Ballito Urban Improvement Precinct

Non-Profit Company

(Registration no. 2015/390725/08)

Annual Report for year ended 30 June 2025

Ballito Urban Improvement Precinct Non-Profit Company (Ballito UIP)
(Registration no. 2015/390725/08)
("the Company")

Notice of the 10th Annual General Meeting

Notice is hereby given that the Annual General Meeting of the members of the Company will be held at the Ilembe Chamber of Commerce, Industry and Tourism, Unit 14, The Quarter, 1 Stewart Drive, Ballito Business Park, Ballito as well as via Microsoft Teams Meetings on 25 November 2025 at 10h00 for the following purposes:

1. To adopt the Minutes of the Annual General Meeting held on 26 November 2024.
2. Matters Arising for the Annual General Meeting held on 26 November 2024.
3. To receive the Chairman's Report.
4. To receive and adopt the audited annual financial statements for the year ended 30 June 2025, which incorporates the independent auditors report.
5. To re-appointment RobertsChaplinKrona as the auditors of the Company.
6. To elect directors in terms of Article 3 of the Memorandum of Incorporation.
   The Board shall comprise a minimum of 3 directors. In terms of the Articles of Association the following Directors retire at the Annual General Meeting, and being eligible, are available for re-election:
   - Barbara Shingler (Chair)
   - Brent Youens
   - Bruce Rencken
   - Rudi Steyn
   - Gerard De Billot
   - Rajesh Ramperthab
   - Brian Skosana
   - Geraldine Jorgensen

   It would facilitate secretarial procedures if nominations for the appointment of Directors could be emailed to cherrie@urbanmgt.co.za by no later than 16 November2025. Nominations must be in writing with the name of the proposer and seconder, the acceptance of such nomination by the nominee, and should be accompanied by the curriculum vitae of such nominee. A nomination form is enclosed for this purpose.
7. To receive and adopt the Budget for the financial year 1 July 2026 - June 2027
8. To transact such other business as may be transacted at an Annual General Meeting

Items for discussion under any agenda item should be advised to the Chair of the Ballito Urban Improvement Project NPC and emailed to cherrie@urbanmgt.co.za by no later than 16 November 2025. Please note that such notification must be in writing.

Note: Any member entitled to attend and vote is entitled to appoint a proxy to attend, vote and speak in his/her stead, and such proxy need not also be a member of the Company. A proxy form is enclosed for this purpose.

By order of the Board
B Shingler (Chair)

Ballito Urban Improvement Precinct Non-Profit Company (Ballito UIP)
Registration Number: **2015/390725/08**

Directors Nomination Form for the Annual General Meeting of 25 November 2025

I, the undersigned:……..

duly authorised representative of:……..

being a Member of the Ballito Special Ratings Area, hereby nominate for appointment as Director of the Ballito Urban Improvement Precinct NPC:

……..

_____ _____

Proposer's signature Nominee's signature

NOTE:

Directors Nomination Form should be emailed to cherrie@urbanmgt.co.za for the attention the Chair Ballito Urban Improvement Precinct NPC by 16 November 2025.

Form of Proxy

I, the undersigned……

duly authorised as representative of…….

being a Member of the Ballito UIP Special Ratings Area, hereby appoint:

…….. (Name of Proxy)

Or, failing him/her, the Chair of the meeting, as my proxy to vote for me and on my behalf at the Annual General Meeting of the Ballito Urban Improvement Precinct NPC to be held on 25 November 2025.

I record that my proxy will vote as he/she thinks fit.

Signed at:…….. this……day of……2025.

Signature:……

FOR AND BEHALF OF:……

NOTE:

Proxy forms should be emailed to cherrie@urbanmgt.co.za for the attention the Chair of the Ballito Urban Improvement Precinct NPC by 16 November 2025.

Agenda

1. Welcome

2. Apologies

3. To adopt the Minutes of the Annual General Meeting held on 26 November 2024.

4. Matters Arising for the Annual General Meeting held on 26 November 2024.

5. To receive the Chairman's Report

6. Resolution 1: To receive and adopt the annual financial statements for the year ended 30 June 2025, which incorporates the independent auditors report.

7. Resolution 2: To appoint RobertsChaplinKrona as the auditors to the Company.

8. Resolution 3: To elect Directors for the ensuing year. In terms of the Memorandum of Incorporation the following Directors retire at the Annual General Meeting, and being eligible, are available for re-election: Barbara Shingler, Brent Youens, Gerard De Billot, Bruce Rencken, Rajesh Ramperthab, Rudi Steyn, Brian Skosana & Geraldine Jorgensen.

9. Resolution 4: To receive and adopt the Budget for the financial year 1 July 2026 - June 2027

10. General.

11. Close of Meeting

By order of the Board

Ballito Urban Improvement Precinct
(Registration no. 2015/390725/08)

Minutes of the 9th Annual General Meeting of Members of the Ballito Urban Improvement Precinct (UIP) NPC Held at The Ilembe Chamber of Commerce, Industry and Tourism, Unit 14, The Quarter, 1 Stewart Drive, Ballito Business Park, Ballito 4420 And Via Microsoft Teams Meeting On 26 November 2024 at 10h00

Directors:

Name	Initial	Representing	Present	Apologies
Barbara Shingler (Chair)	BS	Ballito Estates	In Attendance	
Brent Youens	BY	ETNA Trading		Apologies (proxy)
Gerard De Billot	GdB	G23 Property		Apologies (proxy)
Bruce Rencken	BR	BLC		Apologies (proxy)
Geraldine Jorgensen	GJ	Ballito Junction	In Attendance	
Brian Skosana	BSK	Residential member		Apologies
Rudi Steyn	RS	Grindstone Investments (Pty) Ltd; 1,4 &6 Adam Park		Apologies (proxy)
Rajesh Ramperthab	RR	Engen Convenience Centre		Apologies

Invitees:

Name	Initial	Representing	Present	Apologies
Jan Cronje	JC	RobertsChaplinKrona	In Attendance	
Brian Wright	BW	Ballito UIP – Project Leader	In Attendance	
Jarrod Evans	JE	Ballito UIP – Head of Northern Ops	In Attendance	
Thierry Leclezio	TL	Ballito UIP - Precinct Manager	In Attendance	
Dieter Fittkau	DF	Ballito UIP – Security Manager	In Attendance	
Maxine Schiltz	MS	Ballito UIP – Finance	In Attendance	
Cherrie Francis	CF	Ballito UIP – Governance Assistant	In Attendance	
Joanne Barnard	JB	Ballito UIP – Corporate Governance	In Attendance	

These minutes are not intended to record verbatim all verbal content and therefore only refer to the salient points of discussion and only decisions taken will be recorded

AGM 1/24	Welcome and Introductions	Action
a.)	The Chair, Barbara Shingler (BS) welcomed all to the 9th Annual General Meeting of Members of the Ballito Urban Improvement Precinct Non-Profit Company ("Ballito UIP").	
AGM 2/24	**Apologies**	
a.)	Apologies were recorded as listed above.	
b.)	Proxies were recorded as listed above.	

AGM 3/24	**Quorum**	
	Attendees confirmed having received due notice of the meeting. It was noted that the quorum required for the Annual General Meeting was duly constituted by 10 members, being present, or by its duly authorised representatives. The Chair introduced the meeting to the Ballito UIP Directors and Management Team as follows: • Barbara Shingler • Brent Youens (in absentia) • Gerard De Billot (in absentia) • Geraldine Jorgensen • Brian Skosana (in absentia) • Bruce Rencken (in absentia) • Rudi Steyn (in absentia) • Rajesh Ramperthab (in absentia). The Chair further introduced the UIP Management Team who consisted of: • Brian Wright – UIP Project Leader • Jarrod Evans – Head of Operations North • Thierry Leclezio – UIP Precinct Manager • Dieter Fittkau – UIP Security Manager • Maxine Schilz – UIP Finance • Joanne Barnard – UIP Corporate Governance & Secretariat • Cherrie Francis – UIP Governance & Secretariat Assistant Jan Cronje (JC) from RobertsChaplinKrona Accounting (the Auditor), was also in attendance to answer any questions pertaining to the Audited Annual Financial Statements.	
AGM 4/24	**Adoption of the Minutes of the Annual General Meeting held on 23 November 2023**	
	The Minutes of the Annual General Meeting held on 23 November 2023 had been circulated to attendees before the meeting. There being no comments, the minutes were adopted as a correct record of proceedings, as proposed by Geraldine Jorgensen (GJ)and seconded by Barbara Shingler (BS).	
AGM 5/24	**Matters Arising for the Annual General Meeting held on 23 November 2023**	
	The meeting noted the matters arising from the previous meeting, as circulated ahead of the meeting with the meeting papers. All actions were taken as completed unless detailed below:	
AGM 6/24	**Presentation of the Annual Report**	
6.1	The meeting noted that the annual report had been circulated ahead of the meeting and as such was taken by exception. The Management Team undertook to circulate the annual presentation to all members.	JH
AGM 7/24	**Resolution 1: To receive and adopt the annual financial statements for the year ended 30 June 2024, which incorporates the independent auditors report.**	
	The Chair noted that the Annual Financial Statements (AFS) along with Chair's Review and the Report of the independent Auditors, fully covered the activities of the Company for the	

