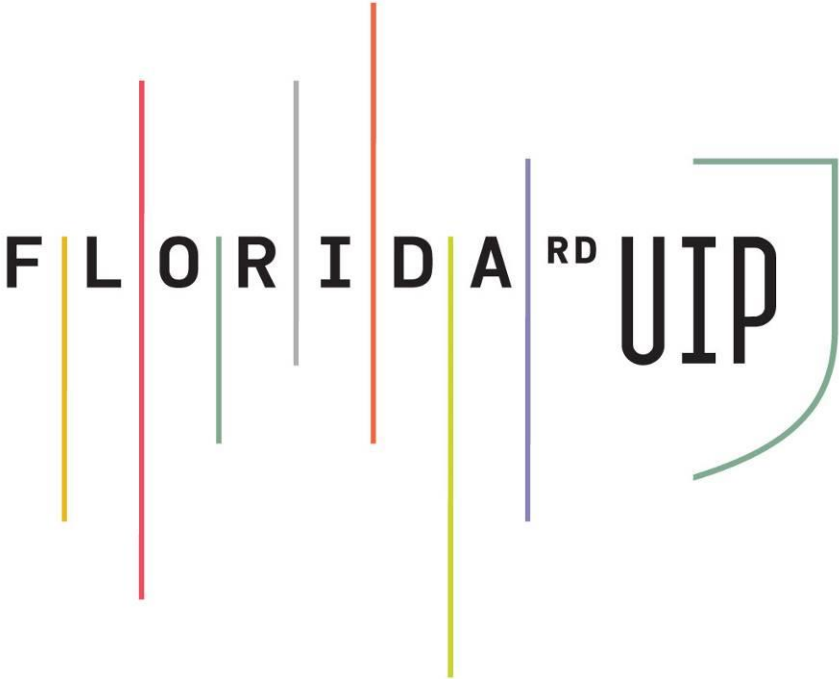


Florida Road Urban Improvement Precinct NPC (Florida Rd UIP)

Registration Number: 2013/059252/08



Annual Report for year ended 30 June 2023

Florida Road Urban Improvement Project NPC (Florida Rd UIP)

Registration Number: 2013/059252/08

("the Company")



Notice of the 10th Annual General Meeting

Telephone: 031 561 2496

Cell: 082 389 3584

Email: fynn@urbanmgt.co.za

Business Address: Ocean Dune, 2 Heleza Blvd, Hillhead, Umhlanga, 4320

Registered address: Ocean Dune, 2 Heleza Blvd, Hillhead, Umhlanga, 4320

Postal address: Box 867, uMhlanga Rocks, 4320,

Notice is hereby given that the Annual General Meeting of the members of the Company will be held at Olive Tree Church, 116 Florida Road on **01 February 2024 at 09h00** for the following purposes:

1. To receive the Chairman's Report.
2. To receive and adopt the audited annual financial statements for the year ended 30 June 2023, which incorporates the independent auditors report.
3. To re-appoint Baker Tilly Morrison Murray as the auditors of the company.
4. To elect directors in terms of Article 4 of the Memorandum of Incorporation.
The Board shall comprise a minimum of 5 and a maximum of 10 nominated directors.
It would facilitate secretarial procedures if nominations for the appointment of Directors could be emailed to cherrie@urbanmgt.co.za by no later than 18 January 2024. 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.
5. To receive and adopt the budget for the financial year 1 July 2024 to 30 June 2025.
6. To transact such other business as may be transacted at an Annual General Meeting.

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 form of proxy is enclosed for this purpose.

Items for discussion under any agenda item should be advised to the Chairman of the Florida Rd Urban Improvement Project NPC and emailed to cherrie@urbanmgt.co.za by no later than the 18 January 2024. Please note that such notification must be in writing.

By order of the Board

W. Stainforth

Chairman

Florida Road Urban Improvement Project NPC (Florida Rd UIP)

Registration Number: 2013/059252/08



Directors Nomination Form for the Annual General Meeting of 01 February 2024

I, the undersigned:.....

duly authorised representative of:.....

being a Member of the Florida Road Special Ratings Area, hereby nominate for appointment as Director of the Florida Road Urban Improvement Project NPC:

.....

Proposer's signature

Nominee's signature

NOTE:

Directors Nomination Forms should be emailed to cherrie@urbanmgt.co.za for the attention the Chairman Florida Road Urban Improvement Project NPC by 18 January 2024.

Florida Road Urban Improvement Project NPC (Florida Rd UIP)

Registration Number: 2013/059252/08



Form of Proxy

I, the undersigned.....

duly authorised as representative of.....

being a Member of the Florida Road Special Ratings Area, hereby appoint:

..... (Name of Proxy)

Or, failing him/her, the Chairman of the meeting, as my proxy to vote for me and on my behalf at the Annual General Meeting of the Florida Road Urban Improvement Project NPC to be held on 01 February 2024.

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

Signed at:..... this.....day of.....2024

Signature:.....

FOR AND BEHALF OF:.....

NOTE:

Proxy forms should be emailed to cherrie@urbanmgt.co.za for the attention the Chairman Florida Road Urban Improvement Project NPC by 18 January 2024.



Florida Road Urban Improvement Project NPC (Florida Rd UIP)

Registration Number: 2013/059252/08

Agenda

1. Welcome
2. Apologies
3. Resolution 1: To receive and adopt the annual financial statements for the year ended 30 June 2023, which incorporates the independent auditors report.
4. To adopt the Minutes of the Annual General Meeting held on 16 February 2023.
5. Matters Arising for the Annual General Meeting held on 16 February 2023.
6. To receive the Chairman's Report
7. Resolution 2: To Re-appoint Baker Tilly Morrison Murray 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: Wayne Stainforth, Ross Roger, Alfred Sudheim, Laurence Dinsdale, Tom Wood and Chris Rencken.
9. Resolution 4: To receive and adopt the Budget for the financial year 1 July 2024 to 30 June 2025.
10. General
11. Close of Meeting

By order of the Board



**Florida Road Urban
Project (UIP) NPC**
(Registration Number: 2013/059252/08)

Improvement

**Minutes of the 9TH Annual General Meeting of Members of the Florida Road Urban
Improvement Project (UIP) NPC, held via Microsoft Teams Meeting
on 16 February 2023 at 10h00**

Directors:

Name	Initial	Representing	Present	Apologies
Wayne Stainforth (Chair)	WS	Measured Ability South Africa		Apologies
Tom Woods	TW	Private	Present	
Alfred Sudheim	AS	118 & 124 Florida Road	Present	
Laurence Dinsdale	LD	Dropkick Murphy's	Present	
Chris Rencken	CR	Urban Lime	Present	
Ross Rodger	RR	Olive Tree Church	Present	

Invitees:

Brian Wright	BW	UIP Project Leader		Apologies
Nwabisa Mkhize	NM	UIP Head of Operations South	Present	
Andrew Fynn	AF	UIP Precinct Manager	Present	
Jo Barnard	JB	UIP Corporate Governance & Secretariat	Present	
Cherrie Francis	CF	UIP Company Secretariat Assistant	Present	
Maxine Schilz	MS	UIP Finance	Present	
Jade Harding	JH	UIP Communications	Present	
Jason Howitz	JHow	Baker Tilly Morrison Murray Auditors	Present	

