
2013/2014

Muizenberg Improvement District

ANNUAL REPORT



Photo credit: Bruce Sutherland City of Cape Town.

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Muizenberg Improvement District - Annual Report 2014

Chairman's foreword

Here at Muizenberg Improvement District (MID) keeping public areas safe, clean, green and increasing business confidence is at the heart of all our activities.

When our new management team came into office two years ago, we faced a struggle against negative perceptions about the image of Muizenberg which were fuelled by derelict buildings, overcrowding of rented residential property, a lack of cleanliness, the high visibility of homeless people and reports of rising crime in the village.

Today Muizenberg is in good shape. The beachfront is vibrant, roads are newly resurfaced, business is good and all over the village, buildings are being remodelled. Muizenberg has welcomed the arrival of new developments which are presenting MID with the opportunity to act as the catalyst in facilitating effective dialogue between residents, business, the City of Cape Town and a range of partners to help shape the future of Muizenberg. It also brings a number of challenges as the Muizenberg Improvement District seeks to provide a platform for our members and the wider community to work together to regenerate the urban environment and position Muizenberg as the kind of place where you would want to live, visit or do business.

Our MID board of directors comprises local business people and residents who believe in the future of Muizenberg. I am pleased at how we have developed a cohesive way of working together and grateful to each member who voluntarily gives of their time and expertise to drive MID projects and deliver on our mandate.

The MID Board remains committed to delivering a focused and impactful range of projects that will benefit you and make Muizenberg safer, cleaner and greener, and economically prosperous. We are pleased to give feedback on the variety of initiatives undertaken over the past year. Also we are excited to share our vision for 2015/2020 as part of the next five year business plan.

Tony Smith

Chair

Muizenberg Improvement District

What MID does

The Muizenberg Improvement District [MID] is a geographic area where property owners have contracted to pay a levy to facilitate a joint effort by the City of Cape Town and the local community to ensure more effective management of public areas and to promote business confidence.

The MID supplements normal municipal services provided by the City, using its funds to deal with crime and decay, enhance the environment and address social issues like vagrancy and finding workable solutions for the homeless. The Muizenberg Improvement District is a legal entity established under the City's Special Rating Areas by-law and also governed by the South African Companies Act 2008. While payment of levies is obligatory for ratepayers please be aware that you need to apply to become a member.

Residents and property owners are encouraged to become actively involved in what MID is doing to make Muizenberg a safe and attractive place to visit, to live and to do business. To find out how you can become a MID member or make a contribution by volunteering your expertise and time, please visit www.mid.org.za or phone the MID office on 021 7881196

Cleansing and Maintenance

Our new cleaning contractor, NCC, was appointed in July 2013 to provide cleaning services. They were tasked with the following responsibilities:

- Litter management
- Report environmental threats to public health and safety
- Assist with maintenance of various formal and informal green areas



A significant challenge in these areas is dumping activities, vagrants and bin pickers which have a substantial impact on daily operations. Poor community waste management, especially on refuse collection days further compounds the litter problem in the MID.

And the NCC's role is not just about picking up litter. During the summer months the team spends a significant amount of time removing beach sand from the guttering systems. In winter the gutters are cleared of weeds to prevent flooding. We mention these factors to put into perspective NCC's total work commitment. They've contributed significantly to the maintenance and upkeep of the MID area and we thank the NCC team for their sterling work.



MID painted the inside of the Church Road subway and we regularly paint over tagging. We keep a check on maintenance issues like blocked drains, broken street lights, missing drain covers and report these issues to the City.



The community are also encouraged to make use of the City's C3 notification system whereby they can log infrastructure and maintenance problems for themselves. Since October 2013, a pilot project initiated by MID has drawn long-term homeless people into weekend clean ups to complement the work that NCC do during the week. Showing up sober and being of service to the community gives them a sense of belonging and they are proud to be productive. This project has proved to be very successful

(1500 bags of waste have been collected). One homeless man said:

"I used to be a nameless face under the bridge, but now I feel of value, part of the community, where people recognise me and greet me. They can now see that I am willing to work and don't just depend on hand-outs. I would rather work and I hope that through this, others will see that I am responsible and also employ me so that I can get off the streets and live a better life".