	period under review. The Chair explained that Jan Cronje (JC) from RobertsChaplinKrona Accounting was in attendance to respond to members' questions. As there were no comments or queries raised, GJ proposed, and BS seconded that the annual financial statements for the year ended 30 June 2023 be approved and adopted. The proposal was accepted, and the **meeting resolved to approve and adopt the Financial Statements for the year ended 30 June 2024**. Jan Cronje left the meeting at 10h04.	
AGM 8/24	**Resolution 2: To appoint RobertsChaplinKrona Accounting as the auditors to the Company**	
	The Chair moved to appoint RobertsChaplinKrona Accounting as Auditors for the Company. **The motion was unanimously approved by the members.**	
AGM 9/24	**Resolution 3: To elect directors for the ensuing year**	
	The Chair noted the Companies Act of 2008 required that Directors be individually elected, and as such called for nominations of directors: The meeting noted that the below directors were nominated and appointed en bloc. • Barbara Shingler • Brent Youens • Gerard De Billot • Bruce Rencken • Geraldine Jorgensen • Brian Skosana • Rajesh Ramperthab • Rudi Steyn There being no objections to the nominations or any further nominations, the Chair moved that the nominees be elected to the Board until the next Annual General Meeting. **The motion was unanimously carried.**	
AGM 10/24	**Resolution 4: To receive and adopt the budget for the financial year 1 July 2025 – 30 June 2026**	
	The Chair moved to approve the budget for the financial year 1 July 2025 – 30 June 2026 which resolved to increase the SRA levy by 4.5%. As there were no comments or queries raised, the **motion was put to the Board and was unanimously carried**.	
AGM 11/24	**General**	
	None.	
AGM 12/24	**Meeting Closure**	
	There being no further business the Chair thanked the meeting for their attendance and declared the meeting closed at 10h09.	
	Read and confirmed this _____day of _____ 2025. _____ **Chair**	

BUIP Action Log - Members Meeting

	A	B	C	D	E	F
1	**Meeting Date**	**Business Unit**	**Subject**	**Actions**	**Assigned**	**Status**
2	26/11/2024	Governance	Company Auditors	To note - RobertsChaplinKrona reappointed. JB noted that there is no longer a need to rotate auditors.	Thierry Leclezio	Completed
3	26/11/2024	Communications	AGM Presentation	Circulate the AGM presentation to the Board.	Thierry Leclezio	Completed

RobertsChaplinKrona
Chartered Accountants | Registered Auditors

CORE
ASSOCIATED | GEASSOSIEERD

Ballito Urban Improvement Precinct NPC

(Registration Number 2015/390725/08)

Annual Financial Statements

for the year ended 30 June 2025

Audited Financial Statements

in compliance with the Companies Act and Nonprofit Organisation Act of South Africa

RobertsChaplinKrona Inc

Chartered Accountants | Registered Auditors

Ballito Urban Improvement Precinct NPC

(Registration Number 2015/390725/08)

Annual Financial Statements for the year ended 30 June 2025

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Ballito Urban Improvement Precinct NPC

(Registration Number 2015/390725/08)

Annual Financial Statements for the year ended 30 June 2025

General Information

Country of Incorporation and Domicile	South Africa
Registration Number	2015/390725/08
Nature of Business and Principal Activities	The non-profit company operates in developing the public area urban environment within Ballito Special Rating Areas.
Directors	Barbara Dorothy Shingler Brent Youens Martin Bruce Rencken Gerard Alfred Le Court De Billot Brian Velapi Skosana Geraldine Deborah Jorgensen Roelof Petrus Steyn Rajesh Ramperthab
Registered Office	1 Stewart Drive Ballito Kwa-Zulu Natal South Africa 4420
Business Address	1 Stewart Drive Ballito Kwa-Zulu Natal South Africa 4420
Level of Assurance	These financial statements have been audited in compliance with the applicable requirements of the Companies Act and Nonprofit Organisation Act of South Africa.
Auditors	RobertsChaplinKrona Inc
Preparer	Francois Gourel-Rivalland Associate General Accountant

Directors' Responsibilities and Approval

The directors are required by the Companies Act and Nonprofit Organisation Act of South Africa to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. These annual financial statements have been prepared in accordance with the IFRS for SMEs® Accounting Standard as issued by the International Accounting Standards Board (IASB®) and it is their responsibility to ensure that the annual financial statements satisfy the financial reporting standards with regards to form and content and present fairly the statement of financial position, results of operations and business of the non-profit company, and explain the transactions and financial position of the business of the non-profit company at the end of the financial year. The annual financial statements are based upon appropriate accounting policies consistently applied throughout the non-profit company and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the non-profit company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors set standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the non-profit company and all employees are required to maintain the highest ethical standards in ensuring the non-profit company's business is conducted in a manner that in all reasonable circumstances is above reproach.

The focus of risk management in the non-profit company is on identifying, assessing, managing and monitoring all known forms of risk across the non-profit company. While operating risk cannot be fully eliminated, the non-profit company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss. The going-concern basis has been adopted in preparing the financial statements. Based on forecasts and available cash resources the directors have no reason to believe that the non-profit company will not be a going concern in the foreseeable future. The annual financial statements support the viability of the non-profit company.

The annual financial statements have been audited by the independent auditing firm, RobertsChaplinKrona Incorporated, who have been given unrestricted access to all financial records and related data, including minutes of all meetings of the shareholder, the directors and committees of the directors. The directors believe that all representations made to the independent auditor during the audit were valid and appropriate. The external auditor's unqualified audit report is presented on pages 6 to 7.

The annual financial statements set out on pages 8 to 15, and the supplementary information set out on pages 16 to 17 which have been prepared on the going concern basis, were approved by the directors and were signed on 23 September 2025 on their behalf by:

Director

Director

Directors' Report

The directors present their report for the year ended 30 June 2025.

1. Review of financial results and activities

Main business and operations

The non-profit company operates in developing the public area urban environment within Ballito Special Rating Areas. There were no major changes herein during the year.

The non-profit company generated a surplus after tax for the year ended 30 June 2025 of R221,471 (2024: R1,882,465).

The non-profit company's revenue (including interest received) decreased from R16,443,175 in the prior year to R15,754,245 for the year ended 30 June 2025.

The non-profit company's cash flows from operating activities changed from an inflow of R1,115,901 in the prior year to an inflow of R835,984 for the year ended 30 June 2025.

2. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

The directors believe that the non-profit company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis.

The directors have satisfied themselves that the non-profit company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements.

3. Events after reporting date

The directors are not aware of any matter or circumstance arising since the end of the financial year to the date of this report that could have a material effect on the financial position of the non-profit company.

4. Directors' interest in contracts

To our knowledge none of the directors had any interest in contracts entered into during the year under review.

5. Borrowing limitations

In terms of the Memorandum of Incorporation of the non-profit company, the directors may exercise all the powers of the non-profit company to borrow money, as they consider appropriate.

Directors' Report

6. Directors

The directors of the non-profit company during the year and up to the date of this report are as follows:

Barbara Dorothy Shingler
Brent Youens
Martin Bruce Rencken
Gerard Alfred Le Court De Billot
Brian Velapi Skosana
Geraldine Deborah Jorgensen
Roelof Petrus Steyn
Rajesh Ramperthab

7. Independent Auditors

RobertsChaplinKrona Incorporated were the independent auditors for the year under review.

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robertschaplinkrona.co.za

Independent Auditor's Report

To the Shareholder of Ballito Urban Improvement Precinct NPC

Opinion

We have audited the financial statements of Ballito Urban Improvement Precinct NPC set out on pages 8 to 15, which comprise the statement of financial position as at 30 June 2025, and the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Ballito Urban Improvement Precinct NPC as at 30 June 2025, and its financial performance and cash flows for the year then ended in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act and Nonprofit Organisation Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the financial statements section of our report. We are independent of the non-profit company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Ballito Urban Improvement Precinct NPC Financial Statements for the year ended 30 June 2025", which includes the Directors' Report, and the statement of Directors' Responsibilities and Approval as required by the Companies Act and Nonprofit Organisation Act of South Africa, which we obtained prior to the date of this report, and the supplementary information set out on pages 16 to 17. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act and Nonprofit Organisation Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the non-profit company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the non-profit company or to cease operations, or have no realistic alternative but to do so.

