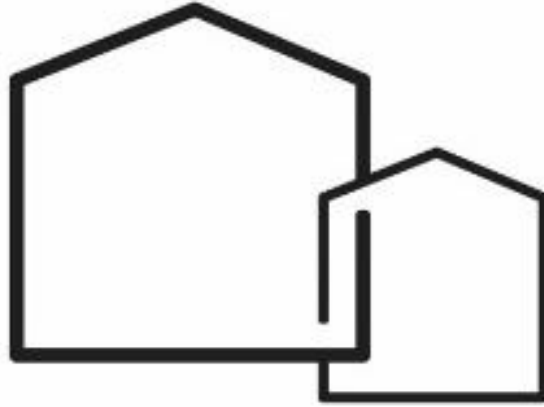




MENLOCLOSE

MENLOCLOSE RESIDENTS' MEETING 11 April 2024

Agenda

- Introduction of Committee and portfolios
- Progress to date
- Legal Entities
- Closure Area and Map definition
- Budget
- Timeline and Project Plan
- Administration and Statistics
- FAQ
- Questions from the floor

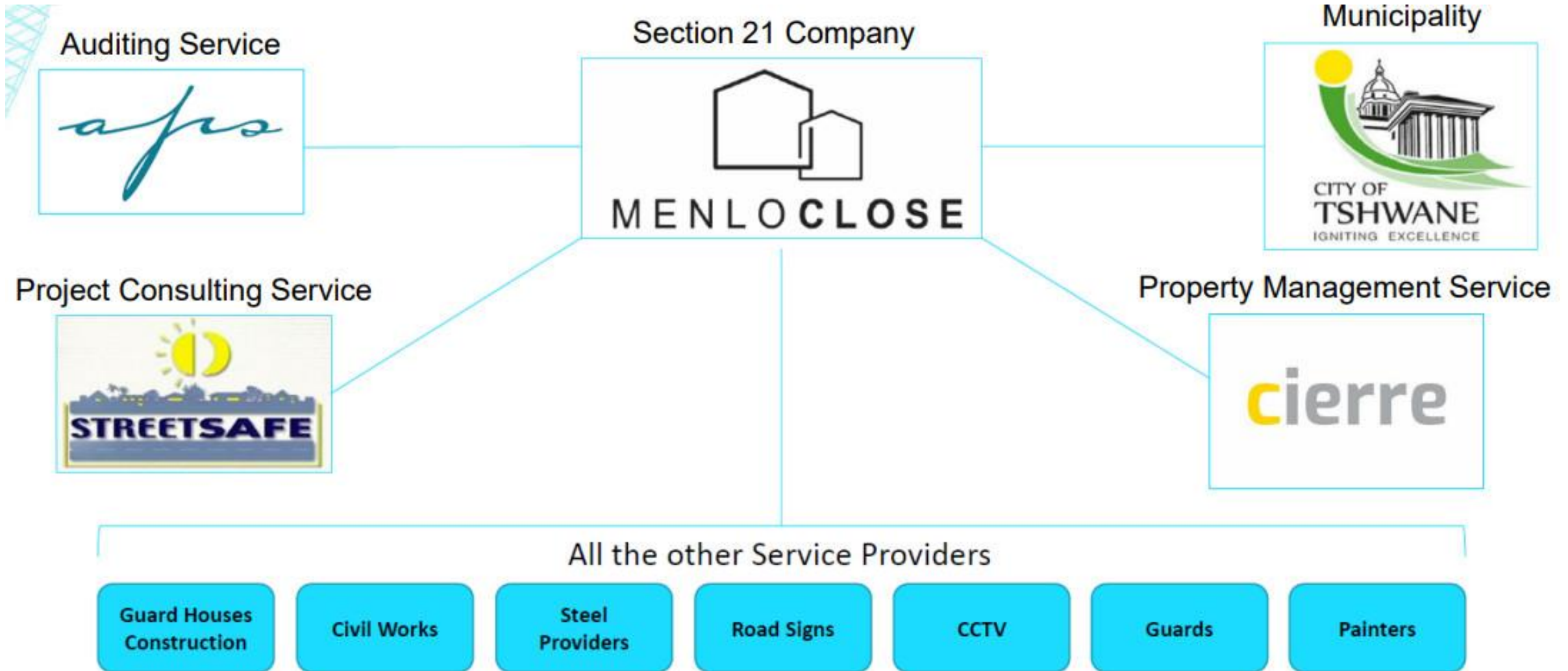
Committee and Portfolios

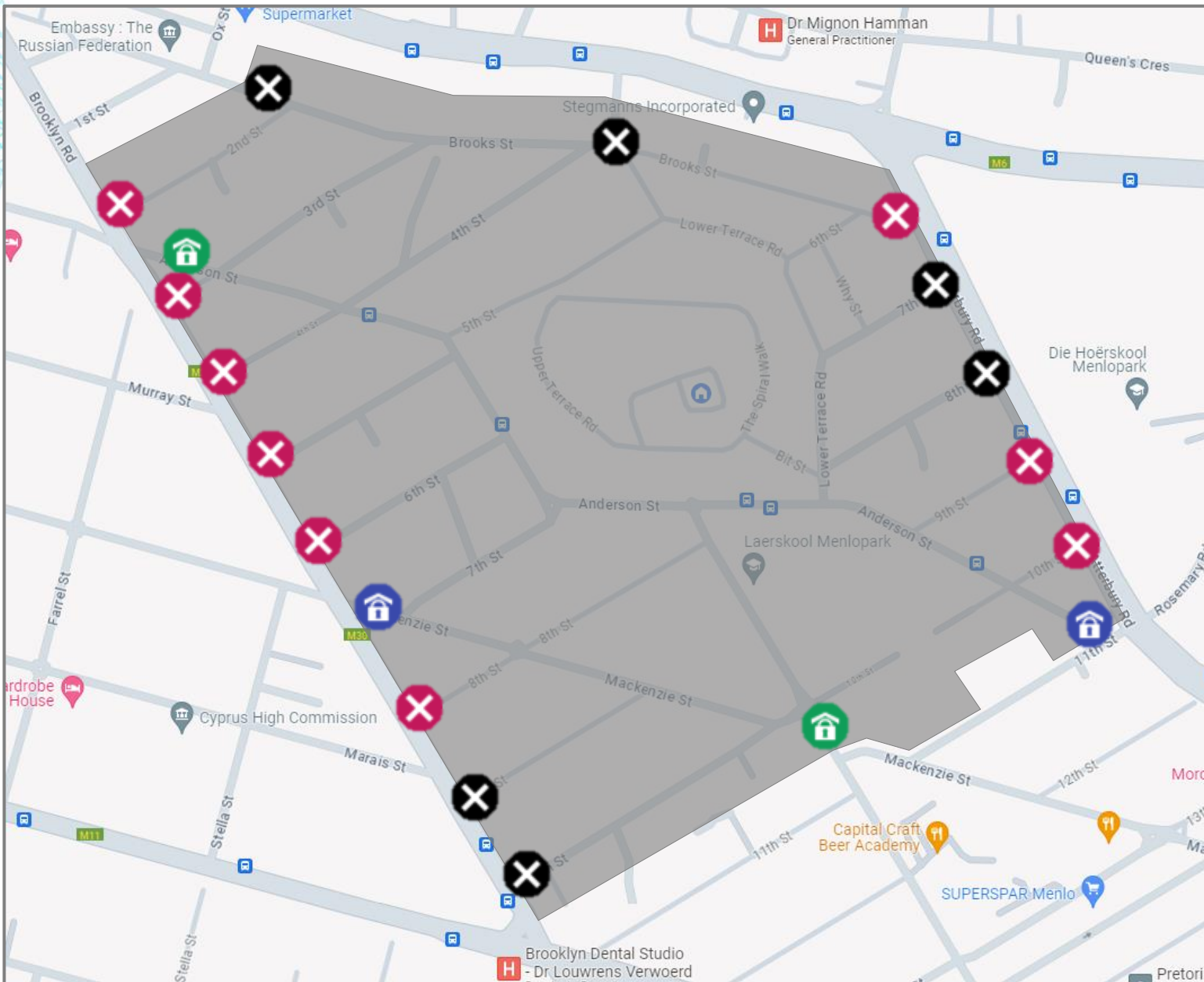
- Chairman and Traffic Impact Study – Mike Krynauw
- Vice Chair, Project Manager and Administration – Lauren Gonsalves
- Finances and Budget – Dries Prinsloo & Cecil Spencer
- Community & Street Rep Liaison – Roché Viljoen
- Community Liaison – Michael Barnard
- Administration & Webpage – Pieta Heyns
- Marketing – André Sciocatti
- Security – Vacant
- Other – Sanet Riekert (CA), Bertus van Tonder, Hannelie van Tonder (Legal), Mark Anthony, Danie Joubert

Progress to date

- 2021 – 2023 – Obtained consent forms > 67%
Renewal of committee members
- Mar 2023 – Non Profit Company created
- Jun – Sept 2023 – Bank account applications submitted
- Aug 2023 – Advanced Professional Services appointed
- Sept 2023 – APS Tax practitioner appointed
- Sept 2023 – Sasfin account application submitted
- 31 st Oct 2023 – Sasfin bank account opened
- Nov 2023 – Jan 2024 – Process to appoint Closure Administrator
- Feb 2024 – Cierre appointed as Closure Administrator

