



**LOWER GARDENS**  
CITY IMPROVEMENT DISTRICT

## **LGCID Members Meeting**

18 November 2025



# Legal



Note that this members meeting will be recorded and transcribed using Google Suite recording, note taking and transcribing software and will be made available post the meeting on the Lower Gardens CID website <https://www.lowergardenscid.co.za/>.

For more information on our privacy policies, please review policies, procedures and statutory documents at the following link: <https://www.lowergardenscid.co.za/documents/>.

# Agenda



1. Registration
2. Welcome & Apologies
3. Membership
  - a. New members
4. Quorum to constitute a meeting
5. Chairperson's Report
6. CID Managers Report
7. Budget
  - a. Approval of the budget for 2026/27
8. Approval of the implementation plan for 2026/27
9. Appointment of a Registered Auditor
10. Confirmation of Company Secretary
11. Election of Board Members
12. General
13. Q & A
14. Adjournment

# Welcome & Apologies



1. LGCID Members
  - a. New members (52 registered)
2. City of Cape Town CID Department
  - a. Joepie Joubert: Manager: City Improvement Districts – Spatial Planning and Environment
  - b. David-John Michael-Steyn: Senior Professional Officer: City Improvement Districts Branch
3. City of Cape Town Councillors:
  - a. Ward 77: Cllr. Francine Higham
  - b. Ward 115: Cllr. Ian McMahon
4. Apologies:
  - a. Jacques Weber: Interim board member for Public Safety. Represented by his proxy.
5. Stakeholders, residents, tenants, business owners and interested parties.



# LGCID Membership - The By-Law



1. Only property owners liable for the additional CID levy can become members of the LGCID.
  - a. Members list was published 3 days before the members meeting and can be found at LGCID Members List (available via <https://www.lowergardenscid.co.za/members-meeting> under important links).
2. Only members of the LGCID are eligible to vote on matters concerning the CID.
  - a. If you are a member with an arrears of over 60 days and older, you may not be able to vote unless there is written proof of your formal dispute with the City of Cape Town.
3. We are happy to confirm the following membership numbers for the Lower Gardens CID:
  - a. Natural Persons: RSVP (36).
    - i. Online attendance: 13
  - b. Juristic Persons: RSVP (16).
    - i. Online attendance: 4
4. Quorum to constitute our members meeting: 10% of 52 LGCID members list.
  - a. Confirm quorum by show of hands.
  - b. 6 LGCID members required.

# LGCID Membership - Sign Up



Missed the LGCID membership sign up deadline?

**No problem**, contribute to future meetings, committees, project and initiatives.

- Natural Persons: <https://www.lowergardenscid.co.za/private-membership>.
- Juristic Persons: <https://www.lowergardenscid.co.za/juristic-membership>.

# Chairperson's Report - Agenda



1. Introduction
2. Thank You
3. Where we come from
  - a. Why did we need a CID
  - b. Urban Management Survey
  - c. The Business Plan
4. Where we going
  - a. 'Become the best inner city suburb in South Africa' (20%)
  - b. Crime & Grime (80%)
5. How can you help?
  - a. CID Membership
  - b. Sub Committees
  - c. LGCID Connect
6. Conclusion



**“The only thing worse than not having a CID, is having a CID that does not work!”**

Quote - Lower Gardens City Improvement District (LGCID)

# Chairperson's Report - Acknowledgments



## 1. Steering Committee

- a. Ryan Paterson (NPC Director)
- b. Roxanne Tobias (NPC Director)
- c. Jonathan Liebmann (NPC Director)
- d. Bronwyn Darne & Shaun Rai
- e. Werner Uys

## 2. Sponsors

- a. Absolute Computing (Hope Street): Serge Franco
- b. Black Brick (Roodehek Street): Jonathan Liebmann
- c. BKPP Investments (Hope Street): Kevin Dore
- d. CHIPS (Wesley Street): Niel Bekker
- e. Dev34 (Roodehek & Hope Streets): Jarryd Lurie
- f. On Side Consulting (Glynville Street): Ryan Paterson
- g. Stonehill Properties (Hope Street): Shaun Rai & Bronwyn Darne
- h. Michael Power (Gordon Street)
- i. Lucan (Buitenkant Street): Werner Uys