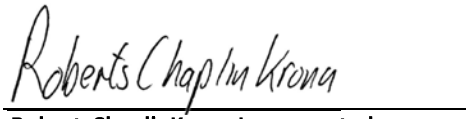
Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the non-profit company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the non-profit company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the non-profit company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



RobertsChaplinKrona Incorporated
Per: Jan Cronje - Director
Registered Auditor
23 September 2025

Ballito Urban Improvement Precinct NPC

(Registration Number 2015/390725/08)

Financial Statements for the year ended 30 June 2025

Statement of Financial Position

Figures in R	Notes	2025	2024
Assets			
Current assets			
Trade and other receivables	3	1,258,279	1,844,163
Cash and cash equivalents	4	5,039,689	4,203,705
Total current assets		**6,297,968**	**6,047,868**
Total assets		**6,297,968**	**6,047,868**
Equity and liabilities			
Equity			
Accumulated surplus		1,086,362	827,258
Reserves		5,066,293	5,103,926
Total equity		**6,152,655**	**5,931,184**
Liabilities			
Current liabilities			
Trade and other payables	5	67,920	63,939
Current tax liabilities		77,393	52,745
Total current liabilities		**145,313**	**116,684**
Total equity and liabilities		**6,297,968**	**6,047,868**

Ballito Urban Improvement Precinct NPC

(Registration Number 2015/390725/08)

Financial Statements for the year ended 30 June 2025

Statement of Comprehensive Income

Figures in R	Notes	2025	2024
Income	6	15,417,664	16,197,137
Administrative expenses		(236,963)	(205,478)
Other expenses		(15,218,334)	(14,302,403)
(Deficit) / surplus from operating activities	7	**(37,633)**	**1,689,256**
Finance income	8	336,581	246,038
Surplus before tax		**298,948**	**1,935,294**
Income tax expense	9	(77,477)	(52,829)
Surplus for the year		**221,471**	**1,882,465**

Ballito Urban Improvement Precinct NPC

(Registration Number 2015/390725/08)

Financial Statements for the year ended 30 June 2025

Statement of Changes in Equity

Figures in R	Other NDR	Accumulated surplus	Total
Balance at 1 July 2023	3,414,670	634,049	4,048,719
Changes in equity			
Surplus for the year	-	1,882,465	1,882,465
Total comprehensive income for the year	-	1,882,465	1,882,465
Transfer between reserves	1,689,256	(1,689,256)	-
Balance at 30 June 2024	**5,103,926**	**827,258**	**5,931,184**
Balance at 1 July 2024	5,103,926	827,258	5,931,184
Changes in equity			
Surplus for the year	-	221,471	221,471
Total comprehensive income for the year	-	221,471	221,471
Transfer between reserves	(37,633)	37,633	-
Balance at 30 June 2025	**5,066,293**	**1,086,362**	**6,152,655**

Statement of Cash Flows

Figures in R	Note	2025	2024
Cash flows from operations			
Surplus for the year		**221,471**	**1,882,465**
Adjustments to reconcile surplus			
Adjustments for income tax expense		77,477	52,829
Adjustments for finance income		(336,581)	(246,038)
Adjustments for decrease / (increase) in trade accounts receivable		585,884	(653,470)
Adjustments for increase in trade accounts payable		1,728	1,644
Adjustments for increase / (decrease) in other operating payables		2,253	(132,347)
Total adjustments to reconcile surplus		**330,761**	**(977,382)**
Net cash flows from operations		**552,232**	**905,083**
Interest received		336,581	246,038
Income taxes paid		(52,829)	(35,220)
Net cash flows from operating activities		**835,984**	**1,115,901**
Net increase in cash and cash equivalents		**835,984**	**1,115,901**
Cash and cash equivalents at beginning of the year		4,203,705	3,087,804
Cash and cash equivalents at end of the year	**4**	**5,039,689**	**4,203,705**

Accounting Policies

1. General information

Ballito Urban Improvement Precinct NPC ('the non-profit company') nature of business is developing the public area urban environment within Ballito Special Rating Areas. The non-profit company is incorporated as a Non-Profit Company (NPC) and domiciled in South Africa. The address of its registered office is 1 Stewart Drive, Ballito, Kwa-Zulu Natal, South Africa, 4420.

2. Basis of preparation and summary of significant accounting policies

The financial statements of Ballito Urban Improvement Precinct NPC have been prepared in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the Companies Act and Nonprofit Organisation Act of South Africa. The financial statements have been prepared under the historical cost convention. They are presented in South African Rand.

The preparation of financial statements in conformity with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the non-profit company's accounting policies.

The principal accounting policies applied in the preparation of these annual financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Financial instruments

Trade and other receivables

Trade receivables are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the non-profit company will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown in current liabilities on the statement of financial position.

Trade and other payables

Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

2.2 Tax

The tax expense for the year comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the entity operates and generates taxable income.

Provisions for tax are made at the non-profit company rate on net investment income earned by the non-profit company, less allowable expenses applicable to non-profit company. The non-profit company is taxed in terms of Section 10(1)(e) of the Income Tax Act and Interpretation Note 64.

Accounting Policies

Basis of preparation and summary of significant accounting policies continued...

2.3 Revenue

Revenue is measured at the fair value of the consideration received or receivable. Revenue is shown net of value-added tax, returns, rebates and discounts.

Interest income is recognised using the effective interest method.

Notes to the Financial Statements

Figures in R	2025	2024

3. Trade and other receivables

Trade and other receivables comprise:

Trade receivables	1,256,629	1,842,513
Deposits	1,650	1,650
	1,258,279	1,844,163

4. Cash and cash equivalents

Cash and cash equivalents included in current assets:

Balances with banks	5,039,689	4,203,705

5. Trade and other payables

Trade and other payables comprise:

Trade creditors	27,984	26,256
Accrued liabilities	39,936	11,060
Debtors with credit balances	-	26,623
Total trade and other payables	**67,920**	**63,939**

6. Income

Income comprises:

Ad hoc contributions	52,950	51,912
Boardwalk donations	967	-
Levy income	13,995,124	14,889,993
Voluntary contributions	1,368,623	1,255,232
Total other income	**15,417,664**	**16,197,137**

7. (Deficit) / surplus from operating activities

(Deficit) / surplus from operating activities includes the following separately disclosable items

Other operating expenses		
Leases		
- operating lease minimum lease rentals	123,642	116,785
Audit fees		
Auditors remuneration - Fees	29,673	28,554

Notes to the Financial Statements

Figures in R	2025	2024

8. Finance income

Finance income comprises:

Interest received - Bank	336,581	246,038

9. Income tax expense

Income tax recognised in surplus or deficit:

Current tax

Current year	77,477	52,829

Provision for taxation for the year ended 30 June 2025 was made in terms of section 10(1)(e)(i)(cc) of the Income Tax Act No 58 of 1962 (as amended).

Ballito Urban Improvement Precinct NPC

(Registration Number 2015/390725/08)

Annual Financial Statements for the year ended 30 June 2025

Detailed Income Statement

Figures in R	Notes	2025	2024
Income	6		
Ad hoc contributions		52,950	51,912
Boardwalk donations		967	-
Levy income		13,995,124	14,889,993
Voluntary contributions		1,368,623	1,255,232
		15,417,664	**16,197,137**
Administrative expenses			
Auditors remuneration - Fees		(29,673)	(28,554)
Bank charges		(3,052)	(2,899)
Secretarial fees		(128,646)	(111,932)
Telephone		(75,592)	(62,093)
		(236,963)	**(205,478)**
Other expenses			
Accounts Admin Fee		(185,099)	(172,990)
Cleaning and waste management		(2,139,609)	(1,957,611)
General office expenses		(8,250)	(6,039)
Insurance		(60,279)	(55,320)
IT and data costs		(76,260)	(79,978)
Landscaping and enviro managment - Contract landscaping		(314,026)	(297,944)
Management fee - SRA administration		-	(138,428)
Management fee - staffing		(1,236,190)	(1,160,083)
Management fees		(1,581,991)	(1,346,176)
Membership Fees		(437,808)	(410,856)
Operating lease expenses		(123,642)	(116,785)
Precinct communications		(449,353)	(341,995)
Printing and stationery		(2,728)	(4,724)
Refreshments		(10,345)	(12,276)
Refurbishment costs		(211,002)	(426,052)
Reimbursement Admin Fee		(10,420)	(11,419)
Repairs and maintenance		(1,017,288)	(916,048)
Security		(7,258,167)	(6,765,914)
SED Projects		(95,877)	(81,765)
		(15,218,334)	**(14,302,403)**
(Deficit) / surplus from operating activities	7	**(37,633)**	**1,689,256**
Finance income	8		
Interest received - Bank		336,581	246,038
Surplus before tax		**298,948**	**1,935,294**
Income tax	9		
Current tax		(77,477)	(52,829)
Surplus for the year		**221,471**	**1,882,465**

The supplementary information presented does not form part of the annual financial statements and is unaudited

Ballito Urban Improvement Precinct NPC

(Registration Number 2015/390725/08)