Social Development

The long-term homeless – people who have lived on our streets for years and regard Muizenberg as their home. If they are forced to leave, they simply come back later. MID Social Development Director, Marion Wagner, in conjunction with Safer Together has been working hard to identify the long term homeless people living in Muizenberg - they are defined as those, who, for any reason, use the outdoors as a place of abode. Approximately 20 of the homeless have been living on our streets for up to 30 years.



We are pleased that local businesses and organisations have started making use of the weekend cleaning team. The initiative has instilled a great sense of pride and dignity in the cleaning team, as you can appreciate from the quote above. Festival and event organisers are encouraged to team up with the Muizenberg Improvement District to involve homeless people in post-event clean ups.

Assessments have been conducted and these show a variety of reasons for the plight of the homeless: poverty, prolonged unemployment, substance abuse, mental illness, lack of housing, unbearable domestic conditions and personal trauma. Because homeless people are often addicts/substance abusers, visitors and residents are urged not

to give them money which only increases their dependency. If you would like to help, you can give a shopping voucher which stipulates that the voucher may only be spent on food. Going forward MID will look at erecting information boards on how visitors and locals should interact with homeless and street people. This project is in line with the Sub-Council's long term initiative to partner with NPO's and Improvement Districts to implement set protocols on how to deal with long-term homeless people. The lack of ablution facilities also poses a hygiene problem around the Atlantic Road Subway and the challenge for MID is to find alternative accommodation for the homeless. MID will continue to collaborate with the City and partner with Non-Profit Organisations to seek solutions to relocating the homeless.

Safe and Secure

Reducing crime and the fear of crime is our number one priority and constitutes most of MID expenditure.

MID provides a safety and security service using foot patrollers and patrol vehicles and CCTV cameras in strategic areas to enhance the services already provided by SAPS, Law Enforcement.



Loiterers, bin pickers, trolley people, opportunistic criminals and street people often harass and threaten the safety of residents. Working in close collaboration with the MID Security provider, the City Police and other key agencies, our aim is to actively tackle

crime and anti-social behaviour and improve safety in Muizenberg. The neighbourhood watch and the CPF are crucial role players when it comes to community resource mobilisation. Unfortunately both these bodies are dysfunctional through lack of community support.

Additional security measures undertaken by MID include: more strategic positioning of the network of MID surveillance cameras, the implementation of highly visible and additional security patrols during the December holiday season and regular meetings with our security service provider, Grit, to design operational and structural service improvements. The MID public safety trailer has been moved to the beachfront where MID facilitated expansion of the Rent-a-Cop initiative.



Environmental Upliftment



Greening projects have met with a good degree of success and community support. The Royal/Alexander Road corner has been landscaped and local residents have been keen to undertake the watering and maintenance of the plants. An indigenous and medicinal herb garden has also been started in Royal Road; partially funded by the Rowland and Leta Hill Trust. This is an on-going community project.

MID has also continued with the maintenance of previously planted gardens like those at the corner of Palmer & Holland Roads, Beach Road and the Municipal Clinic Garden. Future environmental upliftment projects are dependent on support from interested community organisations like Friends of Muizenberg Park and Zandvlei Trust.

Bad Buildings

The extensive upgrading of many Muizenberg homes, especially those in the central village, has been complemented by a number of new developments, a result of both private enterprise and the Muizenberg Improvement District initiative. These new improvements are reviving the glamour and appeal of the area.

“We really notice the difference in Muizenberg! It's become a destination, a lifestyle – mountains, sea and vlei, people popping down for a surf before work! Families are buying houses in the village and settling down. Properties are seen as great value for the quality of life here.”

Errol King, Rawson Properties Muizenberg.