**STONEHILL**  
Property Group

**absolute\***  
\* MEMBER OF ABSOLUTE PROPERTY GROUP | 100% SOUTH AFRICAN OWNED & OPERATED | SPECIALIZING IN CLOUD SOLUTIONS

**O N S I D E**  
MANAGEMENT CONSULTING



 **DEV34**  
VISIONARY THINKING. ENDURING RESULTS

**LUCAN**

**99 Hope Street**

# Chairperson's Report - Acknowledgments

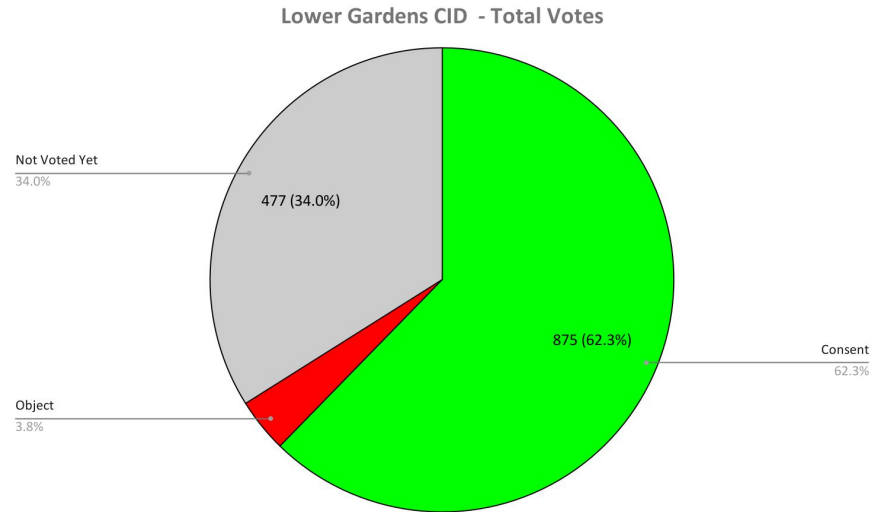


- 3. Gardens Watch
  - a. Founders
  - b. Nicky Esson
  - c. Dagmar Timler
  - d. Matthew Jantjies-Green

- 4. Property Owners:
  - a. 1404 available votes
  - b. 928 votes cast**
  - c. 875 Yes**
  - d. 53 No

- 5. Interim Board  
<https://www.lowergardenscid.co.za/meet-the-team>

- a. Ryan Paterson
- b. Michael Power
- c. Dagmar Timler
- d. Jacques Weber
- e. Matthew Jantjies-Green





# **Chairperson's Report - Where we come from**



**“We have had a break-in and an attempted break-in in the past 2 weeks. A room was broken into from the street (Wandel), burglar bar cut and room ransacked. Fortunately the resident had been moved into frail care and the door had been locked. ....”**

**Another resident had a stone thrown at her window and a visitor had their car broken into in the street. All this is extremely unsettling for our frail, aged ladies who deserve to be protected.”**

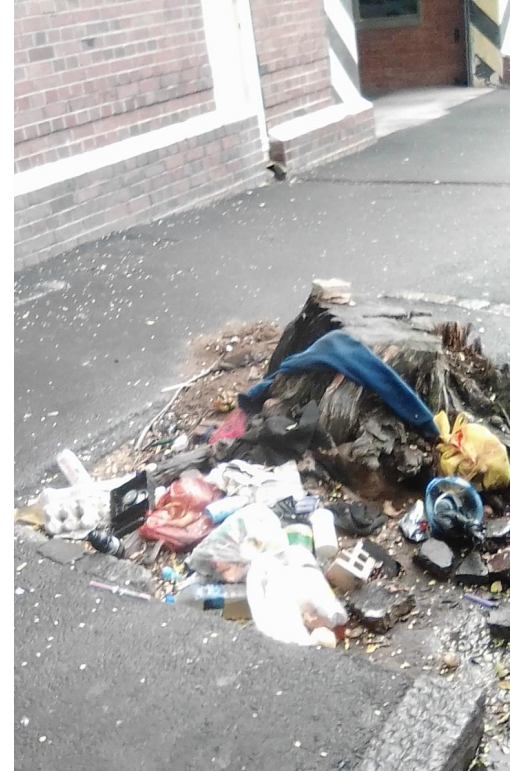
Lindsay Long, General Manager, Ladies Christian Home, 20 Vrede Street.  
(extract from email with permission)