Annual Financial Statements for the year ended 30 June 2025

Income Tax Computation

Figures in R	2025	2024
Levies and Recoveries		
Levies		
Voluntary contributions	1,368,623	1,255,232
Ad hoc contributions	52,950	51,912
Levy income	13,995,124	14,889,993
	15,416,697	16,197,137
Total levies and recoveries	15,416,697	16,197,137
Less: Exemption in terms of section 10(1)(e) of the Income Tax Act	(15,416,697)	(16,197,137)
Taxable levies and recoveries	-	-
Taxable receipts and accruals		
Other income	337,548	246,038
	337,548	246,038
Less: Basic exemption (limited to R 50,000 of taxable receipts and accruals)	(50,000)	(50,000)
Income subject to income tax	287,548	196,038
Auditors remuneration - Fees	(542)	(340)
Bank charges	(56)	(35)
Taxable income	**286,951**	**195,663**
Normal tax	**77,477**	**52,829**
Less : Assessed tax payments / refunds	(52,829)	(35,220)
(Debit) / Credit balance brought forward	52,745	35,136
Total per statement of financial position - (Asset) / Liability	**77,393**	**52,745**

The supplementary information presented does not form part of the annual financial statements and is unaudited

Ballito Urban Improvement Precinct NPC

Registration No. 2015/390725/08

The Chairman's Annual Review and Budget for 2024 / 2025

What is a UIP?

An Urban Improvement Precinct (UIP) is one term given to a vehicle used to manage public spaces. Implemented abroad and throughout South Africa, UIP's (also known as City Improvement Districts / Business Improvement Districts) successfully tackle the threat of urban decay; retain existing investment; stimulate new investment; improve safety and quality of life and respond to the challenge of environmental sustainability.

There is no correlation between the rand value of municipal rates paid and service levels delivered to an area as there is a set service level throughout the municipality. This means that despite some areas contributing more to the rates base, service levels will remain the same. For this reason, property owners in key economic nodes come together to fund the establishment and management of public space management structures.

In Kwa-Zulu Natal, this structure is known as a UIP or Special Ratings Area (SRA) and is classified as a geographic area within which most property owners agree to pay for certain services supplementary to those supplied by the municipality. Essentially, the UIP fills the gap in service delivery to public areas thus ensuring the desired level of safety and quality of public areas and add measurable value for all stakeholders.

Services Provided

Services provided by a UIP are based on the needs of the area and the related budget but usually include:

- Dedicated Precinct Manager
- Dedicated Security Manager
- Dedicated security teams that work with local authorities
- Dedicated cleaning and maintenance teams focused on taking care of public space.
- Levy-based Communication
- Place-marketing projects that focus on experience of place.
- Social and Environmental Projects
- Work that grows partnerships with local councils/municipalities

Formation and Management

The UIP/SRA mechanism is provided for in the Municipal Property Rates Act of 2004. The Act requires the UIP register a Non-Profit Company (NPC) to represent property owners in the defined UIP area. The NPC runs independently of the municipality, ensures service delivery, and provides financial governance. The UIP Board which is constituted by property owners or property owner representatives must approve an annual budget for services rendered to the defined UIP area. The budget is approved annually by the municipality together with a finance agreement.

The UIP budget is funded by property owner levies which are calculated on a pro rata basis against assessed property values. This payment is levied on the municipal rates bill and collected by the municipality, free of charge, on behalf of the NPC. Once the formation of the UIP is approved by Council all property owners within its boundaries are required by law to contribute to the UIP.

The Benefits

- A UIP is a sustainable funding mechanism for urban management and improvement, with the financial responsibility equitably shared by precinct members.
- With governance by the Municipal Property Rates Act of 2004, there are no freeloaders as all property owners within the UIP boundaries are compelled by the law to contribute.
- Being an independent and privately funded entity, means the UIP management is directly answerable to its property owners, ensuring responsive service delivery.

- As a municipal-recognised legal entity through which issues of common interest and concerns can be addressed, the UIP is able to leverage costs and service levels with private sector service providers such as security, landscaping etc.
- The UIPs are recognised as a 'service provider' to public areas by the municipality. The status of an official service provider provides significant leverage in optimising municipal service delivery.

Background to Establishment of The Ballito UIP

The Ballito Urban Improvement Precinct (BUIP) boundaries are defined as the Ballito Business Park, the P445, Ballito Drive, Compensation beach road from the Zimbali border to Willard's beach, the adjacent boardwalk / promenade and the M4 to the northern Zimbali circle.

In 2013 Ballito was experiencing increasing levels of urban decay, specifically around the issue of crime, grime, and by-law enforcement. This was negatively impacting property values, investor confidence, business viability, and the quality of life in Ballito.

In response to the degradation of Ballito, the then CEO of iLembe Chamber of Commerce, Industry and Tourism (ICCIT), Trenley Tilbrook initiated the establishment of the Ballito UIP based on the success of the uMhlanga UIP which had played a leading role in the urban renewal and turn-around of uMhlanga Rocks. Trenley led an extensive process of pulling together key property owners and representatives in Ballito, culminating in the establishment of a UIP Steering Committee. The Steering Committee then appointed UrbanMGT, the company which established and managed the uMhlanga Rocks UIP. The company was tasked with engaging KwaDukuza Municipality (KDM) to adopt an enabling UIP policy, conduct a comprehensive UIP Feasibility Study and draft a Business Plan for Ballito. The cost, which included the establishment of a Non-Profit Company, was R360,000 which was funded by Ballito property owners.

Although the Municipal policy set the required majority of support at 51% of commercial property owners, 54% was secured, representing 61% of total property value, to ensure approval. The official UIP or Special Ratings Area (SRA – technical term for the UIP) application was lodged with KDM on December 2014 after fulfilling due process as prescribed in by the KDM Rates Policy and SRA Manual, which requires a public meeting attended by KDM that was held on 21 November 2014 at the Ballito Library.

The KDM Council resolved to approve the establishment of the Ballito UIP / SRA on the 31 March 2015, after which the UIP Non-Profit Company (NPC) was established. In the interest of continuity, the founding directors of the NPC comprised of the members of the UIP Steering Committee. It is important to note that NPC directors are not remunerated, instead give their time and expertise at no cost to the UIP. Furthermore, all directors stand down at every AGM; however, they are eligible for re-election.

KDM raised the first UIP levies in July 2015 which are transferred monthly to the UIP NPC. As with all new UIP's the start date of on ground implementation is generally three months after the first levies are raised, this is to allow for the registration of the UIP NPC, appointment of UIP management team, auditors and accounts administrators, set up of an operational office and appointment after a thorough procurement process of security and cleaning / landscaping service providers. The first visible and on-ground security, landscaping and cleaning services were deployed on 16 November 2015.

UIP Services

Based on a budget and business plan approved by the BUIP Board, the management team delivers the following services:

- Dedicated Precinct Manager
- Dedicated Operations Manager
- Safety and security delivered by a dedicated UIP security team that interacts with SAPS, Metro Police, community policing forums and security companies.
- A 24-hour reporting line **086 111 1588** for security and emergency services, create a platform for members to report municipal faults in public spaces, and encourage feedback and suggestions on service delivery and how better to improve the Ballito experience.
- The UIP aims to optimise municipal services while actively motivating for improved and upgraded municipal infrastructure.
- Landscaping, cleaning and maintenance of public area infrastructure delivered by a dedicated team.
- Place-making projects all aimed at making the experience of Ballito more enjoyable.
- A well-structured website **www.ballitouip.co.za** that keeps users updated with latest news, projects, and events.
- An email service that provides important information on security updates and municipal service alerts.

UIP / Municipal Relationship

At the core of Ballito's success, is the ability for the UIP and Municipality to build and strengthen a positive and mutually beneficial relationship. In this regard, significant progress has been made. Importantly the UIP does not replace or duplicate municipal services, instead provides a supplementary service to the precinct.

Municipal support the past year has been instrumental in securing a premium experience of place within the precinct. Lighting, road marking, greening and general maintenance to municipal infrastructure have all been kept to a high standard and have been very well received by property owners and visitors to the Precinct.

1. Overview

I am pleased to present the Chairman's Annual Review for the Ballito Urban Improvement Precinct NPC (Ballito UIP) for the financial year ending June 2025.

This past year has been both productive and successful for the Ballito UIP. Our Cleaning & Greening Teams have consistently exceeded expectations in terms of service delivery throughout the year, of note was the Traffic circle revamp on Ballito Drive near the BP garage, the New Park revamp and the new garden installation at the top of the M4. These have made a remarkable difference to the Precinct. Excitingly, the UIP's 5 year Finance Agreement was renewed with KDM for another 5 years.

With regards to Security, Fidelity ADT have delivered an excellent service over the past 12 months or so. We would like to thank them for the good work carried out so far.

Our collaboration with KDM has been largely positive, resulting in a Precinct that is in excellent condition. For more insights on the benefits of the UIP, click here.

