

Chairperson Report
VRHV-NPC
AGM 2 October 2025

Since 1 July 2024, Welgedacht HOA has not renewed its membership with the NPC. This withdrawal materially impacted the NPC's approved budget for the 2024/25 financial year. As a result, the draft budget had to be amended to exclude the anticipated income from Welgedacht. Consequently, all new projects were placed on hold, and the Board decided to terminate the insurance policy covering the surveillance cameras.

Initial projections indicated a possible deficit of R4,939. Fortunately, the year was not marked by any major incidents, particularly regarding camera maintenance, and the existing reserve funds were sufficient to absorb the minor shortfall. At the close of the financial year, the NPC recorded a surplus of R12,974, as reflected in the audited Annual Financial Statements (AFS). The AFS have been circulated to all invitees and are also available on the NPC's website.

Programme Performance Summary

1. Security Portfolio

- Total expenditure: R78,335
- The NPC currently manages 10 security cameras, comprising 3 licence plate recognition (LPR) cameras and 7 overview cameras. All are monitored by Welgemoed Safe.
- The cameras are considered low risk in terms of theft and relatively inexpensive to replace. Based on this, the Board agreed to cancel the camera insurance, previously held through OWHOA and VRHOA.
- A proposal has been tabled to replace the 7 overview cameras with motion-detection cameras. While this project has been included in the 2025 budget, implementation remains pending until additional funding is secured, or existing budgets are reprioritised.
- A further proposal recommends installing two additional motion-detection cameras along the border fence between Majik Forest and adjacent farms, where current coverage is insufficient. Estimated cost: R20,000 per camera.
- The LPR camera at the traffic light intersection to Van Riebeeckshof Road was relocated to the roof of the Majik Forest Centre.
- The NPC Security Plan has been approved and published on the NPC's website.
- All camera upgrade and installation projects will be reassessed in the 2025/26 financial year.

2. Environment Portfolio

- Total expenditure: R248,547

- Following a process of calling for additional quotations, the NPC's Service Level Agreements with Eden Landscaping and Evergreen Garden Services were reviewed and renewed for one year. Services include:
 - Maintenance and cleaning of Van Riebeeckshof Ring Road
 - Top-up services at Riesling Park
 - Watering and maintenance of trees planted in 2023. This expenditure relates to The City of Cape Town's condition that the NPC would plant and maintain the 84 donated trees to the area. This condition includes watering during the warmer seasons for a minimum of four years.
- While Riesling Park remains the primary focus of environmental activity, improvements were undertaken by the Oude Westhof Masters HOA at their own expense, including maintenance of the poles and boardwalks.
- Due to Welgedacht's withdrawal, the NPC was unable to contribute to the Tygerberg Wetlands' maintenance.
- Henchem generously agreed to spray the area for weeds at no labour cost, provided that the herbicide is supplied by the NPC or City of Cape Town.

Governance and Financial Position

The Board of Directors — Nicolene van Niekerk, Thorton Le Roux, Nelia Orlandi, Emil Scheepers, and Robyn Viljoen — confirm that the NPC remains in a sound financial position and maintain sufficient reserve funds to cover 3-months of running expenses.

The directors are not aware of any material non-compliance with statutory or regulatory requirements or any pending legislative changes that may adversely affect the NPC.

Sustainability and Administrative Costs

The sustainability of the NPC's current business model is under ongoing discussion by the Board. One area of concern is the relatively high proportion of expenditure allocated to administrative expenses.

- Administrative expenditure (including management, banking, auditing, website support, and communication): R151,285
- This equates to 30.5% of total income, a percentage driven higher by the reduced income base following Welgedacht's withdrawal.

This matter will be addressed in further detail during engagements with stakeholders over the coming year.

Based on the current financial constraints that the NPC is enduring, a decision has been made to focus on maintaining the developments that have been made over the last years. Once additional financial resources have been sourced, future enhancements to the VRHV area will be planned.