



# *The* Villager

Issue 1 • 2016

*IFV supports  
the drought  
relief grass  
cutting  
initiative*

**Meet the  
Board**

**Fun Day pics**

Travel:  
**the North  
Coast rules**





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Cover Photograph by Paul Treleven

*The Villager* focuses on Irene Farm Villages. The magazine is delivered to the home of each resident on the Estate. The magazine is co-ordinated and published by Estates in Africa (Pty) Ltd on behalf of the Home Owners' Association of Irene Farm Villages. The opinions of workers and personnel of Estates in Africa (Pty) Ltd do not necessarily reflect those of the HOA of Irene Farm Villages.

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*Need I  
say more ?*

*If it's sold you want, it's Jonathan you call*



## Message from

## the Estate Manager



At van Niekerk

### Dear Residents

As the new year begins, I would like to wish all our Residents happiness, health and success for 2016. Vern McLellan once said: *"What the new year brings to you will depend a great deal on what you bring to the new year"*. Let us take up the challenges for the year ahead.

We would like to thank all the Residents that made donations towards the security and garden service fund. The cash and groceries were distributed amongst the workers and were received with much appreciation and real joy from them.

As was mentioned before, at the AGM on 5 November 2015, seven (7) new

HOA Board Directors were appointed, three (3) of whom served on the Board previously. The Chairmanship will be shared by Casper Badenhorst and Tshepo Phiri. The personal profile and portfolio of each Director is published in this issue. Here is a short summary of all the Board portfolios:

- Finance and Legal: Peterlia Ramutsheli
- IT Network, Digital and Telcom: Jaco Oosthuizen
- HR and Security: Richard Chipane
- Environmental: Marthinus Horak
- Infra-structure and Aesthetics: Casper Badenhorst
- Property Development: Tshepo Phiri
- Marketing and Communications: Elna Hirschfeld and Marthinus Horak
- Social and Ethics: Elna Hirschfeld.

Please note that the above portfolios function with the assistance and support of the different Sub-Committees. Residents are invited to join any one, or more, of the above mentioned Committees. Please contact the Estate Office for more detail on the Sub-Committees.

I believe this is also an appropriate time to ask the question as to how the recycling programme in our Estate is progressing. Our contracted service provider as you all know is



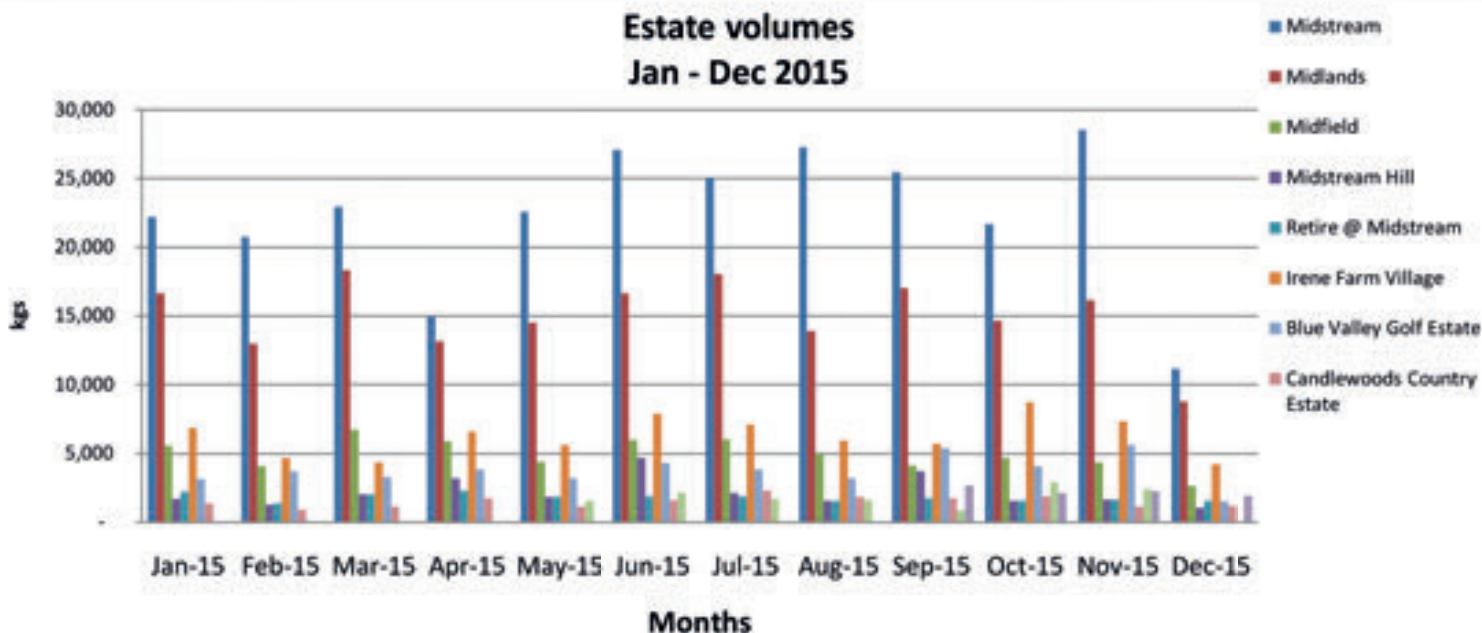
Remade Recycling is also running similar programmes in neighbouring residential estates. Enclosed hereto is the chart of the volumes collected at the various estates.

We appeal to our Residents to take part in the recycling programme of our Estate. All the recyclables that are collected by Remade Recycling play a major part in making our beautiful country a better place for our children to live in.

