT ROAD | | | 619406 | 619406 | 12369 | | |
| Serv St&Other | 123 | CONNAUGHT ROAD | | | 975668 | 975668 | 24147 | | |
| Workshop | 104A | CONNAUGHT ROAD | | | 35138611 | 35138611 | 24744 | | |
| Pub Open Space | 1A | CONNAUGHT ROAD | | | 739313 | 739313 | 18752 | | |
| Subdivisions | 3A | CONNAUGHT ROAD | | | 739710 | 739710 | 21967 | | |
| Retail | 4 | DE KOCK STREET | | | 633897 | 633897 | 9876 | | |
| Offices | 1 | DUNCAN STREET | | | 617585 | 617585 | 10019 | | |
| Offices | 4 | DUNCAN STREET | | | 626760 | 626760 | 21845 | | |
| Light Indust. | 3 | GLENHURST ROAD | | | 619424 | 619424 | 12394 | | |
| Warehouse | 7 | GLENHURST ROAD | | | 619425 | 619425 | 12396 | | |
| Warehouse | 9 | GLENHURST ROAD | | | 619426 | 619426 | 12397 | | |
| Warehouse | 10 | GLENHURST ROAD | | | 619416 | 619416 | 12385 | | |
| Warehouse | 13 | GLENHURST ROAD | | | 793948 | 793948 | 23631 | | |
| Light Indust. | 15 | GLENHURST ROAD | | | 619428 | 619428 | 12399 | | |
| Light Indust. | 17 | GLENHURST ROAD | | | 619430 | 619430 | 12400 | | |
| Light Indust. | 21 | GLENHURST ROAD | | | 619432 | 619432 | 12403 | | |
| Light Indust. | 23 | GLENHURST ROAD | | | 619433 | 619433 | 12404 | | |
| Light Indust. | 24 | GLENHURST ROAD | | | 957746 | 957746 | 23651 | | |
| Warehouse | 26 | GLENHURST ROAD | | | 619410 | 619413 | 12381 | S | |
| Light Indust. | 27 | GLENHURST ROAD | | | 1014027 | 1014027 | 23582 | | |
| Light Indust. | 29 | GLENHURST ROAD | | | 619437 | 619437 | 12411 | M | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|------------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Light Indust. | 31 | GLENHURST ROAD | | | 619437 | 619438 | 12412 | S | |
| Warehouse | 32 | GLENHURST ROAD | | | 619410 | 619410 | 12377 | M | |
| Light Indust. | 33 | GLENHURST ROAD | | | 619440 | 619440 | 12414 | | |
| Warehouse | 36 | GLENHURST ROAD | | | 619410 | 619411 | 12378 | S | |
| Light Indust. | 37 | GLENHURST ROAD | | | 619443 | 619443 | 12418 | | |
| Light Indust. | 38 | GLENHURST ROAD | | | 627782 | 627782 | 23145 | | |
| Subdivisions | 3A | GLENHURST ROAD | | | 738229 | 738229 | 12395 | | |
| Light Indust. | 1 | JAN SMUTS ROAD | | | 700660 | 700660 | 23392 | | |
| Warehouse | 2 | JAN SMUTS ROAD | | | 622324 | 622324 | 16820 | | |
| Warehouse | 4 | JAN SMUTS ROAD | | | 623229 | 623229 | 17944 | | |
| Light Indust. | 16 | JAN SMUTS STREET | | | 623241 | 623241 | 17976 | | |
| Light Indust. | 21 | JAN SMUTS STREET | | | 627766 | 627764 | 23119 | S | |
| Serv St&Other | 22 | JAN SMUTS STREET | | | 623242 | 623242 | 17977 | | |
| Light Indust. | 23 | JAN SMUTS STREET | | | 627766 | 627766 | 23120 | M | |
| Serv Industrial | 27 | JAN SMUTS STREET | | | 622035 | 622035 | 16468 | | |
| Light Indust. | 31 | JAN SMUTS STREET | | | 633894 | 633894 | 9866 | | |
| Light Indust. | 35 | JAN SMUTS STREET | | | 633886 | 633886 | 9837 | | |
| Heavy Indust. | 6 | JULIANA STREET | | | 621264 | 621264 | 15700 | | |
| Warehouse | 8 | JULIANA STREET | | | 622319 | 622319 | 16814 | | |