1/22	Welcome and Introductions	Action
	Ross Roger chaired the meeting and welcomed all to the 9 th Annual General Meeting of Members of the Florida Road Urban Improvement Project Non-Profit Company ("Florida Road UIP").	
2/22	Apologies	
	a.) Apologies were recorded as listed above.	
	b.) Proxies were recorded as listed above.	
3/22	Quorum	
	The attendees confirmed having received due notice of the meeting.	
	It was noted that the quorum required for the Annual General Meeting was 10 members, personally present or by proxy, or by its duly authorised representative. Due to apologies received from the Chair, Wayne Stainforth, Ross Rodgers (RR) took the meeting through the agenda in his stead. RR declared and confirmed the meeting duly constituted.	
	The Chair introduced the meeting to the Directors as follows: <ul style="list-style-type: none"> • Wayne Stainforth (in absentia) • Ross Roger • Alfred Sudheim 	

	<ul style="list-style-type: none"> • Chris Rencken • Laurence Dinsdale • Tom Woods <p>The Chair further introduced Brian Wright, Andrew Fynn, Nwabisa Mkhize, Joanne Barnard, Cherrie Francis, Maxine Schilz and Jade Harding of the UIP’s Management Team.</p> <p>Jason Howitz (JHow) of Baker Tilly Morrison Murray (the Auditor), was in attendance to answer any questions pertaining to the Audited Annual Financial Statements.</p>	
4/22	Resolution 1 - To receive and adopt the annual financial statements for the year ended <u>30 June 2022</u>, which incorporates the Chairman’s report to members, and the report of the independent auditors.	
	<p>The Chair explained that the approval of the Annual Financial Statements had been brought forward on the Agenda, to allow the Auditors to leave the meeting after their respective presentation.</p> <p>The Chair noted that the Annual Financial Statements (AFS) along with the Chair’s Review and the Report of the Independent Auditors, fully cover the activities of the Company for the period under review. The Chair explained that JHow from Baker Tilly Morrison Murray (the Auditor) was in attendance to respond to members’ questions.</p> <p>As no comments or queries were raised, Chris Rencken (CR) proposed and Laurence Dinsdale (LD) seconded that the Annual Financial Statements of the Company for the year ended 30 June 2022 be approved and adopted. The proposal was accepted, and the <u>meeting resolved that the Financial Statements for the year ended 30 June 2022 were approved and adopted.</u></p> <p>Jhow left the meeting at 10h05.</p>	
5/22	To adopt the Minutes of the Annual General Meeting held on <u>16 February 2022</u>	
	<p>The Minutes of the Annual General Meeting held on <u>16 February 2022</u> had been circulated to attendees before the meeting.</p> <p>There being no comments, the minutes were approved as a correct record of proceedings. As such, adoption of the minutes was proposed by CR and a seconded by LD.</p>	
6/22	Matters Arising from Previous Minutes	
	<p>Joanne Barnard (JB) noted the action log, as circulated ahead of the meeting. All actions were taken as completed.</p>	
7/22	Presentation of the Chairman’s Annual Report	
	<p>The meeting took the Chairman’s Annual Report as read and noted that the Annual Presentation would be circulated to members after the meeting.</p>	JH
8/22	Resolution 2: Appointment of the auditors to the Company	
	<p>The Companies Act 2008 requires us to annually appoint an Auditor to the Company. The Chair proposed the re-appointment of Baker Tilly Morrison Murray as the appointed Auditors for the Company. The motion was put to the meeting and <u>was unanimously carried.</u></p>	
9/22	Resolution 3: To elect directors for the ensuing year	

The Chair explained that the Directors would retire at this Annual General Meeting and that the following Directors would be available for re-election:

- Wayne Stainforth
- Ross Roger
- Alfred Sudheim
- Laurence Dinsdale
- Chris Rencken
- Tom Woods.

The meeting noted the Companies Act of 2008 required that Directors be individually elected, and as such he called for nominations of directors:

- Wayne Stainforth (WS) nominated by LD and seconded by CR.
- Ross Roger nominated by CR and seconded by LD.
- Alfred Sudheim nominated by RR and seconded by LD.
- Laurence Dinsdale nominated by RR and seconded by CR
- Tom Woods nominated by LD and seconded by RR
- Chris Rencken nominated by LD and seconded by RR.

There being no objections to the nominations, the Chair moved that the nominees be elected to the Board until the next Annual General Meeting. **The motion was unanimously carried.**

10/22 Resolution 4: To receive and adopt the Budget for the financial year of 1 July 2023 to 30 June 2024

The Chair explained that Resolution 4 was to receive and adopt the budget for the financial year 1 July 2023 to 30 June 2024.

The Chair explained that eTM required that the annual budget be approved by a majority of members at the AGM and noted that the 2023/2024 levy increase was set at 6.7%

Florida Rd UIP Budget July 2023- June 2024		EX VAT		1	2	3	4	5	6	7	8
	Forecast 2022/2023	Budget 2022/2023	Variance	Budget 2023/2024	% of Budget	% 2024 Budget to Forecast 2023	% 2024 Budget to Budget 2023	Variance Budget 2022 to 2023			
Income											
SRA levies raised - anticipated SRA rate increase	3,706,687	3,706,687	0	3,955,108		6.7%	6.7%	248,421			
SRA levies raised - Rob Goulden Property valued at R28 mil as per eTM - verified from Rob	0	0	0	225,578				225,578			
Provision for under collections & prop value / usage changes	0	0	0	0				0			
Voluntary sidewalk monitors	32,070	32,075	5	32,161		0.3%	0.3%	86			
Voluntary residential and NGO	67,344	86,602	19,258	67,344		0.0%	-22.2%	(19,258)			
Total Income	3,806,101	3,825,364	19,263	4,280,190		12.5%	11.9%	454,826			
Expenses											
1 Admin and general	211,884	209,741	(2,143)	226,428	5.3%	6.9%	8.0%	16,687			
2 Utilities	0	0	0	0	0.0%	0.0%	0.0%	0			
3 Company costs	50,556	53,027	2,471	54,099	1.3%	7.0%	2.0%	1,072			
4 Operational management	681,218	681,218	0	726,858	17.0%	6.7%	6.7%	45,640			
5 Security	897,062	934,260	37,198	1,169,990	27.3%	30.4%	25.2%	235,730			
6 Cleaning	540,682	538,193	(2,489)	578,284	13.5%	7.0%	7.4%	40,091			
7 Greening	69,874	69,608	(265)	74,742	1.7%	7.0%	7.4%	5,134			
8 Repairs & maintenance	50,230	50,230	0	53,751	1.3%	7.0%	7.0%	3,521			
9 Social Economic Development	601,720	641,564	39,844	643,846	15.0%	7.0%	0.4%	2,282			
10 Communications, PR & mkt. of the UIP	138,954	139,547	593	145,201	3.4%	4.5%	4.1%	5,654			
11 Project management and leverage fee	365,330	365,330	(0)	389,806	9.1%	6.7%	6.7%	24,476			
12 Special Projects	264,000	264,000	0	216,000	5.0%	-18.2%	-18.2%	(48,000)			
Total Expenses	3,871,509	3,946,718	75,209	4,279,004	100.0%	10.5%	8.4%	332,286			
Surplus/ (Deficit)	(65,408)	(121,354)		1,187							
A Reserves at beginning of period											
	2,611,956	1,295,029	1,316,927	2,546,549							
B Net Income/(loss)											
	(65,408)	(121,354)	55,946	1,187							
C Special Projects - To be presented to the Board for consideration											
		0	0	(1,000,000)							
D Transfer into reserves											
	(65,408)	(121,354)		(988,813)							
E Reserves at end of period											
	2,546,549	1,173,675	1,372,874	1,547,735							