Ballito Pro:

The 2025 Ballito Pro was yet another well-supported and successful event. Impeccably orchestrated by the Ballito Pro Management team in conjunction with KDM and UIP, the event was a tremendous success. Our heartfelt congratulations go out to both parties for their dedication and commitment. We are truly grateful for the opportunity to have partnered with them on such an illustrious event, which has significantly elevated Ballito's profile. More on the Ballito Pro and our marketing activities can be read in the communications section of this report.

We'd also like to spotlight the exemplary clean-up efforts of the beaches during the Ballito Pro Event. A big thank you to everyone involved in ensuring our beaches remain pristine and welcoming.

***Click here for news relating to the Ballito Pro*.**

Water Quality Testing:

Recognising the critical importance of our beaches to the Ballito experience, the UIP remains committed to safeguarding their quality and safety. To this end, we conduct regular sea water sampling and testing at 16 strategic points along the Ballito coastline, including estuaries and tidal pools.

The primary purpose of this programme is to monitor levels of human faecal contamination in nearshore waters, ensuring compliance with recognised bathing water safety standards. This proactive approach not only confirms that our waters are safe for swimming but also serves as an early warning system for potential sewer-related issues. Where concerns are identified, we can recommend corrective measures promptly.

Importantly, this initiative functions as a valuable sewer management tool, enabling constructive engagement with KwaDukuza Municipality and Sembcorp Siza Water on infrastructure capacity and maintenance protocols.

We extend our sincere appreciation to Dunkirk, Zimbali, Simbithi, and Seaton Estates for their ongoing support in facilitating testing at sites adjacent to their properties.

Current sampling sites include:

UIP-funded Sampling Sites:

- Salmon Bay
- Hawkins Tidal Pool
- Clarke Bay
- Willard's Beach

Zimbali Estate-funded Sampling Sites:

- Tongaat Rover Mouth
- Tongaat River Estuary

Simbithi Eco Estate-funded Sampling Sites:

- Shakas Rock Beach
- Thompsons Bay
- Shakas Rock Tidal Pool
- Thompsons Bay Tidal Pool

Dunkirk Estate-funded Sampling Sites:

- Tiffanys Beach
- Salt Rock Beach
- Salt Rock Tidal Pool

Seaton Estate-funded Sampling Sites:

- Umhlali River Mouth
- Sheffield Beach
- Umhlali River Estuary

2. Finance and Auditor

Roberts Chaplin Krona are the appointed Auditor of the Company.

3. Voluntary Contributors

In collaboration with local authorities, the Ballito UIP is a joint public-private partnership that aims to elevate the quality of public space services and amplify user experiences within the UIP area, situated in the vibrant Ballito region. As such, the supplementary voluntary contributions play a pivotal role in procuring additional resources essential for effectively managing the wider precinct.

Call to residential Body Corporates on the beachfront:

Of the potential 38 contributors, we currently have 28 voluntary participants, representing a 74% contribution rate. We're delighted to welcome La Montagne, the newest complex to join us during this period. The Ballito UIP earnestly invites non-contributing body corporates along the Ballito Promenade to consider supporting the UIP. Your backing significantly bolsters our endeavours in preserving and safeguarding our public spaces. Should you require any information about participation, please contact the Management Team at thierry@urbanmgt.co.za or dieter@urbanmgt.co.za.

Once again, our heartfelt gratitude goes to our long-standing voluntary contributors. Your unwavering support empowers the UIP in its quest to position Ballito as a highly sought-after place to live.

4. Cared for and Managed

As awareness of the UIP's role in fostering well-managed spaces expands with the growth of the precinct, there is a corresponding rise in service demand. In response, the UIP management team is relentlessly focused on ensuring the tools and strategies we deploy are tailored to the unique needs of the node, aiming to maximize our positive impact. Beyond sustaining a productive collaboration with the Municipality and guaranteeing consistent service delivery standards, we actively spearhead an efficient cleaning, greening, maintenance, and security program, greatly aided by our dedicated service providers.

4.1 Municipal Support

Central to Ballito's success is the effective working relationship cultivated between the UIP and the Municipality. We've achieved significant strides in fostering this mutually beneficial relationship. It's vital to note that the UIP does not replace or replicate municipal services; rather, we provide supplementary services to the precinct.

A primary responsibility of the UIP is to maintain a productive working relationship with the Municipality – as such we are actively involved in daily communication, reporting service delivery requests, and ensuring diligent follow-ups to the Municipality – this includes streetlight audits, pothole repairs, road markings, sewage spill management, water leakages, beach cleaning, and general maintenance.

Thanks to continued lobbying by the UIP, the precinct has benefited from numerous municipal infrastructure investments, greatly enriching the overall user experience of the place.

Fault reporting:

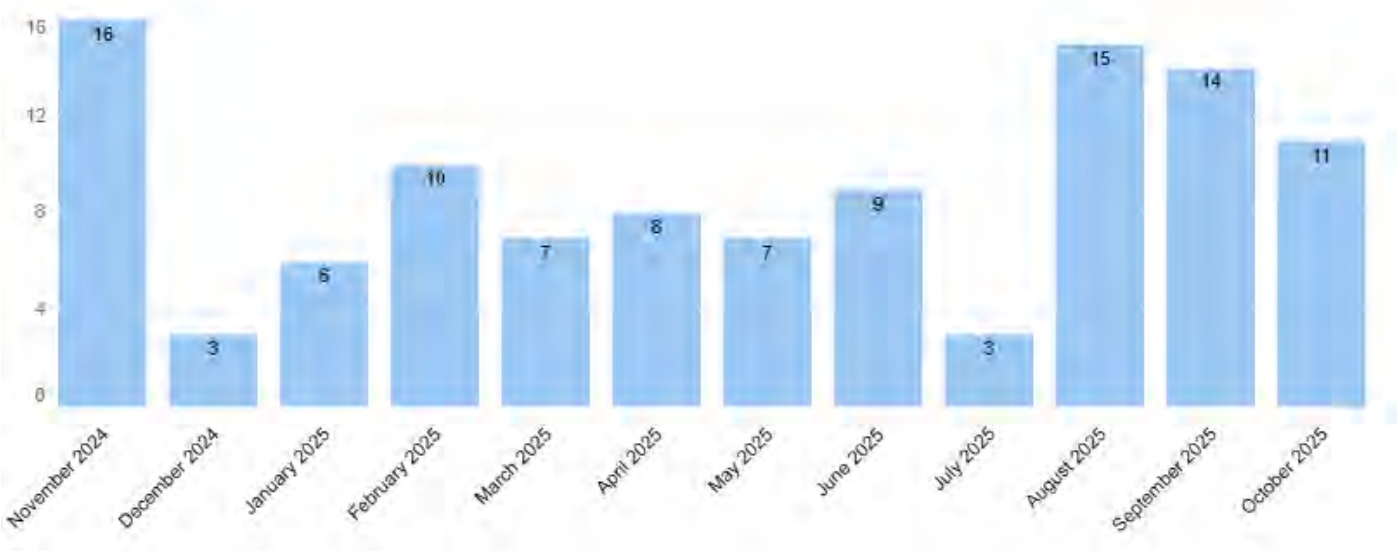
Persistent reporting of infrastructure faults to the Municipality and diligent follow-ups are imperative. Daily audits are conducted to identify issues such as non-operational streetlights, damaged signage, blocked sewers, potholes, and more. Each identified fault is promptly reported to both the Municipality and/or Siza Water. To provide a clearer context, photographs of the issues are emailed to the designated individual at the Municipality when applicable. For urgent matters, we also ensure immediate telephonic communication. All faults are meticulously documented on the UIP's management system (Salesforce) and are regularly monitored until they are resolved.

KDM painting traffic lines in the Business Park

Streetlight repairs – Willard's Parking

Click here for news related to municipal services.

See below municipal service delivery stats for past 12 months:



4.2 Municipal Infrastructure Investment

On behalf of its members, the UIP makes a monthly contribution to the Ilembe Chamber of Commerce, Industry, and Tourism (ICCIT). This aids in lobbying KDM for significant capital projects and upgrades, as well as addressing matters related to private property—areas outside of UIP's mandate.

Extension of the Ballito UIP MofA 2025-2030:

- The KDM Council approved, on the 3rd of June 2025, the renewal of the Ballito UIP Implementation Agreement and plan for a period of 5 years, from 1 July 2025 to 30 June 2030.
- The Council requires a bi-annual activities report and authorised the Municipal Manager to set up an Internal Admin Committee to facilitate the liaison between KDM and the Ballito UIP.

Business Representation on the Draft KDM 2025/26 MTREF Budget:

As part of KDM's 2025/26 Medium-Term Revenue and Expenditure Framework (MTREF) Budget public

participation process, the Chamber submitted a comprehensive response on behalf of business, highlighting the following issues of strategic importance to the Ballito Business Park and the Ballito UIP.