| Light Indust. | 2 | LINTON CLOSE | | | 627763 | 627763 | 23118 | | |
| Light Indust. | 10 | LINTON CLOSE | | | 627762 | 627762 | 23117 | | |
| Light Indust. | 12 | LINTON CLOSE | | | 700658 | 700658 | 23337 | | |
| Workshop | 17 | LINTON CLOSE | | | 700656 | 700656 | 22849 | | |
| Light Indust. | 21 | LINTON CLOSE | | | 627741 | 627741 | 23093 | | |
| Light Indust. | 25 | LINTON CLOSE | | | 627893 | 627893 | 23312 | | |
| Light Indust. | 27 | LINTON CLOSE | | | 627742 | 627742 | 23096 | | |
| Light Indust. | 29 | LINTON CLOSE | | | 627743 | 627743 | 23097 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|-----------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Serv Industrial | 31 | LINTON CLOSE | | | 627744 | 627744 | 23098 | | |
| Light Indust. | 32 | LINTON CLOSE | | | 700659 | 700659 | 23362 | | |
| Serv Industrial | 35 | LINTON CLOSE | | | 627745 | 627745 | 23099 | | |
| Vac Ind Land | 38 | LINTON CLOSE | | | 700657 | 700657 | 23168 | | |
| Light Indust. | 39 | LINTON CLOSE | | | 627738 | 627738 | 23090 | | |
| Vac Ind Land | 41 | LINTON CLOSE | | | 627747 | 627747 | 23100 | | |
| Serv Industrial | 38A | LINTON CLOSE | | | 739863 | 739863 | 23167 | | |
| Warehouse | 2 | LINUS ROAD | | | 623225 | 623225 | 17917 | | |
| Workshop | 3 | LINUS ROAD | | | 622321 | 622321 | 16818 | | |
| Warehouse | 4 | LINUS ROAD | | | 622322 | 622322 | 16819 | | |
| Offices&Retail | 1 | MARKET STREET | | | 617784 | 617784 | 10206 | | |
| Light Indust. | 1 | MCGREGOR STREET | | | 626781 | 626781 | 21873 | | |
| Workshop | 7 | MCGREGOR STREET | 2 | 104310 | 448648 | 448648 | 9862 | | |
| Workshop | 7 | MCGREGOR STREET | 3 | 104311 | 448648 | 448648 | 9862 | | |
| Workshop | 7 | MCGREGOR STREET | 5 | 140681 | 448648 | 448648 | 9862 | | |
| Workshop | 7 | MCGREGOR STREET | 6 | 140682 | 448648 | 448648 | 9862 | | |
| Serv Industrial | 9 | NORTON STREET | | | 633883 | 633883 | 9834 | | |
| Light Indust. | 2 | OLDEN CLOSE | | | 627754 | 627754 | 23109 | | |
| Light Indust. | 4 | OLDEN CLOSE | | | 627753 | 627753 | 23108 | | |
| Light Indust. | 6 | OLDEN CLOSE | | | 627752 | 627752 | 23107 | | |
| Warehouse | 12 | OLDEN CLOSE | 1 | 121832 | 450525 | 450525 | 23106 | | |
| Warehouse | 12 | OLDEN CLOSE | 2 | 121833 | 450525 | 450525 | 23106 | | |
| Warehouse | 12 | OLDEN CLOSE | 3 | 121834 | 450525 | 450525 | 23106 | | |
| Warehouse | 12 | OLDEN CLOSE | 4 | 121835 | 450525 | 450525 | 23106 | | |
| Light Indust. | 1 | OTTO STREET | | | 627472 | 627472 | 22755 | | |
| Vac Ind Land | 5 | OTTO STREET | | | 619404 | 619404 | 12366 | | |
| Vac Ind Land | 7 | OTTO STREET | | | 619403 | 619403 | 12365 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|-----------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Vac Ind Land | 9 | OTTO STREET | | | 619402 | 619402 | 12364 | | |
| Warehouse | 101 | PRINSLOO STREET | | | 623355 | 623355 | 18200 | | |
| Workshop | 102 | PRINSLOO STREET | 1 | 118918 | 450440 | 450440 | 12168 | | |
| Workshop | 102 | PRINSLOO STREET | 2 | 118919 | 450440 | 450440 | 12168 | | |
