



City Improvement District Blackheath

committed to making a difference

**Minutes of the Annual General Meeting held at 13:00 on the 8th of October 2025
at the offices of the HomeChoice Distribution Centre located at 12 School Road
Blackheath Industria, 7580.**

1. Registration:

Members in attendance:

1. Mr Brendan van der Merwe – Brendan van der Merwe
2. Mr Hennie Janse Van Nieuwenhuizen – HomeChoice Property Company (Pty) Ltd
3. Mr Bryce Wilkinson - Text Trading 87 (Pty) Ltd – As Proxy for Mr Leon Myburgh
4. Mr Qaaid Mesias - GrowthPoint
5. Mr Joneil Barnard – HMNW Properties (Pty) Ltd
6. Mr Josias Heremias van Zyl – CIP Trust
7. Mr John William Swart – Ampere Eiendomme (Pty) Ltd
8. Mr Rory Taljaard – Borrowdale Brook Holdings (Pty) Ltd
9. Mr Cliff Toerien – Spear Holdco (Pty) Ltd – by Proxy from Mr Quintin Rossi
10. Mr DJ Bezuidenhout – DJE Trust / Penco Trust
11. Mr Bernhard Johan Punt – WaggieRand (Pty) Ltd
12. Mr Wolf Wolfswinkel – Proximitas Investments (Pty) Ptd
13. Mr Christiaan Rust – Derprops 113 (Pty) Ltd
14. Mr Roelof Andrew Louw – African Spun Concrete (Pty) Ptd

Members by Proxy:

15. Mr George Ferreira - Laritza Investments No 94 (Pty) Ltd
16. Mr George Ferreira - One Vision Investments 238 (Pty) Ltd
17. Mr George Ferreira – Viacor Trading 48 CC
18. Mr George Ferreira - Nebavest 37 (Pty) Ltd
19. Mr Guillaume Jacques Retief – Colcab Property (Pty) Ltd
20. Mr Dirk van de Wal – Wimbledon Properties
21. Ms. Cheryl Raatz – Nebula Trust
22. Mr Graham Mark Noonan – HMNW Properties (Pty) Ltd
23. Mr Theuns Hanekom – J&B Trust
24. Mr Keith Nigel Oliver – Olivers Investments CC
25. Mr Nicholas John King – Bluegum Industrial Park (Pty) Ltd
26. Mr Mark Hinrichsen – Soundprops (Pty) Ltd
27. Mr Leon Myburgh – Text Trading 87 (Pty) Ltd – Bryce Wilkinson in Proxy
28. Mr Andreas Hansen – Stonework Investments 50
29. Mr Lenny Gorgulho – Yellow Star Properties 1093 (Pty) Ltd
30. Mr Lenny Gorgulho – CEL Concrete Products (Pty) Ltd

Visitors and Officials:

Mr Shakiel Brown – Blackheath City Improvement District NPC
Ms. Candice van Rensburg – City of Cape Town CID Department

J. P. Ferreira
J. van Zyl

Mr Gideon Lotter – ST3 Security
Mr Mikhaeel Yunus – ST3 Security
Mr Wayne Fortuin – Eskom
Mr Siyanda Mqondeni – Eskom

2. Welcome and Apologies

In the absence of the Chairperson the meeting agreed to elect Mr Cliff Toerien as the acting Chairperson.

Apologies were received from the members who submitted Proxies and from the following members:

1. Mr George Ferreira – Chairperson of the BCID
2. Mr Colin Budge – LA Burger Investments (Pty) Ltd
3. Mr Sybrand Cillie – Plaslantic (Pty) Ltd
4. Mr DJ Bezuidenhout – DJE Trust / Penco Trust (Son)

3. Membership

3.1 Resignations

Ms. Amanda Ellis – Façade Projects – Sold
Mr DJ Bezuidenhout – Penco Trust - Sold

3.2 New Members

None

4. Quorum to Constitute a Meeting

A total of 62 Active Members on the Membership List required 10% attendance to constitute a meeting or 7 Members present and / or by means of Proxy.

There being 14 Members in attendance and 16 represented by Proxy, the meeting was therefore declared as properly constituted.

5. Previous AGM Minutes

5.1 Approval

The previous minutes of the Annual General Meeting held on 16 October 2024 were accepted by all present as a true reflection of that meeting.