- A key motivation within the submission focused on the urgent resurfacing of Douglas Crowe Drive in the Ballito Business Park.
- Additional maintenance priorities raised include the installation of new kerbing at the Ballito Drive traffic circle (near BP Garage), and the resurfacing of Hawkins Car Park and Emberton Way, both of which are vital access routes for business and tourism traffic.
- The Chamber acknowledged progress on the Ballito Taxi Rank upgrade, encouraging the municipality to secure funding to complete subsequent phases of this multi-year project.
- The Chamber further supported the Ballito UIP proposal submitted to KDM's Electrical Department, calling for a partnership-driven approach to the repair and maintenance of malfunctioning traffic lights within the Ballito Business Park.
  This initiative aims to improve traffic flow, enhance pedestrian and motorist safety, and minimise economic disruption caused by signal failures. The proposal identifies four critical intersections requiring urgent attention:
  - P445 and Moffatt Drive (McDonald's)
  - P445 and Douglas Crowe Drive (Shell Garage)
  - P445 and M4 (near BP Garage)
  - M4 and Albertina Way (Ashton School)
- The Chamber's submission underscored that the maintenance and aesthetics of commercial and tourism nodes, particularly the Ballito Business Park, are essential to sustaining the North Coast's status as a premier business and tourism hub. These areas not only contribute significantly to municipal revenue but also reflect the strength of collaborative public-private partnerships, exemplified by the proactive engagement between the Chamber, the Ballito UIP, and KDM in pursuit of efficient service delivery and a conducive business environment.

<u>Lobbying:</u>

The Chamber has supported the UIP in its engagements with the relevant authorities on the following matters:

- Repairs to traffic circle kerbing at the top of Ballito Drive (near the BP Garage).
- Resurfacing of Douglas Crowe Drive, Ballito Business Park: A formal request was submitted to KDM Civils on 28 August 2025, motivating for the urgent resurfacing of Douglas Crowe Drive in the Ballito Business Park. Feedback from KDM Civils is still pending. Should no response be received, the Chamber will advocate for the inclusion of this project in the 2025/26 Adjustment Budget.
- Traffic Signal Maintenance: This matter, jointly raised by the Electrical Task Team and the BUIP, prompted the Chamber to engage the KZN MEC for Transport regarding the urgent repair of traffic signals that fall under the jurisdiction of the KZN Department of Transport (DoT) as the road authority within KwaDukuza.
  KDM has suspended repairs to several traffic lights along the North Coast due to disputes over funding and the non-reimbursement of costs previously incurred by KDM when undertaking repairs on behalf of the DoT. The Chamber highlighted the significant implications of non-functional traffic signals, including compromised road safety, increased traffic congestion, and negative visual impact.
  The Chamber urged the MEC to expedite the finalisation of the Service Level Agreement (SLA) currently being drafted between the KZN DoT and KDM. This agreement is expected to clarify responsibilities, establish maintenance protocols, and address outstanding reimbursements.
  Given the continued lack of response from the DoT, and with the support of the Ward 22 Councillor, the Chamber has requested that KDM proceed with repairs to these assets despite their ownership by another public entity.
  The Chamber will continue to engage with the relevant stakeholders to ensure a sustainable resolution to this matter.

BBP Link Road:

In line with the previous update, please be advised as follows:

- On 4 July 2025, PopeChester met with KwaDukuza Municipality (KDM) to advance discussions regarding the donation of a 20-metre servitude and the potential acquisition by KDM of an additional 20 metres (approximately 1.65 hectares).
- During the meeting, KDM approached the Chamber by phone to enquire whether the Chamber, or other interested parties, would be willing to contribute towards the cost of acquiring the additional 20 metres from PopeChester.
- The Chamber declined to participate directly but subsequently engaged with representatives of the BBP LOA, who indicated a willingness, subject to conditions, to consider contributing towards the acquisition to expedite and finalise the matter.
- To date, no formal discussions have taken place between KDM and the BBP LOA. However, the Chamber has been reassured that the BBP LOA remains intent on progressing the issue, given the pressure created by the number of developments within the Ballito Business Park.
- It is the Chamber's understanding that the current KDM budget does not provide for this land acquisition. The Chamber will, through the Adjustment Budget process, advocate for the necessary allocation to cover KDM's portion of the agreed purchase price.
- For ease of reference please find attached the conceptual drawings of the road through the BBP, specifically the link into the stretch of road from the Moffat Drive (renamed Bridge Road) agricultural bridge in the south that were submitted to KDM for engagement.
- Drawings 24-P03-MRM02 and MRM01 are of specific relevance.

Ballito Taxi Rank Update:

Following the recent upgrading of the Ballito Taxi Rank, the Chamber has been advised that negotiations to acquire the parcel of land adjacent to the existing rank, currently owned by Shell, are at an advanced stage. It is understood that the intention is to expand the facility into a mixed-use development, incorporating retail outlets and other amenities designed to support the taxi industry, commuters, and the wider community.

5. Clean, Green and Maintained

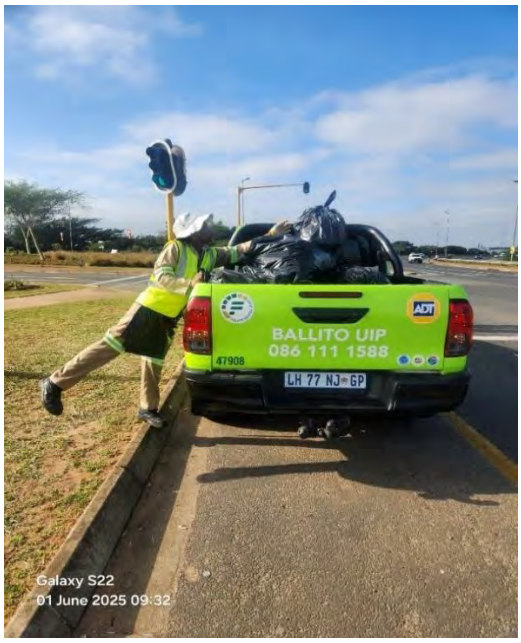
The UIP places great emphasis on maintaining clean, green, and well-kept public spaces. This commitment isn't just about aesthetics - an attractive, cared for and effectively serviced public realm is vital to the success of the precinct. It forms the foundation of an enjoyable environment, ensures continued investment, and helps uphold property values in the area. Our dedicated utility staff work tirelessly each day on maintenance and greening programs. They focus on landscaping, cleaning, graffiti removal, and upkeep of the public infrastructure. These utility staff members, our unsung heroes, play an integral role in preserving the precinct's charm.

We also recognize the importance of evaluating performance. Performance measurement isn't just a routine task; it's a strategic tool that ensures the UIP consistently meets the set standards and strives for better outcomes.

Our general maintenance team consists of 15 staff members under the guidance of a dedicated supervisor. They operate Monday to Friday, ensuring the precinct remains clean and well-maintained. Over weekends, a smaller team focuses primarily on litter collection and general cleaning to keep public spaces tidy. In addition, a roving team manages grass cutting and edge maintenance on a fortnightly basis, working in tandem with KwaDukuza Municipality's efforts, which take place on alternating weeks.

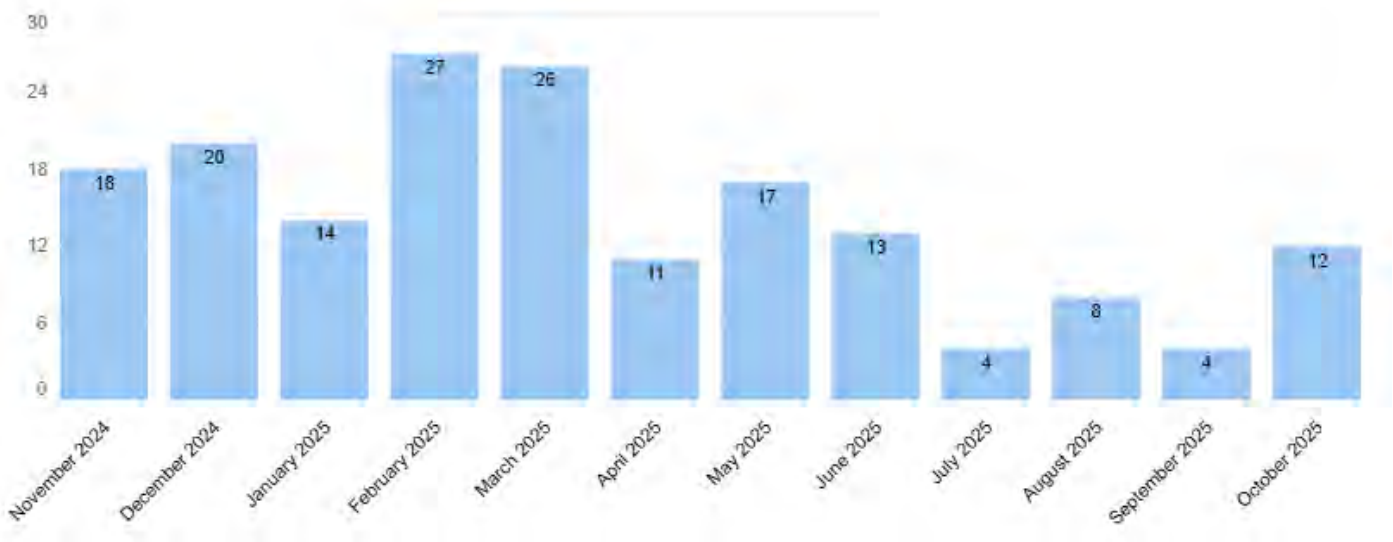
UIP Staff Planting in Business Park

Refuse removal on the P445



Click here for news related to cleaning, greening and maintenance.