	<u>There being no further questions, the Directors unanimously voted to approve and adopt the 2023/24 Budget of R4,279,004 and financed by a levy income of R4,280,190.</u>	
11/22	General	
11.1	Special Projects Workshop The Directors agreed to hold a workshop to discuss proposals for special projects. CR undertook to circulate a meeting invitation to Directors.	CR
12/22	Meeting Closure	
	There being no further business the Chair thanked the attendees for their attendance and their ongoing efforts on the Road. The Chair declared the meeting closed at 10h15.	
	Read and confirmed this _____ day of _____ 2023. _____ Chair	

Florida Rd Urban Improvement Precinct NPC

Registration No. 2013/059252/08

Summary of Actions coming out of meetings



AGM 16 February 2023

	Minute no.	Action:	By whom	Progress
1.	7/22	Presentation of the Chairman's Annual Report <ul style="list-style-type: none">The Annual Presentation would be circulated to members after the meeting.	JH	Done
2.	11.1	Special Projects Workshop <ul style="list-style-type: none">The Directors agreed to hold a workshop to discuss proposals for special projects. CR undertook to circulate a meeting invitation to Directors.	CR	Directors considered a CCTV Masterplan as a major special project to undertake

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number 2013/059252/08)

Annual Financial Statements
for the year ended 30 June 2023

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

GENERAL INFORMATION

Country of incorporation and domicile	South Africa
Nature of business and principal activities	Management and Administration of the Florida Road Precinct
Directors	W Stainforth A Sudheim R Rodger L Dinsdale C Rencken T Woods
Registered office	44 Lagoon Drive Umhlanga Rocks Kwa-Zulu Natal 4319
Business address	44 Lagoon Drive Umhlanga Rocks Kwa-Zulu Natal 4319
Auditors	Baker Tilly Morrison Murray Chartered Accountants (S.A.) Registered Auditors
Company registration number	2013/059252/08
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
Preparer	The annual financial statements were independently compiled by: JG Verburg Chartered Accountant (SA)
Issued	<hr/>

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

INDEX

The reports and statements set out below comprise the annual financial statements presented to the members:

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FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

DIRECTORS' RESPONSIBILITIES AND APPROVAL

The directors are required by the Companies 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. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities. The external auditors are engaged to express an independent opinion on the financial statements.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and are based upon appropriate accounting policies consistently applied 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 company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors sets 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 company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the 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 directors have reviewed the company's cash flow forecast for the year to 30 June 2024 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's financial statements. The financial statements have been examined by the company's external auditors and their report is presented on pages 4 to 6.

The annual financial statements set out on pages 7 to 15, which have been prepared on the going concern basis, were approved by the board and were signed on its behalf by:

Director

Date: _____

Director

Date: _____

INDEPENDENT AUDITOR'S REPORT

To the Members of Florida Road Urban Improvement Project NPC

Opinion

We have audited the financial statements of Florida Road Urban Improvement Project NPC (the company) set out on pages 8 to 14, which comprise the statement of financial position as at 30 June 2023, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the annual 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 Florida Road Urban Improvement Project NPC as at 30 June 2023, and its financial performance and cash flows for the year then ended in accordance with the the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the financial statements section of our report. We are independent of the 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 Statement of Financial Performance as set out on page 15 and the Directors' Report as required by the Companies Act of South Africa, which we obtained prior to the date of this report. Other information does not include the financial statements and our auditor's report thereon.

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

INDEPENDENT AUDITOR'S REPORT

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 on the other information obtained prior to the date of this auditor's report, 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 Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, the directors are responsible for assessing the 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 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 International Standards on Auditing 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 International Standards on Auditing, 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 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 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 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.

INDEPENDENT AUDITOR'S REPORT

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.

Baker Tilly Morrison Murray

**Partner: Jason Howitz CA(SA)
Registered Auditor**

Westville

Date:

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

DIRECTORS' REPORT

The directors have pleasure in submitting their report on the annual financial statements of Florida Road Urban Improvement Project NPC for the year ended 30 June 2023.

1. Nature of business

Florida Road Urban Improvement Project NPC is a Non Profit Company and was incorporated in South Africa on 10 April 2013. The aim and objectives of the Company relate to the physical area within the defined boundaries of the precinct.

The services of the company are procurement of supplementary including security, landscaping, maintenance and other such services which improve the quality of public areas.

2. Review of financial results and activities

The annual financial statements have been prepared in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior year.

3. Directors

The directors in office at the date of this report are as follows:

W Stainforth
A Sudheim
R Rodger
L Dinsdale
C Rencken
T Woods

4. Going concern

The directors believe that the 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 company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

5. Auditors

Baker Tilly Morrison Murray continued in office as auditors for the company for 2023.

6. Liquidity and solvency

The directors have performed the required liquidity and solvency tests as required by the Companies Act of South Africa.

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2023

Figures in Rand	Note(s)	2023	2022
Assets			
Non-Current Assets			
Property, plant and equipment	2	26,692	2
Current Assets			
Trade and other receivables	3	801,084	1,713,745
Taxation	4	7,500	7,500
Cash and cash equivalents	5	2,523,586	1,204,996
		3,332,170	2,926,241
Total Assets		3,358,862	2,926,243
Equity and Liabilities			
Equity			
Accumulated surplus	6	3,240,310	2,707,491
Liabilities			
Current Liabilities			
Trade and other payables	7	118,552	218,752
Total Equity and Liabilities		3,358,862	2,926,243

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

STATEMENT OF COMPREHENSIVE INCOME

Figures in Rand	Note(s)	2023	2022
Revenue	8	3,929,649	4,245,031
Operating expenses		(3,521,724)	(3,352,085)
Operating surplus		407,925	892,946
Interest received	9	124,894	36,844
Surplus for the year		532,819	929,790

STATEMENT OF CHANGES IN EQUITY

Figures in Rand	Accumulated surplus	Total equity
Balance at 01 July 2021	1,777,701	1,777,701
Surplus for the year	929,790	929,790
Balance at 01 July 2022	2,707,491	2,707,491
Surplus for the year	532,819	532,819
Balance at 30 June 2023	3,240,310	3,240,310

STATEMENT OF CASH FLOWS

Figures in Rand	Note(s)	2023	2022
Cash flows from operating activities			
Cash generated from operations	11	1,220,386	580,090
Interest income		124,894	36,844
Net cash from operating activities		1,345,280	616,934
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(26,690)	-
Total cash movement for the year		1,318,590	616,934
Cash at the beginning of the year		1,204,996	588,062
Total cash at end of the year	5	2,523,586	1,204,996

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

ACCOUNTING POLICIES

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities, and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the annual financial statements.

Key sources of estimation uncertainty

Useful lives of property, plant and equipment

The company reviews the estimated useful lives of property, plant and equipment when changing circumstances indicate that they may have changed since the most recent reporting date.

Impairment testing

The company reviews and tests the carrying value of property, plant and equipment, investment property on the cost model and intangible assets when events or changes in circumstances suggest that the carrying amount may not be recoverable. When such indicators exist, management determine the recoverable amount by performing value in use and fair value calculations. These calculations require the use of estimates and assumptions. When it is not possible to determine the recoverable amount for an individual asset, management assesses the recoverable amount for the cash generating unit to which the asset belongs.

1.2 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one period.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Expenditure incurred subsequently for major services, additions to or replacements of parts of property, plant and equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the company and the cost can be measured reliably. Day to day servicing costs are included in surplus or deficit in the period in which they are incurred.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Depreciation method	Average useful life
Furniture and fixtures	Straight line	5 years

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

ACCOUNTING POLICIES

1.2 Property, plant and equipment (continued)

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in surplus or deficit to bring the carrying amount in line with the recoverable amount.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in surplus or deficit when the item is derecognised.