However “bad buildings” remain a problem. Absentee landlords, over-crowding of tenants, unhygienic waste and litter all compound the problem. MID works closely with City Building and Health Inspectorates, Safety and Fire and Law Enforcement to ensure that neglected and derelict buildings receive attention.

Several dilapidated buildings in the Atlantic, Alexander, Church Road area have been demolished or renovated, which is a significant improvement in the general impression Muizenberg creates. However MID is faced with other buildings in Atlantic Road that still create a poor impression in a reviving suburb. Some of these, on the seaward side of the road, belong to the City of Cape Town and are receiving close attention from the Ward Councillor as well as from various City officials.



In areas like Church, Frankfort, Milner, Albertyn and Rhodesia Roads some buildings have been renovated, but others still lag behind Muizenberg's generally improving standards of maintenance. Bad Buildings are being tackled street-by-street with a concerted campaign to motivate owners to maintain and improve their properties. It has been pleasing to see the clean-up of the Don Pepe Building on the corner of Frankfort & Church Roads. The original old age home in Church Road was bought by CPOA (Cape Peninsula Organisation for the Aged), along with the former Sacks Butchery and an adjoining house in Atlantic Road. The re-development is currently underway.

Beachfront improvement



Muizenberg beach is a precious asset and we should make sure it is safe and clean. Not only is it a magnificent beach with blue flag beach status – it is the premier surfing beach – ideal destination and it provides a lifestyle for the people who live here. In recent years we have seen huge growth in visitors using the facilities.



The redevelopment of commercial and residential property on the beach front has transformed it from the run down and somewhat dodgy place it was ten years ago. And the surge of interest in Muizenberg as a place to surf has had a dramatic impact.

“We’ve seen an incredible transformation of the Muizenberg Beach front over the past few years. It has really cleaned up! The beach

has become a family destination– not just for surfing but also for the restaurants, the shopping and a great day out. Muizenberg is alive and vibrant with something for everyone now!”

Roxy Davis, Seven times South African Surfing Champion and owner of the Surf Emporium and the Roxy Surf School on Muizenberg beach front.

What concerns MID most about the beachfront is the urgency of maintaining facilities and services like lawns, toilets, beach huts and beach security. MID is also exploring solutions with the City to the problem of informal car guards who harass beachgoers.

As MID directors, we are going all out to mobilise politicians and officials to care about the future of Muizenberg and to realise its importance to the City – we need funds and we need interest. Shockingly Muizenberg Tourist information office is the least visited tourism info office in Cape Town! Tourists travel here specially to have photographs taken in front of our colourful beach huts but Muizenberg is not being positioned properly in the overall attraction mix of Cape Town. We aim to change that by actively engaging relevant stakeholders to ensure that Muizenberg receives far higher prominence as an attractive tourism destination. MID has set the wheels in motion by negotiating with Cape Town Tourism to get a mobile tourist bus on the beach.

Surfers' Circle



Despite our blue flag beach and iconic beach huts, the traffic circle on the beachfront is an eyesore. So in keeping with the agreement signed with the City's Roads Department in 2012 MID partnered with Ward Councillor, Dave D'Alton to commence work on upgrading the traffic circle which will comprise a perimeter wall, paved pathways and landscaping. This will complement the ongoing transformation of the beachfront and will be completed by the end of the first quarter in 2015.

MID Border extended

Because Muizenberg has been made a Special Ratings Area (SRA), the MID is restricted by the boundary, stipulated by the City of Cape Town, and is only able to implement, facilitate and manage projects within the boundary.

MID concluded an application process with the City and anticipates that the following areas will be included into the MID precinct: both sides of Vlei Road; both sides of Beach Road (from the water slide to surfers' corner); and both sides of Main Road to include Muizenberg Park. This will allow MID to extend its mandate to provide services to these areas.

Acknowledgements

MID cannot function without the support of the membership. During the year various members of the community engaged with MID in a supportive manner. This encourages the MID team and makes our job more rewarding.