A number of house counts were carried out randomly during 2015 to determine the number of households participating in the recycling programme. A house count will be carried out in our Estate on 18 February. Residents will be reminded of this exercise in advance.

Our domestic and garden workers play an important role in our Estate. They are the people who keep your house tidy, who assist with the care of your children, who maintain your garden, who know what is going on in the neighbourhood and who experience the management of the Estate first hand. A pamphlet was handed out to the domestic and garden workers

**Estate volumes  
Jan - Dec 2015**



Estate	Total No. of homes	First Count	Second Count	Third Count
Midstream Estate	1500	631	712	769
Midlands Estate	1550	529	473	604
Midfields Estate	450	158	139	164
Midstream Hill	300	55	61	105
Retire @ Midstream	150	49	35	70
Irene Farm Village	630	296	274	269
Blue Valley Estate	660	97	117	157
Candlewoods	92	42	62	88
Woodlands	275	Joined in September 2015 - first count will be done in January 2016		

during the first weeks of January 2016. In this pamphlet we try to make the household workers aware of the important role that they play and how they can make a difference in their own lives by, for instance, taking part in the ABET Community Learners Project at the Pierre van Ryneveld Community Church that as part of the #All Fees Must Fall drive will be free this year. We urge our Residents to discuss this matter with their household workers.

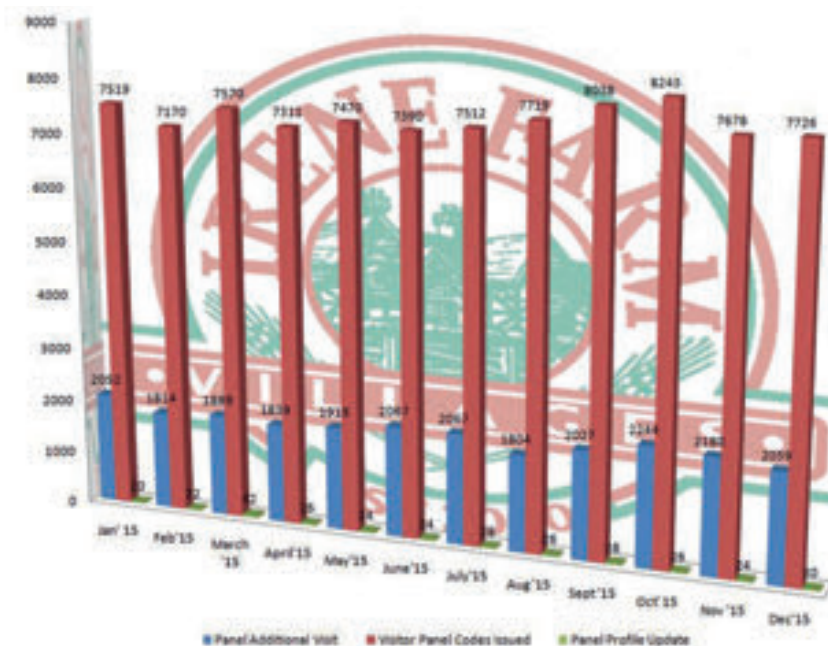
During the past festive season we saw a number of houses in the Estate that were decorated with festive lights. A special word of thanks goes to those Residents who decorated their homes with the festive lights. The Estate Office received a couple of requests to run a competition for the house that was decorated the best. This request will definitely be considered for this year. This collage of photos was taken in the Estate during 2015.

that on average 9,608 visitors enter the Estate on a monthly basis with approximately 310 visitors daily. The significance hereof is that a large number of additional vehicles enter the Estate, which must be controlled by the Security Protocol. It boils down to the booms and spikes, which are activated 620 times per day for only the visitors. From time to time this leads to traffic congestion at the gates. This is one of the reasons why the access control systems are maintained regularly, to the extent that weekly and monthly maintenance work is carried out by the appointed service provider, which is Bidvest Protea Coin Technical. You will notice the technical service bakkie standing at one of the gates with one lane closed at a time.

The Department of Labour has announced the following new wage increase for domestic workers, which will be effective from 1 December 2015 to 30 November 2016.

The question came up as to what extent our Residents make use of the ClickOn System to allow visitors into the Estate and the effect thereof on the security system. In simple terms, how many visitors enter the Estate? If you take a look at the enclosed flow chart, you will notice

## Usage 2015



Those working more than 27 ordinary hours per week:

	Metro Areas	Other Areas
Hourly Rate	R11.44	R10.23
Weekly Rate	R514.82	R460.15
Monthly Rate	R2 230.70	R1 993.82

Those working 27 ordinary hours or less per week:

	Metro Areas	Other Areas
Hourly Rate	R13.39	R12.07
Weekly Rate	R361.50	R325.98
Monthly Rate	R1 566.35	R1 412.49

We trust that the above information will assist you in ensuring the salaries of your workers are in line with the Labour Act Regulations.



# Estate Manager



Our Estate is blessed with 38 individual parks. Some of the parks consist of more than one proclaimed erven. The parks are maintained for the HOA by the appointed garden service company, Garden Creations. The garden service team consists of 13 workers, including Willie, who is the Team Leader. It takes proper daily planning to attend to all the parks. The aim of the garden service team is to maintain all the parks in such a way that at all times the parks are complementary to the individual gardens of owners. To make our planning clearer, we have given names to most of the parks and name boards will be put up in each park.