1.3 Financial instruments

Initial measurement

Financial instruments are initially measured at the transaction price. This includes transaction costs, except for the initial measurement of financial assets and liabilities that are measured at fair value through surplus or deficit.

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. Those are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or deficit.

Financial instruments at cost

Equity instruments that are not publicly traded and whose fair value cannot otherwise be measured reliably without undue cost or effort are measured at cost less impairment.

1.4 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or deficit.

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior years. A reversal of impairment is recognised immediately in surplus or deficit.

1.5 Government grants

Grants that do not impose specified future performance conditions are recognised in income when the grant proceeds are receivable.

Grants that impose specified future performance conditions are recognised in income only when the performance conditions are met.

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

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Annual Financial Statements for the year ended 30 June 2023

ACCOUNTING POLICIES

1.5 Government grants (continued)

Grants received before the revenue recognition criteria are satisfied are recognised as a liability.

Grants are measured at the fair value of the asset received or receivable.

1.6 Revenue

Revenue comprises grant income received from Ethekeweni Municipality in terms of the Florida Road Special Rating Area (SRA). Voluntary contributions comprise amounts received from property owners of Florida Road, and these contributions are recorded when received.

Revenue is measured at the fair value of the consideration received or receivable and represents the amounts receivable for services provided in the normal course of business.

Interest is recognised, in surplus or deficit, using the effective interest rate method.

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

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Annual Financial Statements for the year ended 30 June 2023

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand 2023 2022

2. Property, plant and equipment

	2023			2022		
	Cost	Accumulated depreciation	Carrying value	Cost	Accumulated depreciation	Carrying value
Furniture and fixtures	29,970	(3,278)	26,692	3,280	(3,278)	2

Reconciliation of property, plant and equipment - 2023

	Opening balance	Additions	Closing balance
Furniture and fixtures	2	26,690	26,692

Reconciliation of property, plant and equipment - 2022

	Opening balance	Closing balance
Furniture and fixtures	2	2

3. Trade and other receivables

Trade receivables	793,806	1,713,745
Prepayments	7,278	-
	801,084	1,713,745

4. Current tax receivable (payable)

Normal tax	7,500	7,500
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Net current tax receivable (payable)

Current assets	7,500	7,500
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5. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	2,523,586	1,204,996
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The bank account is administered by Eris Property Group (Pty) Ltd in terms of section 32(1) of the Estate Agency Affairs Act of 1976.

6. Accumulated surplus

Accumulated surplus	3,240,310	2,611,955
Place making fund	-	95,536
	3,240,310	2,707,491

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2023	2022
7. Trade and other payables		
Accrued expenses	24,053	-
Amounts received in advance	6,686	10,546
Provisions	33,276	31,932
VAT	54,537	176,274
	118,552	218,752
8. Revenue		
Grant income in terms of Florida Road Special Rating Area	3,831,624	4,144,488
Voluntary contributions	98,025	100,543
	3,929,649	4,245,031
9. Investment revenue		
Interest revenue		
Bank	124,894	36,844
10. Taxation		
Major components of the tax expense		
Provision of tax		
No provision has been made for 2023 tax as the company has no taxable income. The company is exempt from income tax in terms of Section 10(1)(d)(iii) of the Income Tax Act.		
11. Cash generated from operations		
Surplus before taxation	532,819	929,790
Adjustments for:		
Interest received	(124,894)	(36,844)
Changes in working capital:		
Trade and other receivables	912,661	(452,329)
Trade and other payables	(100,200)	139,473
	1,220,386	580,090
12. Directors' remuneration		
No emoluments were paid to the directors or any individuals holding a prescribed office during the year (2022: Nil).		
13. 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.		

FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2023

STATEMENT OF FINANCIAL PERFORMANCE

Figures in Rand	Note(s)	2023	2022
Revenue			
Grant income		3,831,624	4,144,488
Voluntary contributions		98,025	100,543
	8	3,929,649	4,245,031
Operating expenses			
Administration and management fees		1,119,196	1,073,070
Advertising		102,048	102,372
Audit fees		32,369	28,224
Bad debts		-	2,340
Bank charges		2,195	2,113
Cleaning		480,228	448,181
Entertainment		3,079	4,968
Garden		36,450	42,447
IT and data costs		29,090	30,808
Insurance		6,803	6,770
Parking monitors		602,024	600,790
Printing and stationery		7,396	6,978
Public relations services		95,536	60,000
Repairs and maintenance		27,419	17,925
Secretarial fees		52,206	49,614
Security		848,198	798,897
Tax administration fees		9,825	10,013
Telephone		41,100	39,671
Website cost		26,562	26,904
		3,521,724	3,352,085
Operating surplus		407,925	892,946
Interest received	9	124,894	36,844
Surplus for the year		532,819	929,790

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 the majority of 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 teams that work with local authorities
- Dedicated cleaning and maintenance teams focused on taking care of public space
- Marketing and Communication
- 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 with 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 free-loaders 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 ‘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 Florida UIP

The Florida Rd Urban Improvement Precinct (FRUIP) boundaries are defined as Florida Rd and the adjacent lanes bordering on to properties located on Florida Rd.

Florida Road, although having benefited from the 2010 Soccer World Cup infrastructure upgrade, was experiencing increasing levels of urban decay, specifically around the issue of crime, grime and by-law enforcement. This was negatively impacting on property values / rates base, investor confidence, business viability and the quality of life of those who work, live and visit the area.

The status quo in 2012 resulted in commercial property owners establishing the FRUIP which commenced for operations in July 2013.

UIP Services

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

- Dedicated Precinct 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 6113** 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
- Florida Rd 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
- A well-structured website www.floridaroaduip.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 Florida Road’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.

There has been a noticeable decline in service delivery from eTM since the beginning of the national lockdown and consequently, there is still a backlog on faults reported. As a result of continuous engagement and follow ups, various eThekweni Municipality Departments attended to several reported faults including road markings, pothole repairs, and water leaks.

The Florida Road UIP board approved funding for the rehabilitation of damaged sidewalks left unattended to by eThekweni Municipality, the Management Team scheduled a session with Martin Prange from eTM Urban Design for his guidance and confirmation of approved spec on proposed solution for the sidewalks in the Florida Road UIP.

A walk through the precinct was done and the Management Team highlighted the areas with sidewalks proposed to be paved, including the tram shelter.

Martin Prange suggested that the UIP holds off on spending funds on the outstanding reinstatements, due to various reasons with public liability risk as a major one, he offered to guide and assist with the relevant contacts that will facilitate the repairs of outstanding work.

The Management Team subsequently re-reported all the outstanding faults and followed the channels suggested to escalate and this worked well and resulted into approximately 95% of the faults attended to. The team continues following up on the few outstanding areas and reporting new faults. This reporting system also assisted with other faults that were outstanding not relating to pavements or sidewalks.

Notable projects carried out by eTM within the precinct during the reporting period, this also include overdue faults:



Photos above: Roads department reinstating tar after a waterpipe burst.



Photo above: Roads department backfilled and reinstated tar. Photo above: Roads and stormwater unblocked drainage point.



Photo above: Electricity department repairing faulty hanging lights



Photos above: EPWP team removing dumped refuse in the service lane on 5th avenue and street sweeping



Photos above: Water department repairs of major water leak and reinstatements



Photo above: Roads Department repainted road markings on Florida road.