| Workshop | 102 | PRINSLOO STREET | 3 | 118920 | 450440 | 450440 | 12168 | | |
| Workshop | 102 | PRINSLOO STREET | 4 | 118921 | 450440 | 450440 | 12168 | | |
| Workshop | 102 | PRINSLOO STREET | 5 | 118922 | 450440 | 450440 | 12168 | | |
| Light Indust. | 103 | PRINSLOO STREET | | | 621258 | 621258 | 15689 | | |
| Light Indust. | 106 | PRINSLOO STREET | | | 624539 | 624539 | 19415 | | |
| Light Indust. | 107 | PRINSLOO STREET | | | 624540 | 624540 | 19416 | | |
| Light Indust. | 46 | RILEY CRESCENT | | | 619393 | 619393 | 12355 | | |
| Retail | 48 | RILEY CRESCENT | | | 619394 | 619394 | 12356 | | |
| Workshop | 9 | RILEY STREET | 1 | 150085 | 977860 | 977860 | 24148 | | |
| Workshop | 9 | RILEY STREET | 2 | 150086 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 3 | 150087 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 4 | 150088 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 5 | 150089 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 6 | 150090 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 7 | 150091 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 8 | 150092 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 9 | 150093 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 10 | 150094 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 11 | 150095 | 977860 | 977860 | 24148 | | |
| Warehouse | 9 | RILEY STREET | 12 | 150096 | 977860 | 977860 | 24148 | | |
| Storeroom | 9 | RILEY STREET | 13 | 150097 | 977860 | 977860 | 24148 | | |
| Serv Industrial | 14 | RILEY STREET | | | 619450 | 619450 | 12428 | | |
| Warehouse | 26 | RILEY STREET | | | 619422 | 619422 | 12392 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|---------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Warehouse | 28 | RILEY STREET | | | 619423 | 619423 | 12393 | | |
| Light Indust. | 38 | RILEY STREET | | | 619388 | 619388 | 12348 | | |
| Serv Industrial | 40 | RILEY STREET | | | 619389 | 619389 | 12349 | | |
| Workshop | 42 | RILEY STREET | | | 619391 | 619391 | 12350 | | |
| Serv Industrial | 44 | RILEY STREET | | | 619392 | 619392 | 12354 | | |
| Serv Industrial | 1A | RILEY STREET | | | 622318 | 622318 | 16813 | | |
| Light Indust. | 94 | RISSIK STREET | | | 623227 | 623227 | 17925 | | |
| Serv Industrial | 95 | RISSIK STREET | | | 623226 | 623226 | 17924 | | |
| Warehouse | 98 | RISSIK STREET | | | 619336 | 619336 | 12249 | | |
| Light Indust. | 99 | RISSIK STREET | | | 619358 | 619358 | 12287 | | |
| Light Indust. | 101 | RISSIK STREET | | | 619359 | 619359 | 12288 | | |
| Light Indust. | 102 | RISSIK STREET | | | 619329 | 619329 | 12231 | | |
| Light Indust. | 104 | RISSIK STREET | | | 619330 | 619330 | 12232 | | |
| Light Indust. | 105 | RISSIK STREET | | | 619345 | 619345 | 12262 | | |
| Light Indust. | 107 | RISSIK STREET | | | 619346 | 619346 | 12263 | | |
| Light Indust. | 108 | RISSIK STREET | | | 619335 | 619335 | 12248 | | |
| Light Indust. | 109 | RISSIK STREET | | | 619347 | 619347 | 12266 | | |