The minutes of the previous Annual General Meeting were proposed by Mr John Swart and Seconded by Mr Clifford Toerien.

5.2 Matters arising from the Minutes.

There were no matters arising from the previous meeting minutes.

6. Chairperson's report

In the absence of the Chairperson, Mr George Ferreira, the report was read on his behalf by Mr Cliff Toerien, acting Chairperson.

Members of the Blackheath CID Community,

I am proud to present the Annual Report for the year ending 30 June 2025, reflecting the remarkable progress and achievements of the Blackheath City Improvement District in collaboration with our partners in service delivery within the Blackheath Industrial Area. Our committed team of Directors and staff directed the BCID resources to invest in the future of the Blackheath Industrial Area.



A Year of focus on cleanliness, security and infrastructure

Our mission is to deliver enhanced area management and supplementary municipal services within the Blackheath Industrial Area, with a focus on public safety, maintenance and cleansing, environmental development, and strategic marketing. We actively support the City of Cape Town in rehabilitating and upgrading municipal infrastructure, while promoting social and economic development and striving to create a thriving, sustainable, and inclusive urban environment.

During the period from July 2024 to June 2025 we focussed on upgrading roads infrastructure within the Blackheath Industrial Area. Road safety, well managed roads infrastructure, the improvement at verges along Wimbledon Road and the constant cleaning and mowing and pruning of trees ensures that the Blackheath Industrial Area remains a safe and welcoming Industrial precinct.

Our local crime stats showed that the neighbouring areas of Happy Valley, Kleinvllei, Blue Downs, Mfuleni and the Wesbank endured seriously high levels of violent crime, including murder and other serious contact crimes. Extortion and other forms of intimidation also remained high in these areas with business robberies being prevalent in those sectors.

We needed to act and to draw our partners in public safety close, so that we could ensure that we kept these crimes out of Blackheath. Our weekly and monthly Public Safety Sector meetings ensured ongoing engagement and strong partnerships in this space and ensured that we engaged in a proactive approach to crime prevention.

Strategic Focus Areas

The Blackheath CID remains steadfast in our commitment to four strategic core focus areas:

1. **Maintenance and Cleansing:** Preserving the cleanliness and aesthetics of our district through regular maintenance programs and street cleaning services. Our ongoing efforts have ensured that Blackheath remains an attractive, well-managed Industrial Area.
2. **Public Safety:** Enhancing safety measures and partnering with law enforcement agencies, implementing CCTV surveillance, and fostering relationships between the various law enforcement agencies to ensure safety within the public space.
3. **Environmental Development:** Investing in infrastructure projects along Wimbledon Road to ensure pedestrian safety and structured intersections to promote road safety and the proper management of storm water at these busy intersections.
4. **Social and Economic Development:** Supporting local NGO's, fostering economic growth through our business retention and expansion programmes and partnering with Eskom to ensure a stable energy supply to the Blackheath Industrial Area.

Achievements and Highlights

In pursuit of our vision, several achievements have defined our progress during the year:

1. **Public Safety:** Our well-managed relationship between ourselves and local law enforcement agencies responsible for public safety, resulted in a significant reduction in crime and increased community cohesion. Our collaboration with local law enforcement agencies has led to timely responses to all public safety concerns. Our continued investment in CCTV plays an essential role in the daily monitoring of safety in the Blackheath Industrial Area and allows us to be proactive in our response to crime. Our partnership with the City's contracted Law Enforcement services also ensures that we have additional reach in this space.
2. **Maintenance and Cleansing:** Our cleansing team has consistently maintained the cleanliness of the district, ensuring that public spaces are presentable and well managed, that road reserves are maintained, trees pruned, litter picked and verges mowed regularly and that any service delivery issues along verges are properly reported and dealt with by the local authority.
3. **Environmental Development:** Our tree-planting and greening initiatives have contributed to a greener and healthier environment and the new pedestrian avenue along Wimbledon Road.

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4. **Social and Economic Development:** Our partnership with the City's Economic Development Department and specifically the Business Retention and Expansion program provided support for local businesses through networking events and marketing campaigns and has yielded very positive results. We facilitated various workstream meetings to address concerns relating to Road Safety, safe embayment and stacking for logistics vehicles, stable electricity supply and area lighting and facilitated the Eskom load shedding curtailment program. Our partnership with the Sing for Africa Grade "R" School in the neighbouring residential area of Happy Valley where donations to fund early childhood development, skills development programs and feeding schemes that are provided to the community in Happy Valley, proved to be very successful and the positive outcomes were very encouraging.