Photos above: DSW replaced damaged refuse bin.



Photos above: Parks department delivered 10 trees to be planted in the tree bowls.



Photo above: Roads department repaired a sinkhole on the sidewalk.



Photos above: ETA replaced damaged sign pole



Photos above: Roads department repaired damaged sidewalk



Photos above: Roads department reinstated tar to damaged surfaces.



Photos above: Roads department reinstated tar to damaged surfaces.

Expanded Public Works Program and Public Employment Programme

The Expanded Public Works Project members continue assisting with litter picking and street sweeping, on Mondays and Fridays making noticeable difference in and around our precinct.

Following a request for additional staff from eThekweni Municipality, from 20 May 2023 the precinct was allocated 5 members from the Public Employment Program (PEP) through the Area Based Management Department to complement the existing UIP staff and EPWP team that works on Monday and Friday mornings. The UIP purchased UIP branded reflector vests and hats, and the team collaborated greatly with the existing UIP cleaning, greening and maintenance teams and created a cleaner and more vibrant node.

Click on the links below to see news related to PEP:

<https://floridaroaduip.co.za/site/an-appreciated-helping-hand/>

<https://floridaroaduip.co.za/site/additional-support-from-the-ethekweni-public-employment-program-project/>



Click on the links below to see news related to municipal support:

<https://floridaroaduip.co.za/site/ethekwini-roads-department-making-headway/>

<https://floridaroaduip.co.za/site/ethekwini-parks-department-getting-ready-for-spring/>

<https://floridaroaduip.co.za/site/lighting-up-florida-road/>

<https://floridaroaduip.co.za/site/proactively-reducing-drain-blockages/>

<https://floridaroaduip.co.za/site/a-fresh-flower-bed-trim/>

<https://floridaroaduip.co.za/site/road-markings-given-a-new-coat-of-paint/>

<https://floridaroaduip.co.za/site/road-surfacereinstated/>

<https://floridaroaduip.co.za/site/why-cleaning-greening-and-maintenance-is-at-the-heart-of-what-we-do/>

<https://floridaroaduip.co.za/site/tar-reinstatement-on-gordon-road/>

<https://floridaroaduip.co.za/site/etm-parks-department-focus-on-open-spaces/>

<https://floridaroaduip.co.za/site/sinkhole-repaired-on-gordon-road/>

<https://floridaroaduip.co.za/site/water-department-on-site/>

<https://floridaroaduip.co.za/site/all-systems-go-to-reinststate-the-service-lane-road-surface/>

<https://floridaroaduip.co.za/site/africas-travel-indaba/>

<https://floridaroaduip.co.za/site/etm-support-in-the-precinct/>

<https://floridaroaduip.co.za/site/etm-departments-attending-to-repairs-in-the-precinct/>

The Chairman’s Annual Review

1. Overview:

It is with pleasure that I present the Chair’s report for the Florida Road UIP / Special Ratings Area (SRA) for the financial year ending June 2023. A big thank you to those members and/or proxies for attending the meeting. Thanks also to our Management Team for their assistance in preparation of this comprehensive year-end report.

Another challenging year has drawn to a close. Both Florida Road and the UIP have remained steadfast throughout the events that have taken place over the last few years. The UIP has worked tirelessly to retain and evolve Florida Road’s status of being Durban’s premier business and entertainment node.

The UIPs efforts and impact on Florida Road is evident on the Road, and this as a result our dedicated teams ensuring a safe, clean and green public realm. For the continued success of Florida Road, it is imperative that the UIP structure be supported in its’ endeavours to maintain high standards and continually improve our precinct.

Click on the links below for Florida road activations over the reporting:

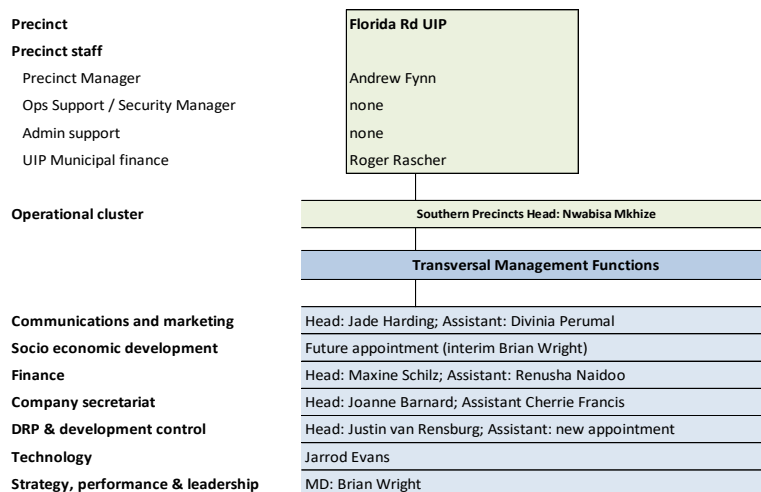
<https://floridaroaduip.co.za/site/ethekwini-proposes-an-open-streets-day-for-florida-road/>

<https://floridaroaduip.co.za/site/a-successful-open-streets-event-on-florida-road/>

2. Florida Road Management Team and Operations Office

It is important for members to understand the UIP’s management structure. UrbanMGT is the company contracted to manage the Florida Road UIP, under the direction of the UIP Board. The UrbanMGT management structure is based on a transversal approach for all aspects of Precinct Management. This transversal management approach has been developed to create rigour within the management team – building resilience, best practice, and ensuring continuity planning with the primary objective of ensuring the sustainability of our managed precincts well into the future, while optimising on the ground service delivery to create desirable and competitive precincts.

UrbanMGT - Organogram



3. Planned Municipal Infrastructure

3.1. Florida Road Precinct Plan

During 2019, the discussions with various stakeholders around developing a Precinct Plan for Florida Rd were held, the plan which incorporates development controls, zoning, densification, a feasibility study, structural upgrades, parking, urban design, and safety, along with a host of other aspects all of which are interrelated.

The project has since been put on hold when the Covid-19 pandemic started, the Management Team continues to follow up on this item.

3.2. Complete Streets Plan for Florida Rd

Whilst running concurrent to the Precinct Plan. The Complete Streets Plan aims to implement structural upgrades to Florida Rd and its feeder lanes.

The Complete Streets project is also currently on hold pending budget being assigned. Phase 1 of implementation will be the installation of 4 additional traffic circles and raised intersections as well as design improvements to the Florida and Sandile Thusi intersection creating a gateway entrance feature. The engineering and urban design plans are complete and ready for implementation. Municipal capital budgets were drastically cut in the COVID budget adjustments, and so we will be waiting for funds to become available.

While waiting for funding to implement the complete streets plan, ETA has presented an interim measure to the ongoing traffic related issues such as pedestrian safety, accidents, and limited parking. Road markings will be painted from Sandile Thusi Road down to the Greyville traffic circle. As envisaged, this will allow for additional parking, this will be monitored and if successful will be made permanent. For this proposed interim solution, ETA had a presentation in 2022 with the UIP management and businesses that would be impacted by the changes.

4. Florida Rd - Cared for and managed

As the popularity of Florida Rd increases and investment grows, so does the demand for supplementary services. This said, the UIP management team is constantly working to ensure the tools it employs best fit the needs of the node ensuring the service requirements are met.

4.1. Security:

Safety and security remain the UIP's primary deliverable, however, a safe precinct will not secure investment and ultimately grow if the area is not clean, green and well maintained. Including Gordon Road Park, there are notable open spaces that are maintained/trimmed weekly by Tsebo garden services. Tree bowls on our sidewalks are maintained by our greening, the service lanes clean and litter free, trimming of low hanging branches.

The UIP fulfils a support role to the SAPS and eTM Law Enforcement - a productive relationship with the authorities is fundamental to the UIP's success.

During festive season SAPS deployed constables on foot patrols within the precinct and nearby malls, to assist with security and visibility in the area. The constables were deployed from the Durban Central District from mid-December 2022 until the end of January 2023.

The UIP from 15 December 2022 to 15 January 2023, deployed a Grade C night shift security foot patrol, to assist with the busy night trade. 20 patrol points were implemented during the month of December, these monitored the efficiency and movements of the night shift guards on foot.

The UIP security compliment has been proactive and made 6 arrests during the reporting period of July 2022 to June 2023.

During June 2023, the UIP vehicle was upgraded, and a nightshift armed “A” Grade Tactical back up officer was also added. The nightshift armed Tactical back up officer replaced the “C” Grade patrol officer. The primary function of the armed “A” Grade back up officer is to support the Security Supervisor in case of public violence, crime prevention and removal of beggars and vagrants.



Florida by day:

- 1x “A” Grade Security Officer patrolling in a marked FRUIP vehicle.

Florida Rd by night:

- 1x “A” Grade Security Officer patrolling in a marked FRUIP vehicle.
- 1 x “A” Grade Tactical Response Officer

Key Security stats:

Crime stats based on incidents reported to the UIP	
UIP arrests & hand over to SAPF / Metro Police	6
UIP call outs to SAPF / Metro Police	11
Calls to the UIP Hotline	146
Contact Crimes in grey	
Murder	1
Attempted murder	0
Total sexual offences	0
Assault (Grievous Bodily Harm)	0
Assault common	3
Common robbery	0
Robbery with aggravating circumstances	1
Carjacking	0
Robbery at residential premises	0
Robbery at commercial premises	0
Malicious damage to property	2
Burglary residential	0
Burglary commercial	13
Theft of motor vehicle	10
Theft out of motor vehicle	8
Drug related crime	0
All theft not mentioned elsewhere	36
Vehicle accidents	19



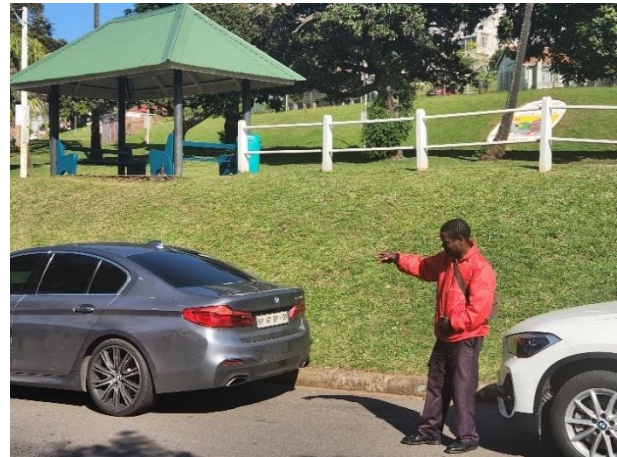
Security Award: The aim of security is not just its presence, but mindful efforts to ensure safety and peace of mind in our precinct. Security personnel are reminded of this, and their hard work is rewarded. This award was from June 2023 increased from R500 – R2500.

Click on the links below for news relating to Security:

<https://floridaroaduip.co.za/site/recognising-our-team-for-outstanding-service/>

4.2. Sidewalk Monitors:

The FRUIP Sidewalk Monitor Programme was rolled out on the 5th of October 2015, the programme is aimed at increasing visibility and providing extra eyes and ears on the ground and has been working effectively. We currently have 20 uniformed sidewalk monitors funded by the UIP; they receive a weekly stipend of R450 per monitor. There are a few business owners that supplement the stipend that we give to the sidewalk monitors, as they see the benefit that they get from the sidewalk monitors being there. The Sidewalk Monitors are stationed at vulnerable points along Florida Road and communicate via handheld radio to the UIP security.



We continue awarding our monitors for assisting and affecting arrests. We encourage and acknowledge their collaborated efforts for a safer precinct.

If you are a business or property owner on Florida Road and would like to fund a sidewalk monitor outside your business/property, please contact Andrew Fynn on Fynn@urbanmgt.co.za

4.3. Cleaning, Greening & Maintenance

The cleaning and greening team are the unsung heroes of Florida Rd. Their contribution to the success of the precinct is often overlooked yet their day-to-day duties are instrumental to the UIP achievements. Daily cleaning duties begin at 6am with a litter pick of the precinct in preparation for the early morning breakfast run. Close attention is then paid to tree bowls, graffiti and general maintenance.

Key stats:

Performance measurement is a critically important management tool for ensuring the UIP continues to maintain standards and wherever possible improve performance. Below is a summary of the Operational Statistics for the financial year.

UIP Operational Stats	July 2022 to June 2023
Service requests - UIP members/stakeholders	
Number service requests received for the year (eTM +UIP tasking)	46
Running total of unresolved serv. requests - tasking eTM	0
Running total of unresolved serv. requests - tasking UIP	1

UIP services (initiated by UIP management)	
Number of service requests to eTM	39
Running total of unresolved serv. request to eTM	0
Running total of unresolved serv. request to UIP contractors	0

Private property improvement requests	
Requests to private prop owners	12
Outstanding requests to private prop owners	3

UIP Special Projects Completed	
Maintenance projects	24

Greening projects	31
Graffiti tags removed	3
Municipal waste bags filled	5820
Animals rescued	0

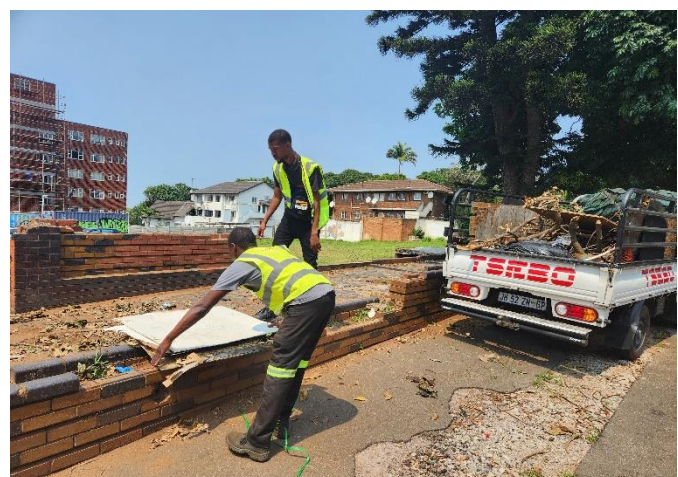
The UIP’s operational management and fault reporting system that is accessible on both the web and mobile version of the UIP website is proving a very effective way to get members and the public to voice their issues related to services in the public space. In terms of operations, a big thank you is extended to our security contractor, Ensure Security and landscaping / cleaning contractor, Tsebo Cleaning Services for their commitment and service levels to ensure a memorable experience of Florida Road’s public areas.

This work is captured on the UIP website with the Latest News and Gallery sections keeping members updated on the work being done. Before and after photos are an excellent way to remind us of all the positive impact the UIP has on our precinct.

Photos below: The dedication of our cleaning staff who often go about their duties unnoticed, have an enormous impact on our precinct appearance. Daily litter picking, the removal of graffiti, clearing of stormwater drains and general maintenance all contribute to awesome experience of place on Florida Rd.