I would like to introduce you to some of the more prominent parks in the Estate. The first park is probably the best known park in the Estate, namely Yellow Wood Park. This park is situated between Yellow Wood Drive and Queen Street on Erven 2483 and 2484 and covers an area of 4,191 m<sup>2</sup>. Yellow Wood Park was recently the venue for the annual Doggy Walk. It is also used by Residents for group



fitness training. Yellow Wood Park was landscaped during the early development of the Estate. In the past years the landscaping was not disturbed. A prominent feature of the park is the paved walkway that meanders through the park and the clusters of aloes and thorn trees which are scattered all around. A jungle gym has also been placed in the park, which is also often used by the children.

On the topic of parks and garden services, one also needs to mention the need to use water sparingly. We as a community need to consider the use of water very seriously. Our water, which is channelled to us from the Vaal Dam, is fed from the Vaal, Suikerbos, Klip and Wilger Rivers. Although we have received good rains in the past couple of weeks, the main stream of

inflowing water comes from dry areas. The use of water is still regulated by the City of Tshwane and the following is prohibited:

- **Irrigation unless done before 06h00 or after 18h00;**
- **Car washing using a hosepipe; and the**
- **Filling up of swimming pools.**

This is a serious appeal to our Residents to adhere to the Tshwane Regulations.

Residents are requested to go to the webpage of the Department of Water Affairs and to look through the tips on saving water. It is useful and effective. Please remember by using water sparingly, you are not only protecting our natural resources, but also using less of your hard earned capital.



Our Estate is probably one of the best managed estates around. The reason for this statement is because our Residents are very diligent in complying with the HOA Rules. The aim of the HOA Board is to preserve the high quality lifestyle that we experience in Irene Farm Villages. From a security, safety and community perspective, we are proud to say that we had a quiet festive season. We had the odd incidents, which were addressed and resolved. A special word of thanks to all Residents!

Albert Einstein said,  
*"Make things as simple as possible, but not simpler".*

Best regards  
*Estate Management*



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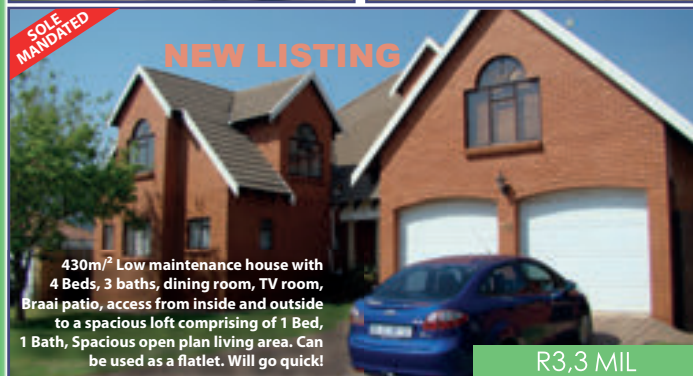
**R3,995 MIL**



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**SOLD**



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1 Bath, Spacious open plan living area. Can  
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**R3,3 MIL**

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THE SAME FOR  
YOU!**

**IRENE  
FARM  
VILLAGE**



**083 457 3184**

# Security

*Dear Residents*

I wish all the Residents and tenants of Irene Farm Villagers a happy and prosperous 2016.

I am pleased to report that we had an incident-free December 2015. However, a few vandalism incidents were reported, where youngsters were throwing eggs at one property and damaged cement garden balls at another property. In both these incidents no one was identified or apprehended. Four loud music (noise) complaints were reported to Security over the December period.

The year has just started and Security has already experienced a problem with a contractor that wanted to enter the Estate with incorrect documents. The contractor then contacted the resident via his cell phone and told the resident that Security didn't want to allow him into the Estate. The contractor then handed his cell phone to one of the Security staff to speak to the resident. The contractor got very upset when he was informed by Security that they were not allowed to speak over his cell phone and that the resident should contact Security at the Main Gate or the HOA office. The Estate Rules clearly state that a contractor or other person who wishes to enter the Estate to conduct work must have a driver's licence or ID or a valid passport in his/her possession.

A total of 84 residents have donated money and non-perishable goods to the Security and Garden Service staff. Herewith please find the letter from the Executive of our Division:

**"ALL RESIDENTS  
IRENE FARM VILLAGE**

*Dear Residents*

**APPRECIATION FOR DONATION TO  
BIDVEST PROTEA COIN SECURITY  
OFFICERS**

*On behalf of Bidvest Protea Coin  
I would like to express my sincere  
appreciation to each and every  
resident who at their own accord*



Marchell Galant

*donated various gifts to the security officers who render services at Irene Farm Village.*

*We at Bidvest Protea Coin are proud to be associated with your pristine estate and will continue to protect with diligence the security interests of every resident, visitor to the estate and service provider.*

*We would also like to extend our warmest gratitude to the management of the estate for their loyal support and commitment towards ensuring the safety of all within the estate. As in the past we remain committed towards providing more than just a service, but rather more a contribution that becomes measurable against the bottom line performance by the estate residents we serve.*

*May you, your family and friends experience a safe and pleasant festive season and blessed 2016.*

*Kindest Regards*

**DANIE JORDAAN  
EXECUTIVE FOF ESTATE  
PROTECTION  
jordaand@proteacoin.co.za"**

Kind Regards

**Marchell Galant**

Contract Manager  
EPS Irene Farm Villages  
Tel: +27 12 665 5602  
Mobile: +27 82 300 1835  
E-mail: galantm@proteacoin.co.za

*remember*

## Make Sure

- That all vehicles that are parked in driveways must be locked and all valuables (e.g. laptops, wallets, handbags and GPS navigators) must be removed from the vehicle.
- That alarm systems must be activated and in a working condition. Please test your alarm system regularly to ensure that it is in a good working condition and that it does send out a signal when activated.
- To be vigilant at all times in the Estate and report any suspicious activities directly to the Bidvest Protea Coin Security.
- To be law abiding citizens and prevent crime, register all domestic workers and gardeners and make sure that they have IDs or valid passport documents.

Residents can contact me directly should they be interested in having an alarm system linked to our Protea Coin 24hrs Call Centre in Highveld Techno Park.

Marchell Galant  
galantm@proteacoin.co.za  
082-300-1835

## IMPORTANT NUMBERS

**24HR SECURITY GUARD ROOM:  
012-662-1688**

**24HR CONTROLLER:  
082-947-7610**

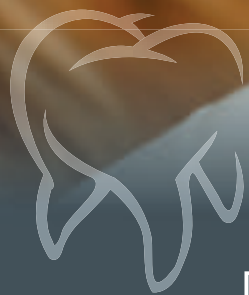
**24HR SHIFT MANAGER  
082-838-7779**

**SECURITY MANAGER  
082-300-1835**





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# Estate Board

## *Tshepo Phiri*

is a proud residence of the IFV Estate with 20 years of Civil Engineering technical background and Project Management in multi-disciplinary capex projects.

Mr Phiri is currently part of the IFV HOA board as a Property Development Director - with a vision of upholding, maintaining the set developmental standards of the estate and continuously seeking innovative ways to add value to the wellbeing and living standards of the Estate.



## *Casper Badenhorst*

Mr Casper Badenhorst's role as co-chair is to ensure that the levies of the members of the HOA are used in a responsible manner. In addition to make decisions in a collective manner - listen to opinions and inputs and then endeavour to give guidance. Casper is responsible for the Infrastructure and Aesthetics Portfolio of the HOA.

Casper and his wife enjoy discovering the country through little four day breakaways each month. They also enjoy to build challenging puzzles and take a daily walk in our lovely estate. Casper treats himself by reading books on current affairs and when time permits, he enjoys to watch rugby and cricket and the 19:00 main news bulletin.



## *Peterlia Ramutsheli*

Ms Peterlia Ramutsheli is a Certified Internal Auditor (CIA). Peterlia enjoys conducting training and developing skills. She developed this passion since the age of 15 when she was teaching in the church. This passion to transfer skills was further pursued when she was an Internal Auditing University Lecturer. Throughout her career as an Internal Auditor in the corporate world, she always ensured that Training Facilitation becomes one of her Key Performance Areas. Her dream finally came true in 2013 when she founded a SETA accredited training company called Bono Skills Development where she does what she enjoys the most. Peterlia's hobby is dancing and she is part of the dance team in her church.

Peterlia is responsible for the Legal and Finance Portfolio of the HOA. She brings to this role her governance, risk management, internal controls and compliance expertise. In addition, being a Protection of Personal Information (PoPI) Act Specialist, Peterlia will also contribute towards moving the HOA into becoming fully POPI Compliant.



## *Richard Chipane*

Mr Richard Chipane is responsible for the portfolio Human Resources (HR) and Security of the HOA. Richard brings more than 20 years of HR experience that he acquired at various companies in South Africa at senior management levels including a focus on HR strategy, employee relations, change management and people development.

Richard is a gardening enthusiast with a wide reading interest covering from classical, contemporary and global business areas. Richard is also a jazz appreciator and a collector of African Art with a love of all sports in general and an eager traveller.





### *Jaco Oosthuizen*

Mr Jaco Oosthuizen is responsible for the Digital Infrastructure portfolio of the HOA. The network coverage of the respective cellular service providers and the Fibre to the Home (FTTH) projects form part of this portfolio. Emerging applications are demanding unprecedented access to the internet and the legacy technologies that bring these services to our homes are unable to support this demand. FTTH infrastructure based on passive optical network infrastructure has had a tremendous impact in delivering high speed bandwidth at an economical price while alleviating the bottleneck caused by access networks. The infrastructure which is about to be installed in the estate will provide future access to high speed data to the residents. Jaco is a systems engineer by training and the Chief Operating Officer of an engineering company based in Johannesburg. Leisure time is spent mountain biking and marvelling at the splendours of our Milky Way as an amateur astronomer.



### *Marthinus Horak*

Mr Marthinus Horak is responsible for the Environmental portfolio of the Home Owners Association and invites interested residents to join the Environmental Management sub-Committee (EMC). The main aim of this portfolio is to ensure residents benefit from our unique natural environment, one of the most significant assets of our estate.

Marthinus and his wife Gail moved into the estate seven years ago. Marthinus recently retired as research scientist from the corporate world and now spends his time assisting entrepreneurs aiming to establish businesses in the 'green industry'. Marthinus and Gail are involved in assisting communities such as the Khomani San Outreach, a project supported by the IFV Community Investment Committee (CIC). Whenever time allows, the couple can be found somewhere on 'a road less travelled' in southern Africa.



### *Elna Hirschfeld*

As Vice Chair Elna Hirschfeld will focus her input on providing support to the Co-chairs both in their governance and project leadership roles. Elna is responsible for the Ethics and Social Development portfolio under which the IFV Community Investment Committee (CIC) resorts. The CIC focuses on a range of potential projects that assist in the development of the full community of IFV, including our workers and assistants as well as the residents per se. Importantly the principle adopted by the Board is one where at most seed funding is provided to initiate such projects. The general principle is not that such initiatives be a drain on HOA finances, but add value to the full HOA community by identifying and facilitating opportunities and your engagement is key.

Elna is a social scientist by training who has worked in the field of land ownership and usage as well as community development for the past 22 years. Over the course of her career Elna has worked in the social development, research and policy spheres with a focus on land and rural development; education and child related matters especially the situation of vulnerable children as well as the monitoring and evaluation (M&E) of development programmes. Elna is an experimental gardener (in her back yard) and enjoys reading crime and related fiction and to set time aside to travel about with her husband Ian. Jointly they have visited some 28 African countries alone.

Marthinus and Elna are also responsible for the portfolio Marketing and Communication – focusing on inter alia, HOA Communications, The Villager content and HOA event sponsorship.

You are invited to make contact with any of the Board members should you be interested to become a member of any of the sub-committees by forwarding your details to [admin@irenefarmvillages.co.za](mailto:admin@irenefarmvillages.co.za).



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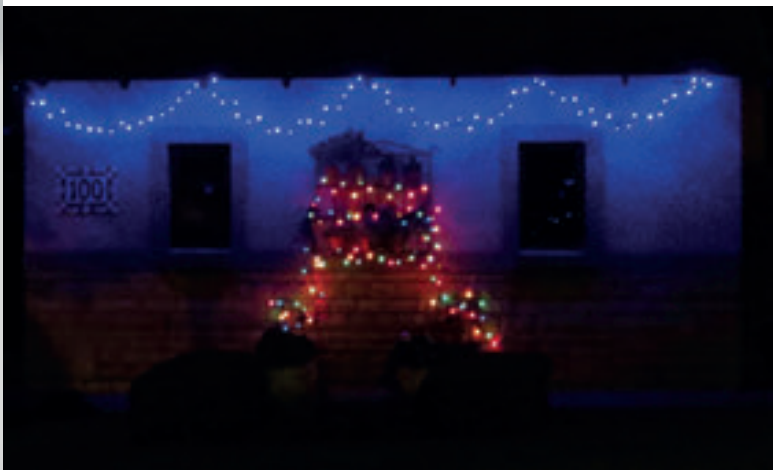


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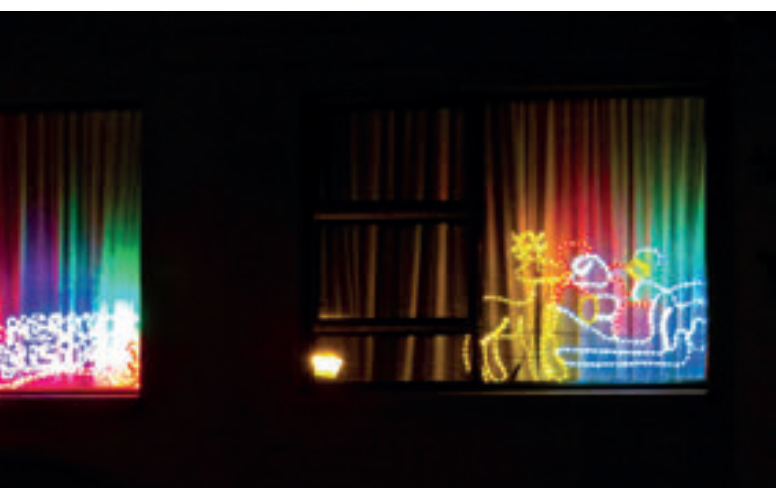
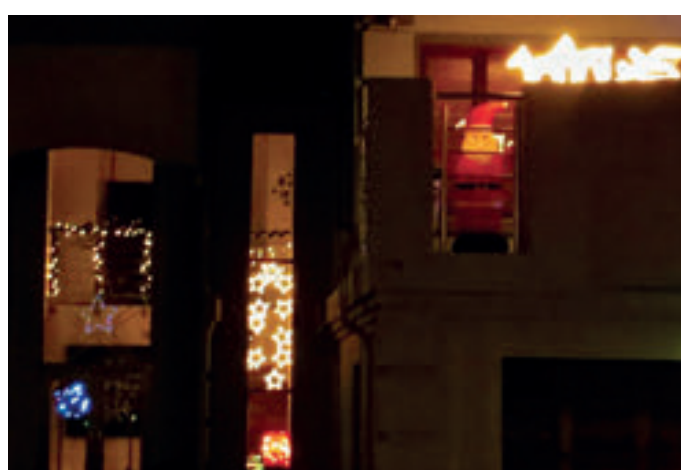
# 2015 Festive Season in Irene Farm Villages

*A number of our Residents took pride in brightening up our Estate with beautiful festive lights that were displayed on their properties. The lights drew the attention of many Residents and visitors. The HOA is considering a competition for 2016.*





# Christmas lights







# HAPPY NEW YEAR!

May all our clients, friends, families and colleagues enjoy every day of the year ahead, no matter what road is taken

**Steven Kruger**

**082 699 4881**

**steven.kruger@leapfrog.co.za**

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## IRENE FARM VILLAGE ESTATE

**R3 780 000**



**AGENTS  
CHOICE**



### MODERN STOREY!

**Web LFCN-2169**

The over sized front door opens onto free flowing spaces in the entrance hall with a functional staircase going down to the spacious family lounge area with sliding doors onto an entertaining patio with built in braai. Easily accessible to the beautiful landscaped garden with fountain. Looking inward on the interior design of this home is nothing less than open plan spaces. A solid wood kitchen with granite counter tops creating the perfect working spaces and breakfast counter! Separate scullery and laundry space. The home boasts a generous open plan dining room area. Leading down the passage, you will find four ultra spacious bedrooms with unique designed cupboards. There are two full sized bathrooms with pleasing aesthetics and top quality cabinetry finishes. Master bedroom is en suite with a walk in-wardrobe. The fourth bedroom can be used as an office or TV lounge. A fairly sized servant's quarter with bathroom. Large storeroom! Four automated garages. All windows feature solid blinds and plantation blinds. Alarm system. This home compliments the beautiful secured estate in every way!

## IRENE FARM VILLAGE ESTATE

**R3 495 000**



**SOLE  
MANDATE**



### CONTEMPORARY FAMILY HOME!

**Web LFIE-0589**

A contemporary feel was used to create this beautiful family home. The open plan design allows all areas to be connected so you can stand at one end of the house and be able to view the other. Home boasts 4 living areas comprising of a formal lounge, TV lounge, dining room & an indoor entertainment area whether there is sunshine or rain you can have a gas braai. Easily accessible with the folding doors on either side of the room looking onto the sparkling swimming pool & Jacuzzi which is surrounded within the garden. Memphis Cherry kitchen with stainless steel finishes. The kitchen projecting out just enough to make a unique eye catching feature which has the perfect granite working spaces. Separate scullery & laundry space. Huge pantry & breakfast counter. A spiral staircase leads you up to a generous landing area where you will find 4 ultra-spacious bedrooms with built in cupboards. 3 Full size bathrooms with top quality finishes. Adding a touch of luxury to the master bedroom is en suite full bathroom with a sky dome. Spacious & private 4th bedroom found on a separate wing of the house with a full bathroom. Servants' toilet facilities & double automated garages. For the chilly winters you will find heater panels & under floor heating.

## IRENE FARM VILLAGE ESTATE

**R2 760 000**



**SOLE  
MANDATE**



**JUST  
SOLD**

### SPACIOUS CONTEMPORARY!

**Web LFIE-0572**

The over sized front door opens onto a double volume entrance with a staircase that is rounded off with stainless steel finishes and double volume glass windows. The home boasts two living areas and three bedrooms. The spacious family lounge area has a built in wood fireplace, wooden folding doors that open onto the patio with built in braai. All entertaining on the patio which over looks the gorgeous swimming pool and landscaped gardens. Looking inward on the interior design of this home you will find the private dining room, Maple Wood and stainless steel Kitchen with the perfect granite working spaces and breakfast counter. Huge pantry and separate scullery and washing space for three appliances. Guest toilet facilities! Upstairs you will find a generous landing area, three spacious bedrooms and two full bathrooms! Master bedroom is en suite with walk in cupboards leading into a radiant bathroom with quality finishes, oval bath, double vanities and a large shower. Domestic room and toilet facilities! Double automated garage with lots of extra space.

## IRENE FARM VILLAGE ESTATE

**R2 595 000**



**SOLE  
MANDATE**



**JUST  
SOLD**

### WARM AND INVITING FAMILY HOME!

**Web LFIE-0504**

The wooden front door opens onto open plan spaces. The home boasts a spacious living area with a gas fire place for those chilly winter evenings. Wooden doors that open onto the covered patio, over-looking the beautiful pool which has a heat pump, bubbling Jacuzzi and green garden. Formal dining room and a Master Chef kitchen with solid Cherry Wood cupboards, granite working spaces and a breakfast counter. Separate scullery and laundry space that lead into a quart yard. Master bedroom is found on the lower level complimented with laminates, wooden doors opening onto the patio with a beautiful tranquil view of the pool and garden. The main bedroom has built in cupboards and en suite bathroom with oval bath and double vanities. Upstairs you will find a generous landing area with a pajama lounge, 2 bedrooms and an additional bathroom. Linen cupboards! Double automated garage with lots of extra space. WiFi facilities! This home compliments the beautiful secured estate in every way!



## IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION Summary Income Statement December 2015

December 2015		Year to Date		YTD Variance	
Actual	Budget	Actual	Budget	Value	%

<b>Operational Income</b>						
<i>Levy Income</i>						
Normal Levies	884 123	884 145	8 515 500	8 515 713	(213)	0.0%
<i>Other Income</i>						
Interest Received	34 471	11 400	328 513	109 800	218 713	199.2%
Contractors Permits	0	16 530	143 248	159 210	(15 962)	-10.0%
Estate Agent Registration	(10 830)	0	108 023	95 000	13 023	13.7%
Post Box Annual Fee	0	1 710	31 380	29 310	2 070	7.1%
	<b>907 764</b>	<b>913 785</b>	<b>9 126 663</b>	<b>8 909 033</b>	<b>217 630</b>	<b>2.4%</b>
<b>Operational Expenditure</b>						
<i>Professional /Administration</i>	<i>49 351</i>	<i>54 551</i>	<i>672 418</i>	<i>600 916</i>	<i>(71 502)</i>	<i>-11.9%</i>
Accounting Fees	38 253	38 468	358 321	358 253	(68)	0.0%
Audit Fees	0	0	80 125	75 254	(4 871)	-6.5%
Bank Charges	2 767	2 736	24 757	26 352	1 595	6.1%
Insurance	8 331	9 357	93 539	102 627	9 088	8.9%
Legal & Professional Fees	0	3 990	115 676	38 430	(77 246)	-201.0%
<i>General Office</i>	<i>16 800</i>	<i>11 719</i>	<i>137 086</i>	<i>149 661</i>	<i>12 575</i>	<i>8.4%</i>
Office Equipment	1 673	1 026	12 662	14 882	2 220	14.9%
General Expenses	5 635	1 687	43 622	39 049	(4 573)	-11.7%
Office Refreshment	1 169	855	8 789	8 235	(554)	-6.7%
Printing & Stationary	3 643	3 990	31 585	38 430	6 845	17.8%
Telecommunication	4 679	4 161	40 428	49 065	8 637	17.6%
<i>Operational Expenses</i>	<i>234 592</i>	<i>315 808</i>	<i>1 458 483</i>	<i>2 002 507</i>	<i>544 024</i>	<i>27.2%</i>
Municipal Charges	43 268	59 244	331 463	541 212	209 749	38.8%
Recycling	8 247	8 483	78 188	79 423	1 235	1.6%
Donations	0	11 400	5 000	60 600	55 600	91.7%
Wildlife Conservation	0	0	5 451	10 840	5 389	49.7%
Meetings	0	798	33 885	22 506	(11 379)	-50.6%
Salaries & Wages	183 077	235 883	1 004 496	1 287 926	283 430	22.0%
<i>Security</i>	<i>478 470</i>	<i>509 617</i>	<i>4 687 256</i>	<i>4 702 132</i>	<i>14 876</i>	<i>0.3%</i>
Access Control (ClickOn)	20 784	20 520	198 100	197 640	(460)	-0.2%
- ClickOn Recovery	(12 996)	(11 970)	(113 549)	(115 290)	(1 741)	1.5%
Equipment Maintenance SLA	0	19 046	186 686	175 502	(11 184)	-6.4%
Security Maintenance	499	6 555	85 725	63 135	(22 590)	-35.8%
Guarding Services	470 182	475 466	4 330 293	4 381 145	50 852	1.2%
<i>Repairs &amp; Maintenance</i>	<i>116 266</i>	<i>135 494</i>	<i>1 231 536</i>	<i>1 283 570</i>	<i>52 034</i>	<i>4.1%</i>
Equipment Maintenance	1 054	6 042	39 922	58 194	18 272	31.4%
Fuel	1 776	3 306	22 676	31 842	9 166	28.8%
General Maintenance	2 517	3 990	34 761	38 430	3 669	9.5%
Infrastructure Maintenance	1 794	4 583	30 618	44 141	13 523	30.6%
Park Facing Boundary Walls	0	0	0	0	0	100.0%





## IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

### Summary Income Statement December 2015

	December 2015		Year to Date			YTD Variance
	Actual	Budget	Actual	Budget	Value	%
Park Maintenance	600	4 902	57 263	47 214	(10 049)	-21.3%
Park Maintenance Contract	108 012	110 049	1 042 927	1 038 495	(4 432)	-0.4%
Vehicles	513	2 622	3 370	25 254	21 884	86.7%
	895 478	1 027 189	8 186 779	8 738 786	552 007	6.3%
<b>Operating Profit / (Loss)</b>	<b>12 286</b>	<b>(113 404)</b>	<b>939 884</b>	<b>170 247</b>	<b>769 637</b>	
<b>Non-Recurring Revenue</b>						
Special Levies	0	0	858 000	858 000	0	0.0%
Estate Penalties	13 800	0	49 439	0	49 439	100.0%
Late Building Penalties	7 750	0	106 500	0	106 500	100.0%
Late Payment Penalties	0	2 280	38 443	21 960	16 483	75.1%
Expense Recovery	0	0	(0)	0	(0)	100.0%
Other Income	0	0	0	0	0	100.0%
Plan Fees	750	0	81 023	0	81 023	100.0%
Sale to Members	(4 300)	0	28 752	0	28 752	100.0%
<b>Non-Recurring Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100.0%</b>
ILC Land Purchase	0	0	0	0	0	100.0%
Debt Write-off	0	0	432 214	0	(432 214)	100.0%
Park Development	0	0	6 080	0	(6 080)	100.0%
Dolomite Risk	0	0	4 608	0	(4 608)	100.0%
Village Identity Project	0	0	309 233	250 000	(59 233)	-23.7%
Boundary Walls	5 474	0	86 470	160 000	73 530	46.0%
Historic Tshwane Accounts	0	0	0	408 000	408 000	100.0%
Water Tanks	0	0	0	0	0	100.0%
Environmental Development	0	0	7 339	47 000	39 661	84.4%
Cash Provision	0	17 100	4 000	164 700	160 700	97.6%
Stand Sales	0	0	141 702	0	(141 702)	100.0%
Net Positive/ (Negative)	12 526	(14 820)	170 511	(149 740)	320 251	
<b>Net Profit / (Loss)</b>	<b>24 812</b>	<b>(128 224)</b>	<b>1 110 395</b>	<b>20 507</b>	<b>1 089 888</b>	

### Account Ability

### Office Address:

Sovereign Drive,  
Route 21  
Corporate Park

### Accounting Office Hours

8:00 to 13:00  
Monday to Friday

### Office Tel:

082 780 0059

### Accounts Email:

accounts@aams.co.za

### IFV Accounts:

Winnie Boshoff

Summary Income  
Statement by  
Account Ability

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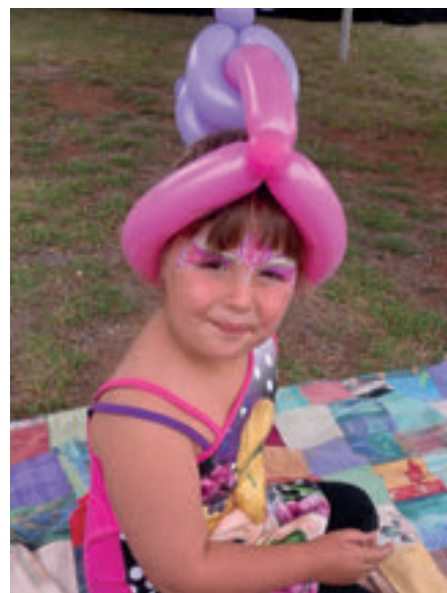
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# Fun Day





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# THE NORTH COAST RULES – OK?