# Where we come from - Wesley Street (Homeless encampments)



# Where we come from - Buitenkant Street (Used needles)

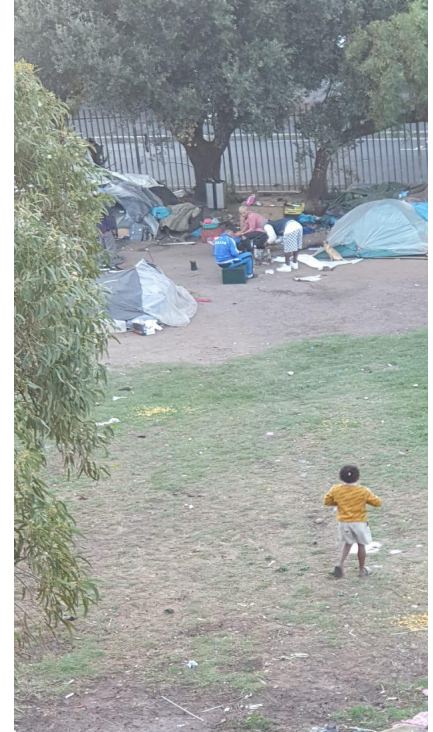




# Where we come from - Buitenkant Street (Occupied sidewalks)



# Where we come from - Tuin Plein (Occupied Parks)





# Where we come from - Glynn Street (Regular fires)



# Where we come from - Tuin Plein (Crime - Drugs being sold)



# Urban Management Survey



## Public Safety

79.8%

Respondents see public safety and security as the most important issue

In Lower Gardens, **96.1%** feel unsafe within the suburb. Theft out of a motor vehicle and mugging are the most common crimes affecting public safety. By-law concerns revolve around illegal structures and homelessness, prompting property owners to invest heavily in private security services.

37.22%

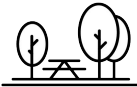
Of apartments responded

82.9%

Believe all property owners should share responsibility for a safer & cleaner neighborhood

96.1%

Respondents feel unsafe in Lower Gardens, particularly at night.



## Environmental Development

20% of respondents use Lower Gardens' public parks, with Maynard Park being the favorite due to a existing community initiative. Desired park amenities include recycling facilities, children's play areas, and outdoor fitness areas.

20%

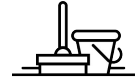
Use public parks

## Lower Gardens Profile

- 1421 Properties
- 66.3% Residential
- 33.7% Non-residential
- 182 residential homes
- 2 wards (77 & 115)
- 940 property owners
- 20 residential apartment blocks
- 369 Erven
- 228 offices
- 2022 Total property valuation R5,178,406,000 (billions)
- Average residential property value R2,652,169
- Average commercial property value R5,595,121

65.3%

Feel that Lower Gardens is not adequately cleaned and maintained.



## Maintenance & Cleaning

Lower Gardens residents find cleaning and maintenance lacking. Many are unaware of the donation-funded Gardens Watch team. Key concerns include park upkeep, streets, sidewalks, vagrancy-related mess, and a strong desire for recycling services.

86%

Survey respondents support creating a City Improvement District in Lower Gardens

79.5

Survey respondents are willing to contribute between 10% and 20% extra to a CID levy on their rates

287

Respondents

570

Properties responded

42.31%

Of residential homes responded

80.5%

Survey respondents find the city's response to vagrancy and homelessness inadequate

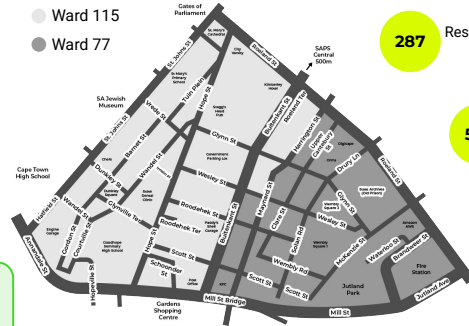
54%

Of commercial property owners responded



## Social Services

**82.9%** see homelessness and vagrancy as Lower Gardens' top issue, with **80.5%** feeling the City's response is inadequate. They know about 'Safe Spaces,' 'Give Dignity,' and legal removal of illegal structures. Most favor a dedicated social worker for accessing city and NGO programs.z



- Ward 115
- Ward 77

## General Questions

A majority of **82.9%** agree on their shared responsibility for a safer and cleaner neighbourhood. An overwhelming **86%** support creating a City Improvement District, with majority willing to contribute an extra **10%** CID levy on rates.