Key events and challenges

Our major capital project to formalise the verges at intersections along Wimbledon Road took forefront during this period. We spent approximately R996,540 on hard surfacing of verges along Wimbledon Road. Verges at intersection were paved with a locally manufactured exposed aggregate paver. We ensure to procure all our materials and equipment from Blackheath based companies.

Load shedding mitigation, frequent power outages due to various factors including the failure of infrastructure and the vandalism and theft of ESKOM infrastructure were by far the most important issues and our biggest challenges during this period. Our response to this was a further challenge to secure vital ESKOM infrastructure and to find ways to stabilise the electrical supply to the Blackheath Industrial Area. The various task teams dealt very effectively with this complex issue and various public events were held to engage with business owners and to find a way forward in this regard.

We have formed strong partnerships with the management of the various sectors in within Eskom and we will build on this relationship in the future.

This led to, amongst other programs, the birth of the load shedding curtailment program which we embarked on with enthusiasm and drive and, in partnership with ESKOM and local businesses, made huge strides to complete the process of identifying the larger power consumers and their feeder units and have them all complete the registration for this program.

Although load shedding has not been as prevalent as before in this period, we are now ready to participate in this program when the need arises.

Financial Overview and Minimising Risk

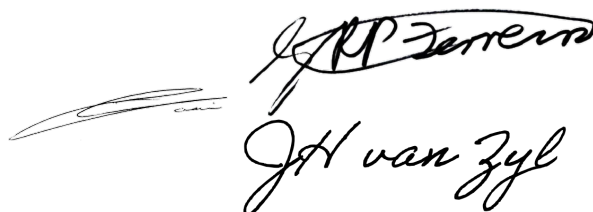
Our financial prudence and effective resource allocation has enabled us to maintain sustainable operations and deliver impactful projects. The surplus funds and term budget have been effectively managed to ensure that there are adequate funds in savings and that funds are utilised efficiently.

This year we focussed on mitigating risks related to the running of the day-to-day operation by formulating a risk strategy and by closely monitoring all spending and investments.

Looking Ahead

As we move into the next year, we remain steadfast in our commitment to continuous improvement and community-driven development. We remain optimistic about the growth and interest in the Blackheath industrial area as we continue to attract large-scale investment and development to Blackheath, because of our ongoing efforts and initiatives. We intend to continue to invest in the hard surfacing of verges at intersections throughout the BCID area. This will require large capital investment and will therefore have to be rolled out over several financial years.

In recognising our partners at the City of Cape Town and at ESKOM, Law Enforcement and the South African Police Services and our public safety service provider ST3 Security, your committed efforts are the reason for our success. We thank you sincerely for your ongoing support and commitment to making Blackheath a safe and prosperous Industrial area.



JH van Zyl

To my fellow Board Members, thank you for your time and dedication to the cause and for your valuable contributions made through our various engagements during the period. We appreciate your ongoing commitment and dedication to the success of the Blackheath Industrial Area.

I would like to recognise Mr Graham Noonan who is set to retire as a board member at the AGM this year. Graham has dedicated 20 years to the establishment and successful management of the BCID and as Financial Director he has dedicated many hours to attending the accounts and finances of the company and many other administrative duties and fiscal responsibilities. Our humble appreciation goes to Graham for his invaluable commitment to the financial success of the BCID and we wish Graham all the very best in his future endeavours.

George Ferreira

Chairperson of the Board of Directors

7. Feedback on Operations 2024/25

The period under review brought some serious new challenges relating to increased rainfall and increased traffic flow through the Blackheath Industrial Area. It has become clear that formalised storm water infrastructure along Wimbledon and Range Roads will have to form part of the municipality's future planning. The Buttskop rail crossing and extension of the EersteRiv way corridor are also becoming more of a priority considering the impact of traffic and especially heavy vehicles.

We have made much progress in terms of managing the local road networks, but the weather has really impacted on the state of the road networks within Blackheath. Fortunately, the city's road infrastructure management department is very responsive and the BCID has formed a very good relationship with the Municipal roads engineering department with regular communication regarding the state of the network and the needs of the Industrial Area leading to regular improvements being made to the road network.