- ISL have been outstanding in their support, giving sound advice and direction.
- Councillor D'Alton has attended board meetings regularly and has been very much a lynchpin to the Sub-Council and other City Departments, in particular Solid Waste and Roads.
- Thank you to Aldermann Felicity Purchase for allowing us to bend her ear on occasions, her listening and support she has given to MID on various projects; particularly the homeless.

- Our Bookkeeper, Sue Rumsey, our Accountant, Mike Schreiber and our Company Secretary LPH have given us invaluable support that we could not have done without.
- MID also gets a lot of support and advice from other Improvement Districts, including Cape Town, Wynberg, Voortrekker Corridor and Fish Hoek. We would like to thank you for your on-going support.
- We also thank our landlord, Joanne Hitchens, for our pleasant office accommodation and considerate rental.
- Once again, our thanks to Peter Dugmore, for his sage advice.
- Thank you to our service providers NCC, Philsec Systems and Grit Security Services.
- The board members have worked hard during the year to achieve the objectives that were set out. Thank you to you all for your commitment and energy for a strong team effort.
- For their service, we also thank Kelleigh Hamilton and Sandy Voges - MID Directors who resigned at the end of this financial year.

In Closing

Many of the positive developments highlighted in this report may not have materialised had it not been for the Muizenberg Improvement District (MID) team of directors, who work voluntarily, helping to keep public areas clean, green and safe. Our role is simple enough – to make a difference. As with most journeys, we will undoubtedly face delays and diversions. However, you are in good hands. It's time for Muizenberg to shine – together we can make it count.

MID Board of Directors

Chair:	Tony Smith
Director Portfolios:	
Beachfront:	Steven Frankal
Environmental Upliftment:	Elizabeth Milne
Finance and Fundraising:	Mike Romyn
Stakeholder Engagement:	Lesley Schroeder
Recreation / Surfer's Circle:	Peter Wright
Social Development:	Marion Wagner
Muizenberg Park:	George Hill
Security:	Alloy Gowne
MID Office Manager:	Chevone Petersen

MUIZENBERG IMPROVEMENT DISTRICT NPC

REG. NO : 2001/018176/08

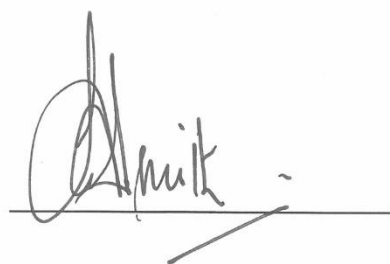
ANNUAL FINANCIAL STATEMENTS

30 JUNE 2014

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APPROVAL OF ANNUAL FINANCIAL STATEMENTS

The Annual Financial Statements set out on pages 3 to 9 have been approved by the Directors:

A handwritten signature in dark ink, appearing to read 'D. M. K.', is written over a horizontal line. A diagonal line extends from the bottom right of the signature.A handwritten signature in dark ink, appearing to read 'A. M. K.', is written over a horizontal line.

LOW AND SCHREIBER
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INDEPENDENT AUDITORS' REPORT

To the Members of Muizenberg Improvement District NPC

Report on the Financial Statements

We have audited the Annual Financial Statements of Muizenberg Improvement District NPC, which comprise the balance sheet as at 30 June 2014, and the income statement, statement of changes in equity and cash flow statement for the year then ended and a summary of significant accounting policies and other explanatory notes and the directors' report, as set out on pages 3 to 9.

Directors' Responsibility for the Financial Statements

The Company's Directors are responsible for the preparation and fair presentation of these financial statements in accordance with the Statement of Generally Accepted Accounting Practice for Small and Medium-sized Entities and in the manner required by the Companies Act of South Africa. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the Annual Financial Statements present fairly, in all material respects, the financial position of the Company as at 30 June 2014, and its financial performance and its cash flows for the year then ended in accordance with the Statement of Generally Accepted Accounting Practice for Small and Medium-sized Entities and in the manner required by the Companies Act of South Africa.