| Light Indust. | 117 | RISSIK STREET | | | 619353 | 619353 | 12276 | M | |
| Light Indust. | 119 | RISSIK STREET | | | 619353 | 619354 | 12277 | S | |
| Light Indust. | 120 | RISSIK STREET | | | 626790 | 626790 | 21896 | | |
| Serv Industrial | 121 | RISSIK STREET | | | 626791 | 626791 | 21897 | | |
| Warehouse | 2 | SELSDON ROAD | | | 619421 | 619421 | 12391 | | |
| Warehouse | 5 | SELSDON ROAD | | | 619453 | 619453 | 12431 | | |
| Serv Industrial | 6 | SELSDON ROAD | | | 619420 | 619420 | 12390 | | |
| Warehouse | 10 | SELSDON ROAD | | | 619418 | 619418 | 12388 | | |
| Serv Industrial | 11 | SELSDON ROAD | | | 619452 | 619452 | 12430 | | |
| Light Indust. | 13 | SELSDON ROAD | | | 619455 | 619455 | 12433 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|---------------------|---------|---------|-----------|----------|--------|--------------|-----------|
| Serv Industrial | 15 | SELSDON ROAD | | | 619454 | 619454 | 12432 | | |
| Factory | 17 | SELSDON ROAD | 1 | 7501965 | 14153570 | 14153570 | 24599 | | |
| Factory | 17 | SELSDON ROAD | 2 | 7501966 | 14153570 | 14153570 | 24599 | | |
| Light Indust. | 18 | SELSDON ROAD | | | 619431 | 619431 | 12401 | | |
| Serv Industrial | 22 | SELSDON ROAD | | | 619449 | 619449 | 12425 | | |
| Serv Industrial | 28 | SELSDON ROAD | | | 619448 | 619448 | 12423 | | |
| Light Indust. | 31 | SELSDON ROAD | | | 1015955 | 1015955 | 24507 | | |
| Warehouse | 33 | SELSDON ROAD | | | 619458 | 619458 | 12439 | | |
| Serv Industrial | 34 | SELSDON ROAD | | | 619446 | 619446 | 12421 | | |
| Warehouse | 38 | SELSDON ROAD | | | 619445 | 619445 | 12420 | | |
| Serv Industrial | 30A | SELSDON ROAD | | | 619447 | 619447 | 12422 | | |
| Serv Industrial | 101 | TAYLOR STREET | | | 623370 | 623370 | 18227 | | |
| Serv Industrial | 102 | TAYLOR STREET | | | 621260 | 621260 | 15690 | | |
| Warehouse | 105 | TAYLOR STREET | | | 619331 | 619331 | 12233 | | |
| Factory | 106 | TAYLOR STREET | 1 | 100172 | 448530 | 448530 | 12205 | | |
| Factory | 106 | TAYLOR STREET | 2 | 100173 | 448530 | 448530 | 12205 | | |
| Factory | 106 | TAYLOR STREET | 3 | 100174 | 448530 | 448530 | 12205 | | |
| Factory | 106 | TAYLOR STREET | 4 | 100175 | 448530 | 448530 | 12205 | | |
| Factory | 106 | TAYLOR STREET | 5 | 100176 | 448530 | 448530 | 12205 | | |
| Factory | 106 | TAYLOR STREET | 6 | 100177 | 448530 | 448530 | 12205 | | |
| Factory | 106 | TAYLOR STREET | 7 | 100178 | 448530 | 448530 | 12205 | | |
| Warehouse | 14 | TIENIE BRITZ STREET | | | 1013965 | 1013965 | 24443 | | |
| Light Indust. | 2 | TREDOUX STREET | | | 625245 | 625245 | 20341 | | |
| Serv Industrial | 5 | TREDOUX STREET | | | 619348 | 619348 | 12267 | | |
| Serv Industrial | 6 | TREDOUX STREET | | | 619352 | 619352 | 12275 | | |
| Serv Industrial | 10 | TREDOUX STREET | | | 619333 | 619333 | 12244 | | |
| Serv Industrial | 11 | TREDOUX STREET | | | 619334 | 619334 | 12246 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|----------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Serv Industrial | 14 | TREDOUX STREET | | | 623365 | 623365 | 18217 | | |