Legal Entities





Legend



Road to be closed



Road already closed



24-hour Gates



12-hour Gates

Budget

Fixed Costs

*All amounts are inclusive of 15% VAT

1. Professional Fees & Other Services

Streetsafe, Land surveyor, Town planner, Attorney, Engineer

R287 000

2. Application Fees

Application to Council, Printing Fees

R18 150

3. Sundry Costs

R8 536

4. Construction Costs

Gates, Guard houses, Pedestrian Gates, Connection Fees, Road signs

R2 689 636

5. Additional Installations

Cameras, electric fences, fences, street plans (Option to lease Cameras, etc)

R412 431

6. Other Costs

Removal deposit, Re-instatement fee

R160 252

7. Other provision

Streetsafe, project management fee, unforeseen expenses %

R715 201

Total Fixed Costs

R4 291 206

Budget

Monthly Operational Costs

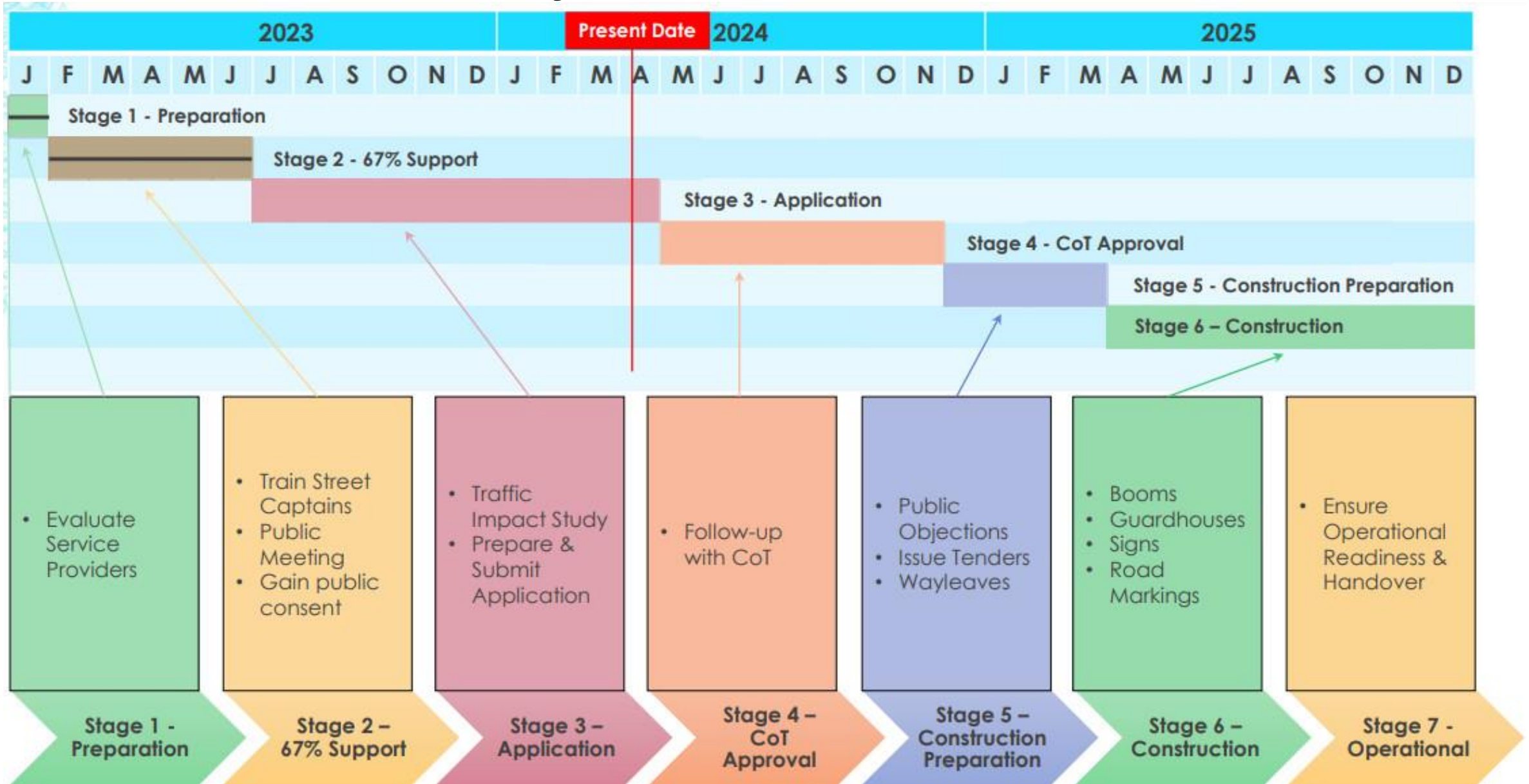
*All amounts are inclusive of 15% VAT

1. Bank fees		R1 012
2. Levy admin		R11 625
3. Patrol service (24hr vehicle with 2x armed RO)		R0
4. Guarding service (24hr unarmed gate guards)		R72 080
5. Guarding service (12hr unarmed gate guards)		R36 040
6. Insurance and public liability		R3 500
7. Maintenance and Reserve Fund		R6 600
8. G-Switch & CCTV datalinks		R27 560
9. Telephone/ADSL/radio		R1 500
10. Estate Manager		R15 000
11. CCTV Monitoring, Data, Insurance, Maintenance		R41 340
12. Travel costs to Estate Manager		R3 000
13. Chemical toilets		R6 800
14. Provision for re-application (every 2 years)		R4 794
15. Bookkeeping/audit fees		R750
Operational fees		R231 600
16. Street Safe supervision	0.0%	R0
17. Unplanned expenses	5.0%	R11 580
Total operational costs per month		R243 180

Budget

TYPE	DESCRIPTION	MONTHLY CONTRIBUTION (based on 70% participation)	MONTHLY CONTRIBUTION (based on 80% participation)	MONTHLY CONTRIBUTION (based on 90% participation)
Houses	Full title house.	R912	R798	R709
Duet Type 1	Sectional title scheme, on one stand, with only 2 units to pay. Unlikely to be paying levies, many of these in MenloClose.	R456	R399	R355
Duet Type 2	Sectional title scheme on one stand, with 3-4 units. Unlikely to be paying levies.	R283	R247	R220
Complex	Sectional title scheme on one stand, with 5-9 units.	R182	R160	R142
Flat Type 1	Sectional title scheme on two stands, with 10-19 units.	R137	R120	R106
Flats Type 2	Sectional title scheme on two stands, with 20+ units.	R91	R80	R71
School	Laerskool Menlopark (4 stands)	R3 648	R3 192	R2 836

Timeline and Project Plan



Administration and Statistics

- Admin process - Committee & Cierre responsibilities