See below the cleaning, greening and maintenance stats for the past 12 months:



6. Safe and Secure

The UIP takes a proactive stance towards security, prioritizing crime prevention over a reactionary approach. This strategy has consistently resulted in notably low crime rates within the precinct. Furthermore, fostering a collaborative relationship with the South African Police Service (SAPS) and KDM Law Enforcement has been crucial in maintaining the safety and security of our public spaces. Fidelity ADT continues to be a service provider top the UIP. We anticipate a fruitful and effective collaboration as we continue to prioritize the safety and well-being of everyone within the precinct.

Below: One of our two new dedicated patrol vehicles and Supervisor

The Ballito UIP remains a pivotal entity in safeguarding the precinct at large. Regrettably, there have been a handful of property crimes on the Promenade. Even though these incidents are few, each one is deeply concerning to the UIP. Compounding the challenge is the sometimes-negligent behaviour of holidaymakers, which unfortunately doesn't help in maintaining the security of the area. It's imperative that everyone, both residents and visitors, recognise the importance of personal responsibility and vigilance in contributing to the overall safety of the precinct. We are very fortunate in Ballito to have a very active and cooperative collaboration between security role players which yields fantastic successes.

We would also like to remind members of the importance of keeping your property boundaries well-maintained with appropriate lighting, as it plays a vital role in ensuring the overall safety of Ballito. The Ballito Business Park has been relatively quiet with nothing of significance to report.

Security Deployment:
Our UIP security operates around the clock. The team comprises 10 security personnel, including a supervisor, during the day and an equivalent team at night. All are overseen and performance-managed by the UIP Operations Manager. The deployment details are as follows:

- **Beachfront by day**
  - 4 x Security guards patrolling clearly defined areas.
  - 1 x vehicle supervising the lower precinct area.

- **Business Park by day**
  - 4 x guards patrolling clearly defined areas.
  - 1 x vehicle supervising within the business park and upper precinct area.

- **Beachfront by night:**
  - 5 x Security guards patrolling clearly defined areas funded by residential contributions.
  - 1 x vehicle supervising and going through the lower precinct area at night.

- **Business Park by night**
  - 3 x security guards patrolling clearly defined areas.
  - 1 x vehicle supervising within the business Park and upper precinct area.

During the festive season, which is typically a busy time for the UIP, additional resourcing is crucial. This year, we will continue to use Community in Blue Volunteers at two key points on the promenade to address the issue of alcohol on the beach.

Furthermore, our solid relationship with the Dolphin Coast Taxi Association proves beneficial during these peak times. We anticipate their cooperation in maintaining order in the lower Ballito area, by strictly adhering to designated routes and respecting the no-drop-off zones. This collaborative effort ensures that both residents and visitors can enjoy Ballito's offerings safely and without disruption.

Number Plate Recognition Cameras:

The ANPR cameras continue to play an important role in the security of the Precinct. While the sheer volume of camera activations is too vast to analyse individually, it's evident that they have been instrumental in many successful interventions. The Cameras are now fibre enabled which means that there is very little if no down time and is significantly cheaper.

The seven ANPR cameras situated around the Business Park are as follows:

1. Sticks n licks – Moffatt drive
2. Regency house – Douglas Crowe Drive
3. Engen garage – Douglas Crowe Drive
4. La Piazza – Opposite Ashton School
5. Lifestyle circle
6. N2 On Ramp – Ballito
7. M4 Entrance – Engen

Festive/Holiday Periods:

The festive seasons unfolded smoothly, marking yet another triumphant holiday period. This success is largely due to the collaboration between the UIP, Dolphin Coast Taxi Association, and The Ballito Beach Collective. We extend our heartfelt gratitude to all parties involved for their concerted efforts. The use of funded Community in Blue volunteers from the community policing structures were very useful in their placement at ingress and egress points and helped to ensure a largely incident free period.

Integrated Operational Plan:

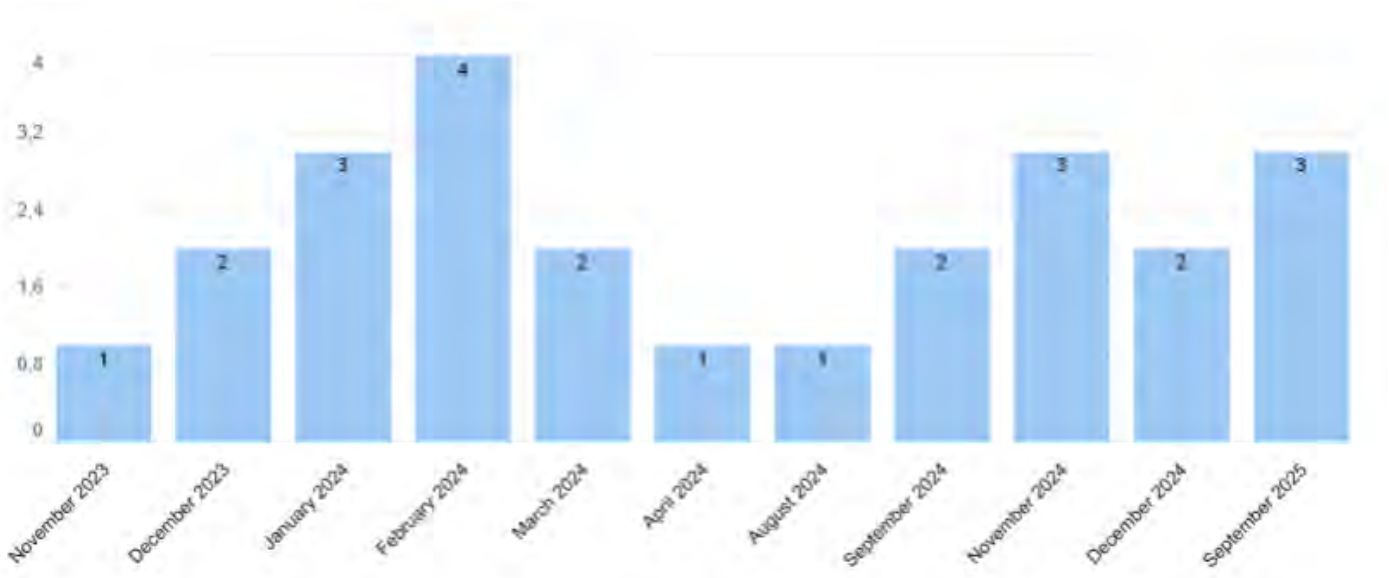
The Annual Integrated Operational Plan, spanning from late November—just before the commencement of Matric Rage week—to mid-January, is pivotal to ensuring a successful Festive Season for all. This includes property owners, tourists, businesses, the municipality, stakeholders, and the public. The planning process demands a considerable amount of time and involves collaborations across numerous Municipal Departments, the SAPS, Matric Rage organizers, and other event coordinators. Lessons and insights from past seasons inform the current planning process.

This year's Matric Rage is scheduled from the 29th of November to 6th of December 2025 and is set to be hosted at the grass farm opposite Sugar Rush. While there are no Rage events situated within the precinct, it's worth noting that many of the attendees will be residing there.

Work on the 2025/26 Plan is already underway, with a primary objective of ensuring the Festive Season unfolds with minimal disruptions and incidents.

Click here for news related to safety and security.

See below the public space crime stats for the past 24 months:



7. Special Projects

While daily operations provide a stable foundation by addressing immediate needs and supplementary operational services, such as maintenance and safety, Special Projects are those that transform the node into a sought-after location.

These Special Projects are not just reactive solutions to existing problems; they are visionary initiatives that focus on holistic urban development. Whether it's reimagining public spaces, adding innovative amenities, enhancing connectivity, or tackling environmental challenges, these projects drive the vision of the precinct.