Safety in Blackheath remains a high priority to us considering the extremely volatile situation in some of the neighbouring residential nodes. Mfuleni and the Wesbank have extremely high murder rates and levels of personal and violent crime. Intimidation and extortion have spilled over into the development space in Blackheath as developers and their contractors are intimidated by the local Happy Valley organised community groups in search of financial opportunities. What is commonly referred to as the "construction mafia" is on our doorstep and in some recent cases has led to public violence because of resistance from the contractors who have been forced to obtain protection orders against these local individuals and groups that also appear to be politically connected.

Despite these challenges we have navigated these risks and development continues unabated within the local area.

Some of the risks we face include affordability, budgetary constraints, Municipal budgetary constraints and operational inadequacies and having too many items on our list of priorities. For this reason, we continue to raise our priorities with the local authorities and save funds to assist us to take on the capital projects intended to improve and uplift the public space.

Our relationship with Eskom is a high priority. We have hosted several public meetings in Blackheath to facilitate debate between Eskom and their customers. Eskom customers have agreed to have the BCID act as intermediary between themselves and Eskom with the intention of keeping customers informed of outages and any pending maintenance projects. We are also urging Eskom to attend to old and outdated infrastructure and to replace fibre kiosks with the new tamper proof steel kiosks.

We will host Eskom at our AGM again this year, again we need to nurture this relationship, because there are no alternatives available to business in Blackheath who are very dependent on power in their manufacturing processes. We hope that our efforts will assist Eskom in providing adequately for the needs of the Industrialists in Blackheath for the foreseeable future proving a quick response to any unscheduled power outages.

Bureaucracy and red tape are an ever-growing reality in the CID space. Tighter regulations, more public scrutiny, more detailed reporting, ever growing challenges in the public space, social ills and crime, budgetary and operational constraints chain together to make this a very challenging space.


JH van Zyl

This does not deter us from fulfilling our mandate and delivering on our mandate to organise, fund, manage and facilitate improvements in the Blackheath City Improvement District for the benefit of the entire local community.

We are excited for the future and will continue to be “committed to making a difference” and I remain a sitting Councillor in the City of Cape Town Municipality.

Brendan van der Merwe

Chief Executive Officer

8. Approval of the Annual Report 2024/25

Brendan van der Merwe tabled the 1 July 2024 – 30 June 2025 Annual Report for approval by the meeting, he urged the members present to download the report from the BCID website and to study the contents of the report. The Members present approved the report.

9. Noting of Audited Financial Statements 2024/25

The 1 July 2024 – 30 June 2025 audited financial statements were tabled for noting by the members.

Chief Financial Officer’s report to the Blackheath Industrial Area for the year ended 30 June 2025.

Read by Brendan van der Merwe in the absence of the CFO, Mr Graham Noonan

I am pleased to present the financial report for the year ending 30 June 2025. The Blackheath City Improvement District (BCID) ended the year with a deficit of **R174,289**.

The most significant expenditure during the year was the completion of major verge upgrade projects, with a total capital spend of **R996,539**. This investment was funded partly from accumulated surplus capital and partly from the current year’s budget, with adjustments made to reallocate funds from other budget lines to the verge upgrades.

Throughout the year, the Board of Directors maintained a strong focus on prudent financial management and risk oversight, ensuring that all decisions relating to capital projects and other discretionary expenditure were taken collectively. Only fixed monthly contractual obligations proceeded without specific Board approval.

The BCID remains in a healthy financial position, with **no outstanding debt** and with **R1,761,012.00** retained in savings at year-end, despite the significant investment in infrastructure improvements. This reflects the organisation’s commitment to responsible fiscal management while continuing to deliver on its mandate to improve and enhance the Blackheath industrial area.

After many years of service, I’ve decided to step away from my role in the Blackheath City Improvement District. It’s a bittersweet moment—one that marks the end of a chapter I’ve been part of since the very beginning, when Sandy Jeffery from Pallet Supply started the initiative.

Being part of this initiative from its inception has been one of the most meaningful experiences of my professional life. I’ve had the privilege of working alongside passionate, committed individuals who care deeply about this community. Together, we’ve faced challenges, celebrated milestones, and built something that I believe will continue to grow and thrive.