Photos above: Ongoing clearing of drainage mouths and removal of expired posters



Photos above: Tsebo grass cutting and debris collection



Photos above: Garden circle and tree bowl maintenance

Click on the links below for news relating to cleaning, green and maintenance:

- <https://floridaroaduip.co.za/site/no-stone-left-untuned-in-our-case-telkom-boxes/>
- <https://floridaroaduip.co.za/site/its-the-small-things-that-count/>
- <https://floridaroaduip.co.za/site/repair-of-chevron-on-florida-road/>
- <https://floridaroaduip.co.za/site/proactive-circle-maintenance/>
- <https://floridaroaduip.co.za/site/proactive-response-to-sidewalk-rubble/>
- <https://floridaroaduip.co.za/site/clearing-streets-and-stormwater-drains/>
- <https://floridaroaduip.co.za/site/a-little-care-brightens-up-our-precinct/>
- <https://floridaroaduip.co.za/site/santatising-bins-for-a-cleaner-precinct/>
- <https://floridaroaduip.co.za/site/trees-at-gordon-road-park-get-a-trim/>
- <https://floridaroaduip.co.za/site/picking-up-litter-and-treating-sidewalks/>
- <https://floridaroaduip.co.za/site/grass-cut-and-refuse-re-bagged-for-collection/>
- <https://floridaroaduip.co.za/site/taking-posters-down/>
- <https://floridaroaduip.co.za/site/keeping-surrounding-areas-looking-good-as-well/>
- <https://floridaroaduip.co.za/site/cleaning-and-greening-crews-do-great-work-in-the-precinct/>
- <https://floridaroaduip.co.za/site/new-year-fresh-tree-bowls/>
- <https://floridaroaduip.co.za/site/16136-2/>
- <https://floridaroaduip.co.za/site/daily-litter-sessions-make-a-difference/>
- <https://floridaroaduip.co.za/site/garden-at-intersection-of-innes-and-florida-road-tended-to/>
- <https://floridaroaduip.co.za/site/greening-team-trimming-grass-cutting-and-weed-spraying-this-week/>
- <https://floridaroaduip.co.za/site/removing-illegal-signage-from-the-road/>
- <https://floridaroaduip.co.za/site/autumn-cleaning-and-greening/>
- <https://floridaroaduip.co.za/site/clean-up-on-gordon-road-and-7th-avenue/>
- <https://floridaroaduip.co.za/site/litter-and-weed-removal-on-florida-road/>
- <https://floridaroaduip.co.za/site/service-lane-cleaning-and-bollards-repainted/>

4.4. “Back to Basics” Drive:

The “Back to Basics” drive of the entire precinct is continuous, and this is for the precinct management team to ensure that the area gets the attention it requires. The precinct manager with Mike Holland conducts a monthly walk about to identify work that needs to be done, private property repairs and outstanding faults to be addressed.

The following work was completed:

- Collection of debris in the precinct
- Cleaning of graffiti drawn on electricity boxes.
- Repainting of sidewalk benches and bollards.
- Plastering of broken cement work to sidewalks.

- Removal of old tar spoil left after municipal work.
- Sweeping where needed after refuse collection.
- Ongoing litter picking of tree bowls.
- Ongoing checking of litter bins.
- Removal of poster string/cable ties from street light poles.
- Removal of badly hanging or faded posters.
- Adding pebbles to tree bowls.
- Replacing torn reflector strips to bollards on sidewalks.
- Adding diehiti plants where needed in tree bowls.
- Resetting of uneven pavers on sidewalk.

5. Levy – Based Communications

The Florida Road UIP continues to focus on meaningful ‘storytelling’ and corresponding images to convey the services the UIP provides to the precinct and the value this brings to stakeholders and the public. The UIP relies predominantly on social media (Facebook and Instagram), the website and the UIP newsflash and monthly insights to communicate these messages which are targeted at the UIP levy payers and other interested parties. The impact of work done over the year is demonstrated by the steady growth of our communications platforms.

Below is a summary of this work:

Communication Tool	1 July 2022– 30 June 2023
Number of database subscribers	441
Newsletters Sent	30
News items posted to website	76
Facebook Page likes	3600
Number of Facebook posts	60
Facebook followers	3 912
Highest post reach on Facebook	4 827
Highest Post Reach Content	Open Streets Event
Instagram Posts	48
Instagram Followers	1 402

Please visit the website to see the new layout: [Operational Reports - Florida Road UIP](#)

To subscribe to our newsletter please contact divinia@urbanmgt.co.za or opt in via our website: <https://floridaroaduip.co.za/site/>

In addition, please follow us via social media:



Facebook: <https://www.facebook.com/floridarduip/>



Instagram <https://www.instagram.com/floridarduip/>

Insights pieces included in monthly newsletter:

<https://floridaroaduip.co.za/site/dropping-the-mask-and-welcoming-the-buzz-of-activity-from-around-the-globe/>

<https://floridaroaduip.co.za/site/the-florida-road-uip-boundaries/>

<https://floridaroaduip.co.za/site/using-surveys-to-optimize-communication-and-service-offerings-in-the-precinct/>

<https://floridaroaduip.co.za/site/heading-into-the-festive-season-here-are-a-few-fun-local-activities-to-try/>

<https://floridaroaduip.co.za/site/durban-to-host-africas-travel-indaba-for-the-next-three-years/>

<https://floridaroaduip.co.za/site/ballito-uip-security-manager-dieter-fittkaus-top-tips-to-keep-you-safe-this-festive-season/>

<https://floridaroaduip.co.za/site/forward-thinking-precincts/>

<https://floridaroaduip.co.za/site/the-benefits-of-greenspaces/>

<https://floridaroaduip.co.za/site/public-perceptions-and-how-it-affects-our-precincts/>

<https://floridaroaduip.co.za/site/the-growing-influence-of-technology-in-managing-precincts/>

<https://floridaroaduip.co.za/site/how-to-get-in-touch-with-your-x-uip-ma/>

<https://floridaroaduip.co.za/site/city-gears-up-for-hollywoodbets-durban-july/>

General informative pieces distributed:

<https://floridaroaduip.co.za/site/m-projects-sponsors-relocation-of-container/>

<https://floridaroaduip.co.za/site/anticipated-florida-road-uip-projects-for-2023/>

<https://floridaroaduip.co.za/site/25-years-of-the-durban-business-fair-and-registration-now-open/>

<https://floridaroaduip.co.za/site/energy-transformation-summit/>

<https://floridaroaduip.co.za/site/removing-illegal-signage-from-the-road/>

<https://floridaroaduip.co.za/site/update-regarding-national-shutdown-and-florida-road-precinct/>

<https://floridaroaduip.co.za/site/mayor-launches-ethekwini-regional-hydrogen-strategy/>

<https://floridaroaduip.co.za/site/strong-business-travel-recovery-in-durban/>

<https://floridaroaduip.co.za/site/africa-travel-indaba-to-boost-tourism-sector/>

<https://floridaroaduip.co.za/site/africas-travel-indaba/>

<https://floridaroaduip.co.za/site/ethekwini-load-shedding-update-and-schedule/>

<https://floridaroaduip.co.za/site/africa-travel-indaba-hailed-as-a-resounding-success/>

<https://floridaroaduip.co.za/site/know-your-csw-refuse-bags/>

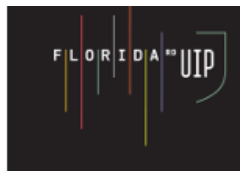
<https://floridaroaduip.co.za/site/comrades-marathon-road-closures/>

5.1. FRUIP Perception Surveys

Over December 2022 / January 2023 period, the Florida Road UIP undertook the annual perception survey, aimed at gauging the public view of Florida Road's public spaces. The survey was accessible via the web, social media, and newsletters using links. Our security team also went door-to-door with tablets to get responses. We received 106 responses and the average experience rating out of 10 was 7.74, staying close to last year's sentiment.