Four Key projects below completed:

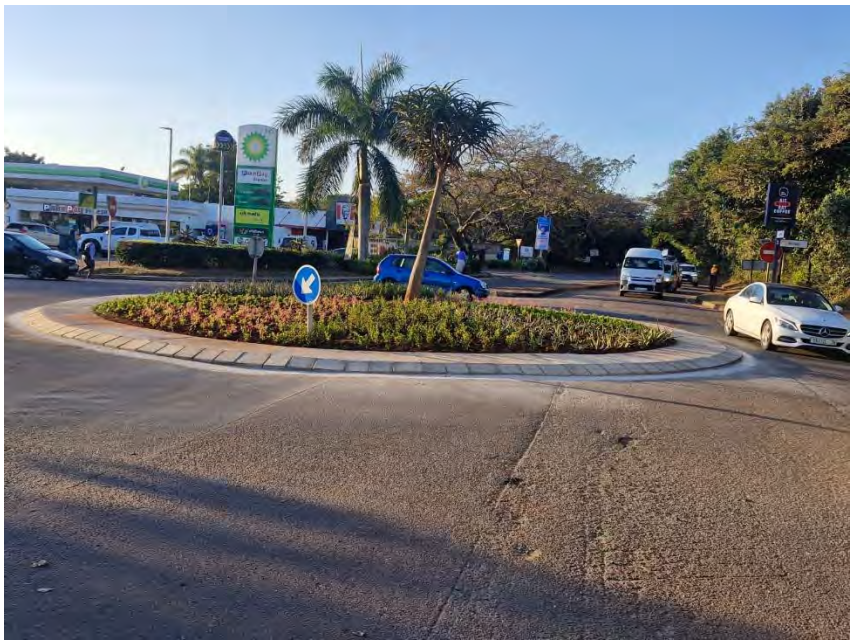
1. New Garden installation top of M4
2. New Park revamp.
3. Mulch to the gardens.
4. Traffic circle revamp.

New Garden Installation at the Top of M4

Revamp of New Park

Mulch installed in the precinct gardens

Traffic circle upgraded on Ballito Drive



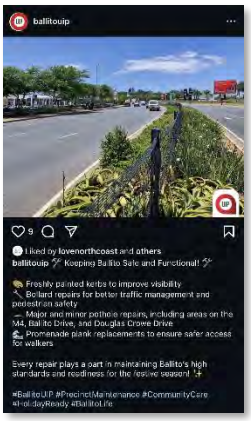
Click here for news related to Special Projects.

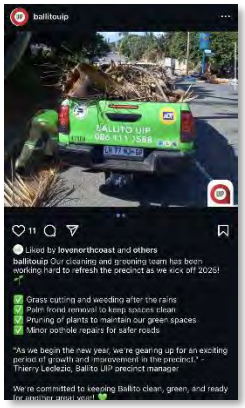
8. Levy-Based Communications

The Ballito UIP's ability to show on-ground service delivery (security, cleaning, greening, maintenance, and special projects) demonstrates the tangible results of investment and collective commitment. Showcasing and communicating this work shows the concrete "bang for buck" delivery to levy paying members and educates the public and the area's non-paying users about the level of effort put in to ensure quality public space in Ballito.

The Communication team continues to actively educate and engage with the greater Ballito community and potential voluntary contributors about the UIP's purpose, commitment, services and the value it brings to the area.
Platforms used include the **Ballito UIP Facebook Page**, **Instagram Page**, the **Ballito UIP website**, and email communications.

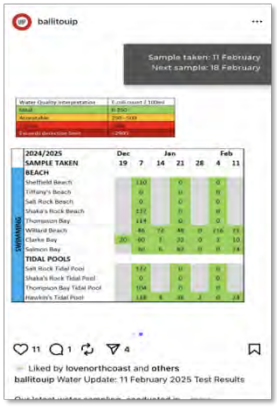
- Posting cleaning, greening and maintenance stories along with evergreen content to the Ballito UIP Social Media Platforms.





- The public announcement of the Ballito UIP water sampling results. The Ballito UIP continue to communicate to our members and the public; the Ballito swimming beaches E. coli levels. Through the weekly newsflash and social media post, we put our members and the public at ease over the condition of our beaches and safe use thereof. The weekly communication also provides an opportunity to thank various estates for coming on board to sponsor testing and encourage others to do the same.

Weekly social media posts and newsflash:



See below Communications Statistics for the period:

Communication Platform	July 2024 / June 2025
Newsletters Sent	77
Newsletter Database Subscribers – current as of Oct 2025	530
News items posted to website	34
Facebook Followers – current as of Oct 2025	8768
Number of Facebook posts	196
Instagram Posts	149
Instagram Followers – current as of October 2025	2 803

8.1 Ballito UIP Campaign: Building Ballito: A North Coast Journey

In April 2024, the Ballito UIP board approved the development of a Ballito UIP 9-year campaign which was launched end June – **Building Ballito: A North Coast Journey.**

Campaign Results:
The campaign successfully engaged the community and generated positive feedback, evidenced by the following metrics:

- Social Media Reach Increase: Facebook: 56.6%, Instagram: 17.8%
- Increase in Visits: Facebook: 16.4%, Instagram: 29.3%
- Increase in new followers: Facebook: 314, Instagram: 36

The campaign resonated well with the community, with members expressing their appreciation for the UIP's efforts:

"Keep up the great work keeping Ballito beautiful."
"Thank you UIP. It would be great if you could extend your services to Salt Rock."
"Amazing efforts by a dedicated team – thank you."

8.2. The Ballito UIP Progress Portfolio

In June 2025, the Board approved a digital campaign titled *A Decade of Dedication* to be launched in November 2025. This campaign will celebrate a decade of care and improvement across the precinct, with its key feature being the Ballito UIP | Precinct Progress Portfolio — a dynamic, visual document showcasing before-and-after imagery, year-by-year highlights, and progress made since 2015. Designed as a long-term communications tool, the portfolio will be updated annually and made accessible via the UIP website.

8.3 Annual Perception Survey 2024/5

Over the February/March 2025 period, the operational team carried out the collation of survey results relating to the Annual Perception Survey. The Annual Perception Survey provides our team and the Board with qualitative data to assist in prioritizing special projects and motivating tasks to improve the overall experience of our precinct. The results of the survey were circulated to the Board and upon approval, published to our members via our monthly insights.

Click here to view the latest survey

Click here for news related to Community & Sustainability.

9. In summary

The Ballito UIP has once again demonstrated resilience, commitment, and progress. It has truly been another productive and successful year, and this would not have been possible without the collective effort of so many.

First and foremost, my sincere gratitude goes to the UIP Board of Directors. Your dedication, expertise, and willingness to give of your time in service of our members' best interests remain the cornerstone of our success.

Our achievements are also deeply rooted in the strong partnerships we share with the KwaDukuza Municipality and its departments, the South African Police Service (SAPS), and our valued stakeholders. Your collaboration and support have been instrumental in driving our initiatives forward.

A special thank you to our service providers and the UIP Management Team. Your professionalism and commitment to maintaining exceptional standards have elevated the quality and experience of Ballito's public spaces, ensuring they remain safe, clean, and welcoming for all.

Finally, to our UIP members – your trust and continued support empower us to deliver on our mandate and vision. Together, we have built a foundation of shared responsibility and pride in our community.

As we look ahead to 2025/2026, I am excited about the opportunities before us and confident that, through collaboration and commitment, we will continue to achieve great things. Thank you for being part of this journey.

Barbara Shingler
Chairperson

10. Budget

The budget provides for holistic supplementary service delivery to Ballito's public areas with the aim of enhancing the experience of Ballito and improving quality of life. This translates to secured property values and improved investment confidence in Ballito.

The board resolved to increase the SRA levy by 3.1% from a rate randage of 0.0037 to 0.00382 for the 2026/2027 financial year.

Ballito UIP - Annual Budget **July 2026 - June 2027**

Ballito UIP/SRA Rate Randage - **0.00382** **(commercial / business)**

BUDGET SUMMARY

				2026/2027
	PROJECTED INCOME			**17,243,581**
	SRA/UIP Levies raised over 11 months	Projected SRA levy increase		15,611,438
	Provision for property value objection	0%		0
	Provision for arrears @	1%		-156,114
	Residential levies actuals as at September 2025	126,563	3.1%	1,565,837
	Adhoc contributions to parking marshals			52,956
	Interest received		14122	169,464
	EXPENDITURE			**17,210,119**
1	NPC Company Costs			720,249
2	Mangement Costs			2,271,853
3	UIP official inclusion of residential props.			0
4	Precinct Management			1,341,153
5	Security			8,327,027
6	Cleaning			2,634,710
7	Greening			505,343
8	Repairs & maintenance			548,016
9	Socio-economic development			346,802
10	Communications, PR & mrkt. of UIP			514,967
	Surplus/(Deficit) before Tax and Special Projects			**33,462**
	TAX ON NON LEVY INCOME OVER R50,000 (INTEREST)			**32,255**
	SPECIAL PROJECTS			**0**
	PROJECTED MONTHLY SURPLUS / DEFICIT			**1,206**