I’m proud of what we’ve achieved—not just in terms of infrastructure and safety, but in the spirit of collaboration and trust that’s taken root here. I leave with immense gratitude for the relationships formed, the lessons learned, and the opportunity to contribute to something larger than myself.

Though I’m retiring from the CID, I won’t be far. My heart remains firmly rooted in Blackheath, and I’ll continue cheering on the team and the community from the sidelines. Thank you for the journey.

Graham Noonan

Chief Financial Officer



The members present noted the Audited Financial Statements.



10. Approval of the extension of the BCID term and new Business Plan for 2026 – 2031 (includes the approval of the 2026/27 annual budget, surplus utilisation and implementation plan)

The Members present approved the extension of the BCID term and the proposed Business Plan for the period from 2026 - 2031.

Brendan van der Merwe presented the proposed amendments to the BCID geographical boundaries. During the year, a boundary smoothing exercise was undertaken to correct historical boundary issues, as reflected in the business plan approved by members.

Brendan van der Merwe then presented the 2026 – 2027 annual budget, proposed surplus utilisation and Implementation Plan for approval by the members present.

The respective documents were approved unanimously by the members present.

11. Surplus Utilisation

11.1 Noting of additional surplus funds utilised in 2024/25 (Approved by the Board)

The members present noted the surplus funds utilised in 2024/25.

11.2 Approval of additional surplus funds utilisation for 2025/26

The Members present approved the proposed use of surplus funds in 2025/26.

12. Appointment of a Registered Auditor

C2M Chartered Accountants INC performed the current audit and all present agreed that they continue to serve as the auditor for the Blackheath CID NPC for the coming financial period.

13. Confirmation of Company Secretary

All Members present supported a decision to retain Mr Brendan van der Merwe who is supported by C2M Taxation and Accounting Services as the Company Secretary.

14. Election of Board Members

Mr JH van Zyl resigned and agreed to make himself available for re-election.

Mr JH van Zyl was re-elected to the Board of Directors.

Mr Graham Mark Noonan resigned. He was not available for re-election.

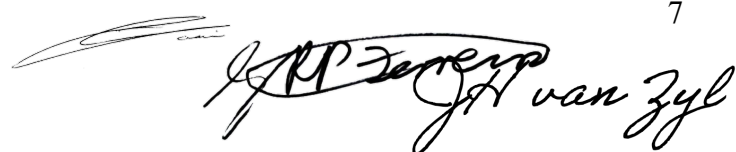
A nomination for directorship form was received from Mr John Herbert Neil Barnard of HMNW Properties (Pty) Ltd on the 26th of August 2025. The members present supported this nomination and welcomed Mr Joneil Barnard as a Director of the BCID.

15. General

ST3 Security Report back on Public Safety for the period July 2023 – June 2024

Mr Mikhaeel Yunus from ST3 Security presented the feedback on the operations of ST3 Security for the previous year. His report included detailed feedback on a proactive approach to dealing with crime and crime trends identified during the weekly Public Safety Feedback Meetings and Monthly Sector Security Meetings Chaired by Mr Shakiel Brown that had contributed to the overall reduction in crime and incidents relating to criminal activities within the Blackheath Industrial Area during the period.

Issues relating to trolleys and wheelie bins were also down and partnerships with the other service providers like Law enforcement and SAPS were better and stronger than before. SAPS have really


JH van Zyl

improved their support and focus on the Blackheath Area and criminals were less likely to enter the Blackheath Industrial Area as a result.

There were around 4486 pro-active actions taken by the BCID Public Safety team in conjunction with and in addition to SAPS, Law Enforcement Agencies and their partners in Blackheath Industria.

He went into some detail on the importance of having an alarm maintenance contract to ensure that alarms are fully functional and that private assets are secured.

Eskom Service Offering presentation by Mr Wayne Fortuin.

Mr Wayne Fortuin and his colleague Mr Siyanda Mqondeni presented two offerings from Eskom, including the Eskom Distribution Demand Management Program and the Eskom Standard Offer package.

Members present took great interest in what was presented and expressed concerns over the timelines to receive any sort of response from Eskom when embarking on any new offers or new services. Mr Wayne Fortune offered his assistance in matters that were somehow stuck in the system.

16. Questions and Answers

There were no questions raised by the members present.

17. Adjournment

The meeting was adjourned by the Chairperson at 14:45.

Proposed:



Seconded:



Chairperson:

