

**ESTATE MANAGER REPORT FOR TRUSTEE MEETING ON THE 14th of
FEBRUARY 2018**

1. SEWAGE PUMP STATIONS.

All pumps are functioning correctly.

The first of two services planned for each year should take place during February 2018. The annual maintenance contract for 2018 has been sent to Mr Schreuder for approval and acceptance. During the first service the wheel valves and non-return valves in the St Lawrence Close pump station will be replaced.

2. ROAD SIGNS.

All road signs are presently in good order.

3. COMMUNAL GARDENS.

The communal gardens in front of the Close gates and the main gate are maintained as well as can be, but taking severe strain due to the draught. Certain trees and shrubs have died and will continue to do so until annual rains are again experienced.

The Estate is clean and tidy with little or no rubble present inclusive of the beach area.

All dustbins are collected and returned to residences on a weekly basis for disposal of household rubbish.

I would like to recommend that home owners be requested to provide visible home numbers with matching numbers on the dustbins. This exercise will also aid armed response who is summoned to visit a premise.

4. STREET LIGHTING.

Street lighting globes are checked and replaced by the Estate Manager on a monthly basis.

5. WATER METER READINGS.

Water meter readings for each of the properties is taken on the 19th of each month and sent to Me Thiart for the issuing of the accounts.

Water meter readings at the six Municipal meters are also being monitored on the same days as which the home meters are read. These readings are provided to the Saldanha Bay Municipality for billing purposes.

This action has been agreed to by the Municipality as readings taken in the past by the Municipality, have been far in excess of water used.

6. BUILDING SITE ON ERF 6163 HOUSE H.J.KRUGER TRUST.

Notwithstanding the fact that this house has been occupied, no occupation certificate has been issued.

7. BUILDING SITE ON ERF 6490 HOUSE JUSTIN HUGHES.

De Jongh Construction is still busy building the house on the above Erf. An extension of time has been granted by the Trustees. The construction deadline which was extended by the Trustees will unfortunately also not be met. A further extension of time has been requested by the owner.

8. BUILDING SITE ON ERF 6168 HOUSE NAUDE.

De Jongh Construction is still busy building the house on the above Erf. The contractual completion date of the house is 1st of February 2018. No extension of time has been requested or granted. According to the Contractors Code of Conduct, an extension of time request should be forthcoming within the first three months of the construction period and not toward the end of the building period.

9. BUILDING SITE ON ERF 6389 HOUSE PIENAAR.

Classic Home Builders are still busy building the house on the above Erf. The building operation has been conducted in an orderly manner without major incidents.

10. ST LAWRENCE CLOSE. ERF 6158

The house on Erf 6158 in the St Lawrence close which previously belonged to Mr Martin Potgieter, has been sold. There is a trampoline pit next to the garden area of which the mat has been removed which is being used as a rubbish dump and is dangerous to children and animals. Notwithstanding the fact that a letter has been sent to the owner, no action by the owner has been forthcoming.

11. ALTERATIONS ON ERF 6477 HOUSE NAGY.

Alterations to the dwelling on Erf 4677 have commenced. The work is carried out by Classic Home Builders and is conducted in an orderly manner without major incidents. Classic Home Builders have indicated that the work will be completed by the 20th of February 2018.

12. WARATHA CLOSE ERF 6472 HOUSE SPANGENBURG

Building operations have commenced on the 15th of January 2018. The building contractors are Truter' and de Wet. To date the attitude and documentation provided has been of a high standard and will be monitored closely. The completion date provided is end July 2018.

13. ALTERATIONS: ST LAWRENCE CLOSE ERF 6157 HOUSE LE CREUZETTE.

I have been informed that alterations to the dwelling on Erf 6157 will commence during February 2018. Presently the approved building plans are awaited.

14. INSTALLATION OF DUSTBINS ON BEACH AREA.

The dustbins installed on the beach area are working well. I have requested the Municipality to provide a further eight dustbins. The intention is to install two at the furthest end of the Chub Close and one at each Close entrance gate. This will provide home owners leaving, the option to deposit their rubbish bin bag in the dustbin and not to leave it on the road side at the gate where Mongoose tear the bags and all the rubbish gets blown away.

15. LANGEBAAN GARAGE DOORS.

All gates are operating normally.

16. BUILDING ALTERATIONS OTHER THAN NEW HOUSES.

The document which describes the points of action for the above process has not been provided by the Trustees.

17. INSTALLATION OF WATER TANKS AND WELL POINTS.

During the first week of December 2017, a company from Cape Town was contracted to determine if Well Points in the Cape St Martin Private Nature Reserve was possible and feasible. After attempting seven Well Points in different locations, it was found that a rock plate situated at approximately 1500m below the ground surface was present. This phenomenon was experienced at all the locations we tested. The conclusion is that Well Points are not possible in Cape St Martin. In due course other alternatives will be considered.

To date no rain water tanks have been installed on the estate.

18. RAINFALL.

2,6mm of rain was measured on the Cape St Martin Private Nature Reserve during January and the first week of February 2018.

19. FESTIVE SEASON 2017.

No problems on the Estate were encountered during the Festive Season.

20. SEWAGE BLOCKAGE.

During the first week of January 2018, it was noticed that a sewage manhole in the St Lawrence Close was overflowing. The Municipality was contacted who aided in the clearing of the blockage. I found that there were manholes indicated on the AS BUILT plans that we could not find. An extensive exercise is to be conducted to determine where all manholes for all services are installed and marked with spray paint to indicate which service it is connected to. A numbering scheme will be devised and included on the AS BUILT drawings to facilitate the ease of identification in the event of future problems.

21. MANHOLE COVER REPLACEMENT.

Two sewage manholes were found where one cover had been removed and the other cover and surround had been broken. New covers and a surround was purchased and installed by the Estate Manager.

22. WATER LEAK IN THE CHUB CLOSE.

On reading the water meters on the morning of the 19th of January 2018, it was found that the water usage in the Chub Close was excessive. The water usage metered at each of the homes totalled 119KI while the bulk Municipal meter indicated a usage of 1333KI. An immediate search was undertaken to determine where a leak was prevalent. It was found that a supply water pipe feeding the Chub Close South sewage pump station had sprung a leak one meter underground. The water supply was immediately turned off. With the help of Mr Park we excavated the leak area and repaired the leaking pipe. The water supply was once again restored.

23. FIRE HYDRANTS IN CAPE ST MARTIN.

During the development of Cape St Martin, quite a number of fire hydrants have been installed in manholes alongside the main roads in each Close.

At present no equipment or knowledge is available should a fire occur.

I would like to suggest that we obtain the necessary pipes, fittings and paraphernalia required to operate the fire hydrants. On obtaining this equipment we can school ourselves as to the working and operation of the equipment. Six monthly refresher operations can be conducted.