LOW AND SCHREIBER
REGISTERED AUDITORS, CAPE TOWN
18 AUGUST 2014

MUIZENBERG IMPROVEMENT DISTRICT NPC

REPORT OF THE DIRECTORS

To the Members

NATURE OF BUSINESS

The main objective of the Company is to revitalise designated areas within Muizenberg, providing security, cleaning and various improvement services.

FINANCIAL POSITION

The state of the Company's affairs is adequately reflected in the Annual Financial Statements. No material fact or circumstance has occurred between the accounting date and the date of this Report.

CAPITAL STRUCTURE

The Company is registered as a Not For Profit Company in terms of the Companies Act and has no share capital and no part of its income or assets may be distributed to Members. All reserves are therefore non-distributable.

STATEMENT OF RESPONSIBILITY

The Directors are responsible for the maintenance of adequate accounting records and the preparation and integrity of the Financial Statements and related information. The Auditors are responsible to report on the fair presentation of the Financial Statements. The Financial Statements have been prepared in accordance with Generally Accepted Accounting Practice and in the manner required by the Companies Act.

The Directors are also responsible for the Company's system of internal financial control. These are designed to provide reasonable, but not absolute, assurance as to the reliability of the Financial Statements, and to adequately safeguard, verify and maintain accountability of assets, and to prevent and detect misstatement and loss.

Nothing has come to the attention of the Directors to indicate that any material breakdown in the functioning of these controls, procedures and systems has occurred during the period under review.

The Financial Statements have been prepared on the going concern basis, since the Directors have every reason to believe that the Company has adequate resources in place to continue in operation for the foreseeable future.

DIRECTORS

S Frankal	S Voges (appointed July 2013)
P Wright	M Wagner (appointed July 2013)
L Smith	D Jones (resigned December 2013)
S E Milne	J Maxwell (resigned November 2013)
K Hamilton	J Annandale (resigned August 2013)
G Hill	
M Romyn	

MUIZENBERG IMPROVEMENT DISTRICT NPC

BALANCE SHEET

At 30 June 2014

	Note	2014 R	2013 R
ASSETS			
NON-CURRENT ASSETS		21,316	50,560
Fixed Assets	2	21,316	50,560
CURRENT ASSETS		681,425	306,414
Cash Reserves		681,425	306,414
TOTAL ASSETS		702,741	356,974
EQUITY AND LIABILITIES			
CAPITAL AND RESERVES		669,079	350,899
Non-Distributable Reserves	3	563,395	350,899
Specific Funds	4	105,684	-
CURRENT LIABILITIES		33,662	6,075
Accounts Payable		33,662	6,075
TOTAL EQUITY AND LIABILITIES		702,741	356,974

MUIZENBERG IMPROVEMENT DISTRICT NPC

INCOME STATEMENT

For the year ended 30 June 2014

	Note	2014 R	2013 R
INCOME		1,822,357	1,160,772
Bad Debts Reserve Refunded		165,704	44,604
Donations for Specific Funding	4	216,257	-
Interest Received		7,850	6,982
Law Enforcement Income		218,461	-
Levies Received		1,207,450	1,109,186
Sundry Income		6,635	-
EXPENDITURE		1,504,177	1,186,863
Accounting Fees		25,233	29,044
Advertising, Marketing and Publications		32,319	29,436
Audit Fees and Related Services		12,950	6,000
Bank Charges		6,645	7,386
Cleaning and Maintenance		269,780	201,087
Depreciation		31,699	47,424
Improvement Projects		30,520	71,244
Insurance		7,772	4,886
Law Enforcement Expenses		218,461	-
Meeting Expenses		6,722	3,402
Miscellaneous		7,763	7,272
Rental		16,775	15,246
Salaries and Wages		142,338	150,041
Security Services		510,707	580,906
Specific Funding Expenses	4	110,572	-
Stationery, Postage and Printing		8,709	8,552
Surplus Operational Projects	5	49,764	-
Telephone and Computer Expenses		14,552	22,978
Travelling		896	1,959
NET PROFIT/(LOSS) FOR THE YEAR		318,180	(26,091)
TRANSFERRED (TO)/FROM NON-DISTRIBUTABLE RESERVE		(212,496)	26,091
TRANSFER TO SPECIFIC FUNDS		(105,684)	-
		-	-

