

Waterkloof Heights Security Estate - Steering Committee

Update – 19 June 2021

Dear Property Owners / Residents of

Nondela, Driekoppen, Korranaberg and Piggs Peak Roads

PROGRESS REPORT #2

Following our letter and other means of communication during May, we are pleased to report that 60 out of the 84 households have provided a mandate for the Steering Committee to -

1. formalize Waterkloof Heights Security Estate (NPC. Reg nr: 2002/005207/08) as a representative Homeowners Association for property owners of Nondela, Driekoppen, Korranaberg and Piggs Peak roads, and
2. to investigate and propose alternatives to improve the existing access control and security arrangements on behalf of property owners as future members of the NPC.

Herewith then an update on these two matters:

1. Legal status:

- a. The Non-Profit Company (NPC) - **Waterkloof Heights Security Village (Reg nr: 2002/005207/08), has been revived and new Directors appointed - Marius Uys; Franita Bosman and Gert van der Linde.** They are working with the previous directors to also reactivate the bank account.
- b. **Given the level of support, we can proceed to reapply to City of Tshwane for the street closure.**

2. Improving access control and other security concerns. The SteerCom considered proposals and present the following as the most cost-effective plan to continue with –

- a. **Principles.** Since our roads remain public roads, everyone has a right and is welcome to use these roads. To respond to security concerns by the majority of the residents it is important however that each movement in and out of our access gates is controlled and logged.
- b. **New access control system (CloudSecure).** The most cost-effective option to control and log movements is to deploy technology that works as follows:
 - i. **Residents.** Access can be gained through any of the gates using any of the following methods – (i) a split-second glance from the vehicle window at a face recognition camera; (ii) scanning a QR code located at the face recognition camera; (iii) typing in an access code on a keypad; or (iv) automatic Bluetooth detection through the mobile application on a resident's phone. Access using the current remote controls will be deactivated.
 - ii. **Visitors, regular workers, deliveries, and contractors.** The normal procedure would be that a resident provides (through an application on his or her phone) a conditional access code, which is then typed in on the keypad at any of the gates – these access codes would be conditional in that it would only work on specific days / times, and / or for a specific duration. Should someone arrive at the gate without a prior granted access code, the gate guard will – (i) scan the driver's license or ID, and, if applicable, the vehicle registration disk and license plate; (ii) call the resident to verify the visit, and (iii) provide an access code. All of these "exceptions" are recorded (camera and voice) and will be automatically tracked by the system to determine at any point in time who has received an access code, entered, and has not yet left.

- c. **Upgrades to existing infrastructure.** We have surveyed the existing infrastructure and need to complement to improved access control systems with the following measures – (i) electrical fences where required, including at the Driekoppen Cul De Sac; (ii) improved road markings; (iii) appropriate signage at all the gates; and (iv) general maintenance where needed.
- d. **Project management and oversight.** As we have to Estate Manager, we plan to use Streetsafe to project manage the delivery of the project, and to subsequently oversee the operations on a monthly basis.

3. **Costs and financing.** Following several iterations of proposals and budgeting, the cost estimate for the initial capital outlay is as follows:

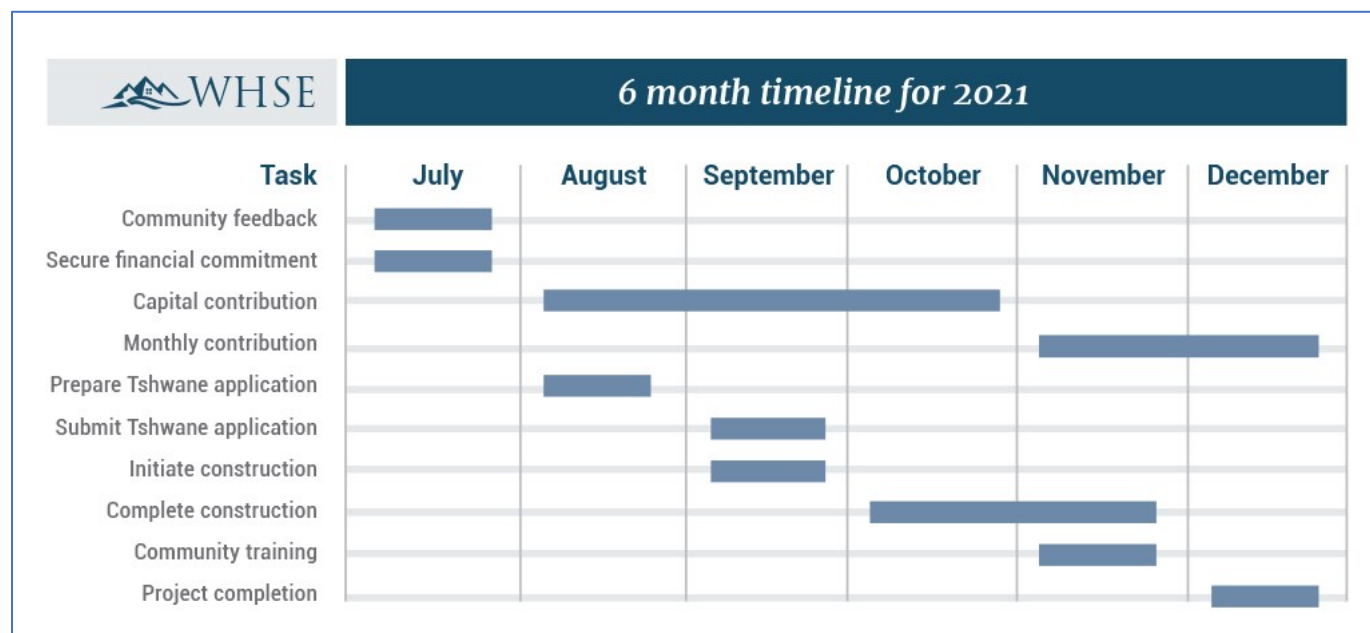
Item	Budget
Preparation of Tshwane application	59,900
Submission of Tshwane application	53,128
Improvements to current infrastructure	162,252
CloudSecure solution	282,205
Project management fees	55,749
Provision for unforeseen	11,150
TOTAL	624,384

If all the residents that provided a mandate are prepared to financially commit, an initial capital contribution of R10,410 per household is required to finance these costs. We are proposing that this is paid over three months, as follows: (i) August - R3,470; (ii) September – R3,470; and (iii) October – R3,470.

The monthly cost to have a full-time guard, the cost to subscribe to the mobile application, data costs, utilities, insurance, all other overheads, the provision required for the 2-yearly Tshwane renewals and the cost of Streetsafe to oversee operations, comes to

R950 per month per household for 60 participating residents. Should we be able to improve this by another 10 households, the monthly cost can reduce the monthly contribution to about R807 per household. For residents that are already paying a subscription to ADT – we will be negotiating with ADT to ensure that a reduction is made to their monthly AFT fees once WHSE takes over the monthly account for the guard services. As a matter of principle, we will also tender these and other contracts from time-to-time, using a transparent, fair, and equitable process.

4. **Next steps.** Time is of the essence if we want to be ready with the new system by end November 2021. An overview of the proposed timeline is as follows:



We are in the process to create a WHSE website, where the data of residents that provided a mandate will be uploaded. We will then communicate individually with the residents to – (i) verify their data that needs to be presented under a Power of Attorney to City of Tshwane; (ii) elect and contract to financially support the project. Residents / new residents that still have to

decide to support the initiative will also be reminded from time to time to use the website in future to complete the formalities. All data and information held on this website will be handled in terms of the new POPIA act, and appropriately safeguarded.

Under the current circumstances we will also be arranging a series of 1-hour webinars to clarify the abovementioned proposals, and any other matter of concern that residents may have. The following dates are proposed –

- **Saturday 17 July 2021 @ 9 am**
- **Saturday 24 July 2021 @ 9 am**
- **Saturday 31 July 2021 @ 9 am**

Yours sincerely

Marius Uys

Chairperson: WHSE SteerCom