



Gated Community: Block 5 Glen Austin

Public Meeting

6 October 2012

Gum Tree Manor

Let's restore our area's character of traffic calmness, security and cleanliness!

AGENDA

1. Welcome Alan Jacobs
2. Gated community presentation Adri van der Veer
3. Questions & answers Block 5 Committee
4. Voting All

Background

- We received approval from the City of Johannesburg on 5 August 2011
- Gates and booms were erected during the 4th quarter of last year
- Security has improved tremendously since implementation
- Cameras installed at Rosies place during January 2012
- Douglas road gate changed to electric operation in April 2012, and cameras installed since
- Few teething issues experienced – all now resolved
 - Vandalising of locked gates
 - Booms driven off
 - Pedestrian gates locked and sabotaged
 - Complaints to COJ

Fund raising

- Total funding goal: R 1 142 500
- We have received R 538 000
- We have spent R 376 000
- Bank Balance at end of September R 162 000
- Payment plans accepted
- Not fair to expect others to pay – this is a collective community effort

**The best investment I can make
to increase my property value by at least 50%,
and create safety for my family!**

Finances – What more do we need?

- CCTV Camera's in the block – Estimated cost R 220 000 so we need to collect another R60 000 before we can install – 12 contributions
- Fencing along the airport properties – We received confirmation last week from Old Mutual that they will be erecting fencing around their properties – extent unknown at this stage
- Maintenance of infrastructure
- Grass cutting on Plot 135

Operations

- Main entrance gate: Rosies place
 - 1 guard on duty 24 hours, not enough TRS sign-up for the second guard yet
 - Booms operational
 - Camera monitoring – 24 hrs per day
 - Armed reaction vehicle mostly parked at main gate and will follow suspicious visitors
- Douglas road:
 - open for 3 hrs in the mornings and afternoons each on weekdays, and electrically operated 24/7 via cell phone pre-registration
 - daily TRS guard
 - CCTV cameras installed (Concealed)
- Emergencies: Gates opened

Infrastructure update

- Main entrance gate: Rosies place
 - Eskom cables in the way, effort to get them replaced with underground cables failed due to cost implications of more than R 200k
 - New plans drawn up by A.I.F. Design
 - Plans to be submitted to COJ for approval
 - Roof construction and guard house then to be completed

Security Update Block 5

- Update provided by Stephen Johnstone (Sector 1 CPF Chairman)
- Update provided by Hein Koekemoer (TRS)

TRS Sign up

- 171 properties under contracts
- 9 pending
- 10 open stands
- 18 stands with no details
- 261 stands in total
- We need to get to at least 220 to sustain the services TRS are providing at this low monthly premium, or else the premium will have to increase, so get your neighbours to sign up!

TRS Sign up

- Monthly cost of R 490 for armed reaction and paying of security guards
- Option 2 is R 350 per month to pay for the guards only – this is the least that is expected from all in the block
- Once off registration fee – R125 incl VAT
(normally R200)
- Free installation of radio transmitters linked to control room
(R800 ea)
- Free annual licence fee renewal first year
(approx R200 pa negotiable)
- Change NOW – free 3 months changeover almost over
- Cottages linked @ only R150/month/unit
- EVERY PROPERTY needs to support
= SIGN UP NOW!

Value Added Services

- Remote PIRS (hotspots linked to control room)
- Community Radio (TRS Reaction Vehicle)
- Core Talk (resident intelligence gathering & feedback)
- Free ER 24 (medical & trauma response)
- Domestic Worker Forum (intelligence and training)
- ID verification (personnel clearance if needed)
- Home ID boards (legal requirements for access)
- VSA (voice stress analysis on request)

Way Forward

Council Approval

- 24 boomed gate at Rosies place
- Gate in Douglas to remain open for 3 hrs during the morning, and 3 hrs during the evening Monday's to Friday's, electrical operation otherwise
- Pitzer road, Austin road can have locked gates, and Donovan road to remain permanently locked
- Pedestrian gates to remain open 24 hrs per day
- We may lodge appeals against any of the approved conditions
- Identification via pin pad or biometrics not allowed in Johannesburg
- We submitted extensive comments on the newly proposed policy of the COJ, awaiting their comment

Douglas road gate

- JRA approval received for an unmanned electrical operation
- Residents have 24/7 access to the block via Douglas Road, and unhindered public access during peak hours when the gate remains open
- Systems to work with cell phone switch at no cost to users (G-Switch)
- The open periods hampers security as there is no access control, only cameras
- Suggestion: Appeal to COJ against the mandatory open periods in the week – gates to function electrically 24/7
- Vote at the end of the meeting

Pedestrian gates

- Locking of pedestrian gates is not allowed
- Pedestrians at night have stolen Eskom cables and attempted to break in
- Permanent locking of the gates will not be entertained by the COJ,
- **Suggestion: Appeal for an amendment to lock the gates from 22:00 to 05:00.** COJ has similar appeals and still need to make a decision regarding this.
- **Vote at the end of the meeting**

Block 5 Name change

- New names at our entrance proposed:
- **Glen Austin Estates**
- **Glen Austin Heights**
- Vote by show of hands

Gated Community: Next Steps

- Once new guard house is completed, temporary guard hut to be moved to Cnr Pitzer /Donovan; Douglas road daily guard swapped to night guard for this point
- Installation of CCTV cameras throughout the block
- Continue fund raising for closures infrastructure and operations - funds to be deposited into our Section 21 company bank account which will be audited annually
- Sign up for armed response with TRS Security Company
- Manage our gate, funding and security going forward
- Your help and input will be most welcome!

Special Thanks

- The Block 5 committee members – worked hard, put in many hours
- Andre Bothma – Gum Tree Manor and Entrance gate
- Cobus du Plessis – AIF Design
- Thiela Images for printing the posters
- All of you that have already paid your contributions!
- Special thanks for those that are paying today!

Block 5 Contact Details

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