

CHAIRMAN'S REPORT 2016

As some of you might be aware, I have been involved in the Royal Ascot development for over a decade now. Initially on behalf of the landowners and developers, Investec and later as a resident and trustee of RAMPOA, then alternatively as Chairman, Vice Chair or on the Executive Committee.

During much of that initial period there was no effective team in place and 90% of the work was carried out by one or two people at RAMPOA.

In all that time I had never (till now) had the pleasure of working with what has evolved into a super, efficient team (EXCO), as has been the case in 2016. And led from the front of course by Zulfa of Rabie Property Administrators.

Each member has carried out duties within their respective portfolio with absolute diligence and efficiency and the results are plain to see.

During this past year the following major initiatives have been realised within our precinct due to this ongoing commitment and diligence from the team:

Installation of various extra cameras including LRP's to support our existing infrastructure

(R75 000)

Installation of an outdoor gym which is very well utilised

(R165 000)

Installation of fibre optic cables to be finalised and implemented within this month

(NO COST)

Installation of extensions to our existing parks

(R20 000)

Various improvements to soft landscaping and infrastructure

(within contracted price)

Yoga / meditation / family deck at the ARENA NORTH detention pond

(R45 000)

Imminent installation of 2 more speed bumps within the precinct after some 4 years of effort

(R65 000)

Development and launch of a new website

Each of the above will serve to further enhance property values and the quality of our lives at ROYAL ASCOT into the future.

SECURITY

The initial concept at ROYAL ASCOT had been to create an upmarket and secure residential environment comprising 1749 residential units as well as 40 000 square metres of commercial development. Over the past 10 years or so RAMPOA has evolved from a fledgling POA, with the obvious challenges that occur through any development period, to the safe, secure and well managed precinct which allows residents (and others) to live, play, jog and walk their dogs in a totally secure environment. A rare occurrence in any precinct in South Africa today.



The original idea of having one access/egress, was made with a view to creating this security at some point in the future when all of the development work was complete.

Today we have a situation where all traffic into and out of the precinct is observed via LPR cameras 24/7 allowing Crimewatch to silently carry out their task of protecting the precinct.

I'm very happy to report that we have never experienced a violent crime within the precinct and, now that around 5/6 of the 21 complexes at Royal Ascot are finally linked to Crimewatch, we have managed to create an even greater network and presence, and an environment in which we can all feel a little safer.

(I have 2 children and 4 grandchildren living in Royal Ascot, hence a vested interest in helping create a safer environment).



FINANCE

During the past 7 years we have also managed to take RAMPOA from a position of being deep in the red financially to the point where we now have a substantial provision (around R1m) for unforeseen contingencies. This in spite of considerable spending (see above) on ongoing infrastructure within the precinct.



This scenario has not come about by accident and has required that our legal collections process operate efficiently to collect any arrear levies. Bearing in mind that non-payers are subsidised by payers (you & me). Thanks to the efforts of Zulfa and her team, I'm pleased to report a nil arrears amount for some time now.

RAMPOA, I believe, do a fine job on the paltry R105.47/month presently collected from each property owner. This is thanks to the hours of dedicated work put in by Zulfa and EXCO trustees, particularly Lawrence Resnick (who watches every brass nickel spent on a daily basis) behind the scenes.

By way of comparison we pay R900/month on average for rates and around R250/month to Council for service delivery such as refuse removal.

LANDSCAPING

The amazing work carried out by Peter Dayson (sadly deceased during this period) and his successor George Zaverdinos (EXCO) is evident throughout the precinct which has been vastly improved during the past year.

Much of the lack of attention to the “unseen” parts of ROYAL ASCOT have been fully addressed and the SERVEST team have finally become an efficient operating unit.



A bench in memory of the late Peter Dayson has been installed in a strategic position in gratitude for the wonderful landscaping work he carried out during his tenure.



Seeping pathways around the dam have had adequate drainage channels added beneath them, as well as retaining walls.

INFRASTRUCTURE

A recent meeting with the city engineer for Blaauberg with myself, Eric Polonsky and Zulfa resulted in a final solution to the stalemate w.r.t. the much needed speed bumps in crucial sections of our precinct.

Johan Massyn (city engineer) finally conceded permission for RAMPOA (under their auspices) to install, at our cost, 2 further speed bumps at pre-determined crucial locations.

Basil Tommy is very instrumental in resolving issues where Council input is required – his expertise in all “Council related “ matters is appreciated.

FIBRE OPTICS

This initiative, which has been ongoing since March 2016 should be up and running by the time of the AGM and will add huge value to property and lifestyle within the precinct.

A big thank you to EXCO , and particularly to Greg Johnson (ARENA NORTH CHAIR) and Jurgen Linde who headed up the small sub- committee in the initial negotiation and ultimate installation of the infrastructure within ROYAL ASCOT at no cost to us at all.



HARD LANDSCAPING



A big thank you to Charl for the tremendous personal effort and tenacity in the ultimate installation of our new outdoor gym, wooden deck and extra park equipment for our growing population of little people.



STABLE DEVELOPMENT KENILWORTH RACING

Further good news, which will ultimately raise values considerably within our precinct, was the news that the existing stables, which were destined to become a high density mixed use development, is to be upgraded to form a “world class”(their words) racehorse training facility.

The environmental process is just about done now and a land swap is presently in process to allow for the ultimate relaying of the 3 tracks and renovation and upliftment of the existing stable structures. This development will ultimately include a fully landscaped frontage along the Koeberg Road boundary and a small commercial centre to be constructed on the Bridle Way boundary.