Current Bank Balance		381,655.72	Properties paid in full	25
Still to be paid from current invoicing		362,638.00	Properties paying in installments	84
McKenzie Gate	10	23,430.00	Total properties in the closure	600
School	4	61,136.00	Total Consent	73%
Confirmed Capital		828,859.72		
Menlo Manor	97	150,932.00		
With Menlo Manor		979,791.72		

Frequently asked questions

Where can I find information on the closure?

We have a website: www.menloclose.co.za

Is there a map showing the proposed closed off area?

Yes, please follow this link: <https://menloclose.co.za/wp-content/uploads/2023/12/Proposed-scope.pdf>

What is the next step?

We need to apply for the closure, for this application we need R150 000 which is why we started the capital collection process.

How long does an application normally take?

It can take up to 18 months, but we are hoping it will be shorter.

Frequently asked questions

Can the capital amounts be paid monthly?

Yes, we know that everyone's situation is different, please let us know in how many installments you would like to pay, with a max of 18 months if possible. Debit order facilities are also available. The invoices are made out as a once-off payment, but we will change it as needed.

When are the capital amounts due?

As soon as possible, the sooner we have enough for the application the sooner we can start the next process. If we do not raise the capital, we will not be able to proceed with the closure, regardless of the approval from Council.

When are the monthly management contributions due?

The monthly contributions will only start after the closure is completed and is operational. We will keep everyone informed as to the progress thereof.

Frequently asked questions

I am new in the area, do I need to sign for consent?

Please refer to the updated agreement, everyone will need to sign this new agreement. We are also emailing this to all residents.

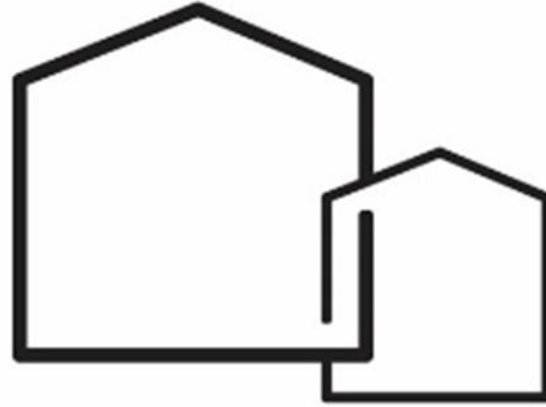
How can we help to speed up the process?

Please assist us with any resident information, we will post on our whatsapp group where we do not have information on a particular property.

How will I receive communication in future?

Residents' Whatsapp group will be used for communication to all, as well as email correspondence.

The more people contribute to the initiative, the less the cost will be for everyone. It is in all our interests to make sure that all residents are aware of the closure.



MENLO CLOSE

Questions from the floor