MUIZENBERG IMPROVEMENT DISTRICT NPC

NOTES TO THE FINANCIAL STATEMENTS

30 June 2014

1. BASIS OF PREPARATION

The Annual Financial Statements have been prepared in accordance with the Statement of Generally Accepted Accounting Practice for Small and Medium-sized Entities on a basis consistent with prior years.

1.1 Fixed Assets

Computer Equipment is depreciated over 3 years and the Trailer is depreciated over 5 years.

2. FIXED ASSETS

	Cost R	Accum Depr R	2014 Net Book Value R	2013 Net Book Value R
Computer Equipment	120,435	120,435	-	19,992
Trailer	46,268	24,952	21,316	30,568
	<u>166,703</u>	<u>145,387</u>	<u>21,316</u>	<u>50,560</u>
	2013 Net Book Value R	Additions/ (Disposals) R	Depr R	2014 Net Book Value R
Computer Equipment	19,992	2,455	(22,447)	-
Trailer	30,568	-	(9,252)	21,316
	<u>50,560</u>	<u>2,455</u>	<u>(31,699)</u>	<u>21,316</u>

3. NON-DISTRIBUTABLE RESERVE

	2014 R	2013 R
Opening Balance	350,899	376,990
Transferred from/(to) Income Statement	212,496	(26,091)
Closing Balance	<u>563,395</u>	<u>350,899</u>

MUIZENBERG IMPROVEMENT DISTRICT NPC**NOTES TO THE FINANCIAL STATEMENTS (Continued)**

30 June 2014

4. SPECIFIC FUNDS	Received R	Spent R	Balance R
Environment Upliftment	15,000	-	15,000
Social Upliftment	13,000	2,754	10,246
Surfers' Circle	188,257	107,818	80,439
	<u>216,257</u>	<u>110,572</u>	<u>105,684</u>
5. SURPLUS OPERATIONAL PROJECTS		2014 R	2013 R
Beachfront		9,956	-
Community Art		9,942	-
Marketing		9,997	-
Social Development		19,869	-
		<u>49,764</u>	<u>-</u>
6. TAXATION			

No provision has been made for taxation as the Company is a Public Benefit Organisation and is exempt from taxation.

MUIZENBERG IMPROVEMENT DISTRICT NPC

CASH FLOW STATEMENT

For the year ended 30 June 2014

	Note	2014 R	2013 R
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash generated by Operations	1	369,616	17,121
Interest Received		7,850	6,982
Net Cash inflow from Operating Activities		<u>377,466</u>	<u>24,103</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions to Fixed Assets		(2,455)	(8,268)
Net Cash outflow from Investing Activities		<u>(2,455)</u>	<u>(8,268)</u>
NET CASH FLOW		375,011	15,835
CASH AND CASH EQUIVALENTS at beginning of the year		306,414	290,579
CASH AND CASH EQUIVALENTS at end of the year		<u>681,425</u>	<u>306,414</u>

MUIZENBERG IMPROVEMENT DISTRICT NPC

NOTES TO THE CASH FLOW STATEMENT

For the year ended 30 June 2014

	2014 R	2013 R
1. CASH GENERATED BY OPERATIONS		
Net Profit/(Loss) before Taxation	318,180	(26,091)
Adjustment for:		
Interest Received	(7,850)	(6,982)
Depreciation	31,699	47,424
Operating Profit before Working Capital Changes	<u>342,029</u>	<u>14,351</u>
Working Capital Changes	27,587	2,770
Increase in Accounts Payable	<u>27,587</u>	<u>2,770</u>
Cash generated by Operations	<u><u>369,616</u></u>	<u><u>17,121</u></u>