87% of respondents said they would recommend Florida Road to family and friends. The comprehensive results are available on the below link:

<https://floridaroaduip.co.za/site/the-florida-road-uip-annual-perception-survey-2022/>

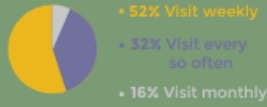


Based on 106 responses

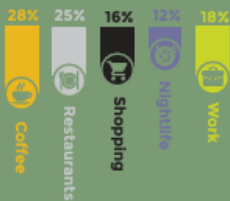
Where respondents reside:

- 27 Florida Road
- 30 Morningside
- 7 Durban City
- 9 Durban North
- 25 Elsewhere within KZN
- 6 Another Province
- 2 Abroad

Visiting Florida Road:



Most respondents visit for:

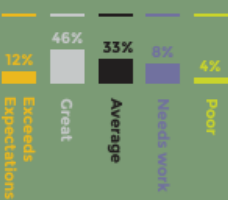


- 42% of respondents visit Florida Road both day and night
- 32% only visit during the day
- 18% early in the morning
- 8% visit at night

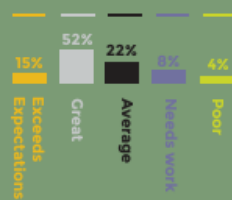
A combined 82% feel safe/reasonably safe in the precinct during the day with 9% feeling vulnerable whilst others do not visit during the day.

At night 66% feeling safe/reasonably safe with 25% left feeling vulnerable whilst others do not visit at night.

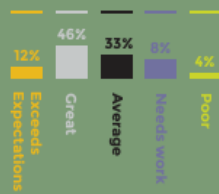
Rating our Florida Road UIP Sidewalk Monitors interaction



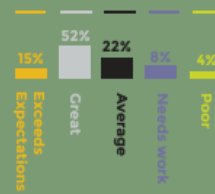
Overall appearance & cleanliness of Florida Road's open spaces is GREAT!



Rating our Florida Road UIP Sidewalk Monitors Interaction



Overall appearance & cleanliness of Florida Road's open spaces is GREAT!



How does Florida Road compare to other areas in Durban?
81% Much better than other parts of Durban

7.74

Average Experience Rating out of 10

What respondents LIKE MOST about Florida Road



Vibrancy /atmosphere



Variety of offerings



Cleanliness of area



Diverse cuisine

"Happy and proud to be a resident"

87% of respondents would recommend Florida Road to others

7.81

Business Confidence out of 10

40% of respondents asked to be subscribed to the Florida Road UIP newsletter

What we can work on:

- Enforcing By-laws
- Security Presence



A summary can be accessed below:

<https://floridaroaduip.co.za/site/wp-content/uploads/bsk-pdf-manager/2023/06/Florida-UIP-perception-survey.pdf>

The Florida Road UIP 2023 annual perception survey is currently underway. An analysis of these results will be communicated via our various channels early this year.

<https://floridaroaduip.co.za/site/its-time-take-part-in-our-annual-perception-survey-and-have-your-say/>

6. Budget 2024/25

The budget provides for holistic supplementary service delivery to Florida Road's public areas with the aim of enhancing the experience and safety of Florida Rd. This translates into secured property values and improved investment confidence.

The board has agreed to a 5 % annual levy increase. The projected reserve as at June 2025 is R 1 631 991, equivalent to 4.50 months trading Reserve.

Florida Rd UIP Budget July 2024- June 2025		EX VAT		1	2	3	4	5	6	7	8
	Forecast 2023/2024	Budget 2023/2024	Variance	Budget 2024/2025	% of Budget	% 2025 Budget to Forecast 2024	% 2025 Budget to Budget 2024	Variance Budget 2024 to 2025			
Income											
SRA levies raised - anticipated SRA rate increase	3,936,174	3,955,108	18,934	4,132,983		5.0%	4.5%	177,875			
SRA levies raised - Rob Goulden Property valued at R28 mil as per eTm - verified from Rob	0	225,578	225,578	236,852				11,274			
Provision for under collections & prop value / usage changes	0	0	0	(109,246)				(109,246)			
Voluntary sidewalk monitors	33,334	32,161	(1,173)	34,335		3.0%	6.8%	2,174			
Voluntary residential and NGO	67,344	67,344	0	67,344		0.0%	0.0%	0			
Total Income	4,036,852	4,280,191	243,339	4,362,268		8.1%	1.9%	82,077			
Expenses											
1 Admin and general	223,427	226,428	3,001	240,806	5.5%	7.8%	6.3%	14,378			
2 Utilities	0	0	0	0	0.0%	0.0%	0.0%	0			
3 Company costs	61,089	54,099	(6,990)	58,161	1.3%	-4.8%	7.5%	4,062			
4 Operational management	726,864	726,858	(6)	774,547	17.8%	6.6%	6.6%	47,689			
5 Security	1,159,567	1,169,990	10,423	1,239,996	28.5%	6.9%	6.0%	70,006			
6 Cleaning	585,103	578,284	(6,819)	630,788	14.5%	7.8%	9.1%	52,504			
7 Greening	62,578	74,742	12,164	80,974	1.9%	29.4%	8.3%	6,232			
8 Repairs & maintenance	53,751	53,751	0	57,276	1.3%	6.6%	6.6%	3,525			
9 Social Economic Development	643,029	643,846	817	686,506	15.8%	6.8%	6.6%	42,660			
10 Communications, PR & mrkt. of the UIP	144,604	145,201	597	154,729	3.6%	7.0%	6.6%	9,528			
11 Project management and leverage fee	389,808	389,806	(2)	415,380	9.5%	6.6%	6.6%	25,574			
12 Special Projects	0	216,000	216,000	14,400	0.3%		-93.3%	(201,600)			
Total Expenses	4,049,820	4,279,004	229,184	4,353,565	100.0%	7.5%	1.7%	74,561			
Surplus/ (Deficit)	(12,968)	1,187		8,703							
A Reserves at beginning of period											
	2,611,956	2,546,549	65,407	2,548,988							
B Net Income/(loss)											
	(12,968)	1,187	(14,155)	8,703							
C Special Projects - To be presented to the Board for consideration	(50,000)	(1,000,000)	950,000	(925,700)							
D Transfer into reserves											
	(62,968)	(998,813)		(916,997)							
E Reserves at end of period											
	2,548,988	1,547,736	1,001,252	1,631,991							
F No of Months Reserves											
	7.55	4.34		4.50							
G Bad debt %											
	0.00%	0.0%		2.5%							

7. Conclusion

A big thank you is extended to the Board of Directors and invitees who voluntarily contribute their valuable time and effort to assist in managing the business of the UIP. Equally a big thank you goes to eThekweni City Management, municipal departments, the SA Police Services, and the Community Policing Forum for all your dedication and support this past year.

I would also like to take this opportunity and thank our management team for their hard work and dedication ensuring the success of the UIP and Florida Rd. Without their efforts we could not have achieved the successes to date. A big thank you is also extended to the UIP appointed service providers for their commitment and service levels.

Finally, thank you to all UIP members who have supported the endeavours of the UIP. We look forward to reporting on an equally productive 2024/2025 financial year.

Wayne Stainforth

Chair