| Serv Industrial | 15 | TREDOUX STREET | | | 619332 | 619332 | 12234 | | |
| Serv Industrial | 16 | TREDOUX STREET | | | 621094 | 621094 | 15437 | | |
| Light Indust. | 17 | TREDOUX STREET | | | 621320 | 621320 | 15766 | | |
| Light Indust. | 18 | TREDOUX STREET | | | 623312 | 623312 | 18145 | | |
| Light Indust. | 21 | TREDOUX STREET | | | 700652 | 700652 | 12196 | | |
| Vac Ind Land | 27 | TREDOUX STREET | | | 625179 | 625179 | 20191 | | |
| Vac Ind Land | 31 | TREDOUX STREET | | | 619290 | 619290 | 12162 | | |
| Light Indust. | 33 | TREDOUX STREET | | | 621314 | 621314 | 15751 | | |
| Serv Industrial | 35 | TREDOUX STREET | | | 627180 | 627180 | 22340 | | |
| Light Indust. | 39 | TREDOUX STREET | | | 626652 | 626652 | 21713 | | |
| Light Indust. | 41 | TREDOUX STREET | | | 626654 | 626654 | 21715 | | |
| Light Indust. | 43 | TREDOUX STREET | | | 626655 | 626655 | 21716 | | |
| Light Indust. | 45 | TREDOUX STREET | | | 621325 | 621325 | 15777 | | |
| Workshop | 47 | TREDOUX STREET | 1 | 122927 | 450543 | 450543 | 17970 | | |
| Workshop | 47 | TREDOUX STREET | 2 | 122928 | 450543 | 450543 | 17970 | | |
| Workshop | 47 | TREDOUX STREET | 3 | 122929 | 450543 | 450543 | 17970 | | |
| Workshop | 51 | TREDOUX STREET | 1 | 153417 | 699395 | 699395 | 22768 | | |
| Workshop | 51 | TREDOUX STREET | 2 | 153418 | 699395 | 699395 | 22768 | | |
| Workshop | 51 | TREDOUX STREET | 3 | 153419 | 699395 | 699395 | 22768 | | |
| Workshop | 51 | TREDOUX STREET | 4 | 153420 | 699395 | 699395 | 22768 | | |
| Warehouse | 53 | TREDOUX STREET | | | 626815 | 626815 | 21938 | | |
| Light Indust. | 55 | TREDOUX STREET | | | 699396 | 699396 | 22770 | | |
| Serv Industrial | 57 | TREDOUX STREET | | | 624978 | 624978 | 19922 | | |
| Light Indust. | 59 | TREDOUX STREET | | | 624977 | 624977 | 19918 | | |
| Open Storage | 67 | TREDOUX STREET | | | 627932 | 627932 | 23412 | | |
| Subdivisions | 104B | TREDOUX STREET | | | 738170 | 738170 | 12271 | | |

| USE DESCRIPTION | St No. | Street | Unit No | Sect ID | M-LIS Key | LIS Key | ERF No | Master/Slave | Alloc-Cnt |
|-----------------|--------|-------------------|---------|---------|-----------|---------|--------|--------------|-----------|
| Serv Industrial | 20A | TREDOUX STREET | | | 624970 | 624970 | 19907 | | |
| Light Indust. | 39A | TREDOUX STREET | | | 626653 | 626653 | 21714 | | |
| Light Indust. | 11 | VAN DER STEL ROAD | | | 633872 | 633872 | 9821 | | |
| Light Indust. | 13 | VAN DER STEL ROAD | | | 633871 | 633871 | 9820 | | |
| Light Indust. | 17 | VAN DER STEL ROAD | | | 633869 | 633869 | 9819 | | |
| Warehouse | 27 | VAN DER STEL ROAD | | | 633868 | 633868 | 9818 | | |
| Light Indust. | 2 | VLOK STREET | | | 700653 | 700653 | 12343 | | |
| Light Indust. | 3 | VLOK STREET | | | 619383 | 619383 | 12330 | | |
| Light Indust. | 7 | VREDE STREET | | | 700655 | 700655 | 16817 | | |
| Light Indust. | 8 | VREDE STREET | | | 625348 | 625348 | 20470 | | |