*Over the last 20 years my holiday allegiance to the South Coast of KwaZulu/Natal has swung north. It was not necessarily a conscious decision. For many summers we used to gather at Leisure Bay (which became rather crowded) then Ramsgate, then Trafalgar Beach and finally Southbroom. All were happy places.*

*Beach Bums  
– laid back  
meeting place on  
Casuarina Beach  
(Tongaat)*



*This monumental eucalyptus stump in Simbithi is a remnant of an old sugar estate now engulfed by a residential estate.*

Then friends offered their beach house at Sheffield Beach and we discovered the North Coast. From then on we became addicted to what is now called the Dolphin Coast whose de facto capital is Ballito – the fastest growing town in South Africa.

The South Coast took a severe blow to its popularity five years ago with the closing of Durban airport at the start of the South Coast and the opening of King Shaka International Airport on the North Coast just a few minutes' drive from Ballito.

There's also lots of space between the developed nodes on the North Coast – in contrast with the South, whose towns tend to merge in an unbroken line.

Lately I have been asking myself where, if I were to buy anywhere along the South African coast, would I choose. The answer: the Dolphin Coast. It would, of course, depend upon whether I was buying a holiday

house (in which case it would have to be somewhere from Sheffield Beach northwards) or a place to live permanently...

If it were to be permanent it would be either Mount Edgecombe (adjacent to Umhlanga Rocks and 2km back from the coast) or Simbithi on the north flank of Ballito. I have come to know both quite well.

I would certainly choose to be a kilometre and more away from the sea with its corroding spray and book-destroying mildew.

Both "Mount Edge" with its distinct vernacular style of red-brick houses and green roofs and Simbithi which strives to encourage a Natal farmhouse style of flared roofs and deep verandas, are golfing estates. Both are rich in natural habitats ranging from native forest to open country. Both have extensive wetlands rich in birdlife and both have an interesting variety of other wildlife.





*Shaka's Rock Beach*

Mount Edgecombe, being the older development, is pretty well fully developed and attractively landscaped and, therefore, generally free of construction gangs – and pricey. On the other hand Simbithi, which has extensive areas still undeveloped, offers more opportunities for buyers and many of its freehold homes and rows of low-rise apartments have a good view down to the sea.

Over the last 30 years I have watched Ballito develop from a nondescript little town with an untidy and rather scruffy sea front and whose suburbs lacked any definable style, into something more attractive.

But what has happened high above the town is something else. The summit of Ballito's backdrop hill was once crowned by a huddle of small shops. Today that summit sprouts a forest of cranes towering over three enormous malls – Lifestyle Centre, Ballito Junction and Ballito Bay Mall – and there's still several billion rands worth of development to go.

One of the entrances to Simbithi Eco Estate is only a few hundred

metres short of Salt Rock's popular beach. On a recent visit I spotted 14 identifiable species of fish in the tidal pool without even entering the water.

Simbithi has its own character but, all the same, it typifies the big "secure estates" that have replaced the canefields along the Dolphin Coast. When complete it will have approximately 2 000 "living opportunities" within its 430 hectares.

It already has five community centres and a magnificent country club with swimming pools, tennis courts and communal braaing facilities. One centre hosts a rugby/soccer field and cricket pitch, another has stables and paddocks.

I think I have walked all 15 kilometres of Simbithi's trails – trails that plunge into deep forest pockets and then, abruptly, out on to open grassland or the shores of a lake.

The coast itself has, apparently, 200 pods of dolphins cruising its waters. Yet another of its features is that it is within easy reach of St Lucia Estuary and KwaZulu/Natal's game reserves.



*Holiday joy.*

## There's also lots of space between the developed nodes on the North Coast



*Yet another mushrooming development at Ballito's huge retail and office centre.*

*(Picture Barry Bowditch)*



*Community centre at Simbithi – the estate's style is reminiscent of the old Natal farmhouses that once existed there.*



# SMALLS

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Lindiwe is looking for work on a Tuesday and Thursdays as from 1 December. She has been working for me for 6 years and is very reliable and hard working. Please contact her on 084-747-7817.

Our family is relocating to Cape Town and all 3 employees currently working for us will become available for work in the estate & surrounding areas as from 1 Feb 2016. Domestic: Cynthia 082-531-9856, Gardner: Jonas 072-339-5467, Nanny: Maureen 072-404-5415. Contact me for a reference, Marietjie 079-516-9096.

A very trustworthy and hardworking Joyce is working for me. She is looking for work on Wednesday and Thursday. Please call her on 073-026-2548.

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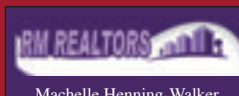
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Jeanne Minnie  
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Guard House North Gate ..... 42832  
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# IRENE FARM VILLAGES

**FOR  
SALE**



**Irene Farm Villages / R4 Million**

**Ref# CN1250632**

**Bedrooms 4 / Bathrooms 3 / Garages 2** / If you have connoisseur taste and require an immaculate home, this is the home for you. As you open the huge double doors of the home, you cannot but say "wow" as your sight is drawn down the long expanse of porcelain tiles towards the marbled centre island of the kitchen. The kitchen needs to be seen to be believed, with a lovely TV room as an extension to the area. Downstairs guest bedroom, a lounge area and grand dining room - all leading onto a lovely entertainment area.

**FOR  
SALE**



**Irene Farm Villages / R3.4 Million**

**Ref# CN1250631**

**Bedrooms 3 / Bathrooms 2 / Garages 2** / The heart of this home is the immaculate kitchen with exceptional quality cherry-wood units and a beautiful marble island, in close proximity to the family in the TV room, dining room, formal lounge or the covered entertainment area. The scullery and staff quarters lead off the kitchen. The whole of the ground floor area is light and bright with huge windows, quality tiles and air-conditioning. Upstairs, the home has three spacious bedrooms, a big study and two well-appointed full bathrooms.



**Please contact me for a free market related valuation of your property**

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