# Five Year Business Plan



Garden caretakers deployed

## General Costs

- Residential Property Contribution (Levy): R125 (incl. VAT) per R1 million per month (e.g., R2 million property pays RX (R125 x 2) per month).
- Commercial Property Contribution (Levy): R265 (incl. VAT) per R1 million per month (e.g., R2 million property pays RX (R265 x 2) per month).
- Capital Expenditure Per Year: 5.5% of annual budget in year 1.
- CID Employee Costs: Average 9% of annual budget.
- CID Operational Office Costs: Average 7% of annual budget.
- Residents eligible for property rate relief will be exempt from CID levy.

## Management

Limited board who receive no payment

- Full time CID Manager, and marketing / operations administrator.
- CID offices proposed for Tuin Plein precinct, in container offices.
- 4 contracted lead service providers, with dedicated service managers, performance clauses and annual reviews.
- Appointed independent accountant and auditors.
- Every property owner has the right to be member of the CID, and vote on all major financial and operational items.

## Public Safety

59%

of annual budget spent on Public Safety.

- 24/7/365 CCTV and radio control room: Linking existing CCTV networks, apartment block security and armed response.
- Dedicated CoCT law enforcement officer. Monday to Friday 08h00 to 17h00.
- Accountable Metrics: Crime stats, with theft out of motor vehicles and common robbery being the priority crimes focused on in year 1 (based on UMS).

2

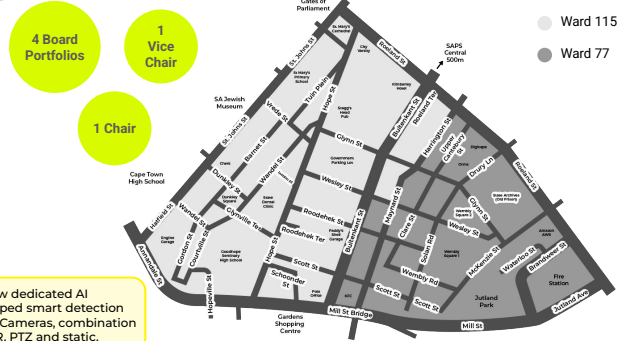
Patrol vehicles 24/7/365

9

Dedicated Public Safety officers 24/7/365 (4 night, 5 day)

## Lower Gardens Profile

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4 Board Portfolios

1 Vice Chair

1 Chair

Ward 115  
Ward 77

## CID proposed

Growing at 5% per annum for 5 years.

Per 1 million property rates value

Annual Budget  
**R10.7 Million**

Residential CID Levy  
**R125 pm**

Commercial CID Levy  
**R265 pm**

7%

of annual budget spent on parks and recreation.

## Parks & Recreation

3

- Jutland Park: Park caretaker to handle cleaning, and grass maintenance. Proposed plans include adding outdoor training area and dog play/walking areas.
- Maynard Park: Regular grass cutting, beautification, and upgraded children's play gyms. Potential for a school activity center.
- Tuin Plein: CID office facilities for safety/security and cleaning / maintenance teams. Community garden, upgraded play gym, wheelchair access, and managed recycling facilities.
- Accountable Metrics: Monthly trees planted, compost bags created, number of park events and visitors.

7%

of annual budget spent on Social Services.

## Social Services

1

Dedicated social worker (with 3 support staff)

- Social Support Team: One dedicated Social Worker supported by one Peer Support Specialist and two Peer Outreach Workers.
- Community-Based Treatment Program: NGO lead programme that provides work readiness training, substance rehabilitation, psychosocial services, skills development, and job placements for approximately 20 individuals at any given time.
- Accountable Metrics: Number of monthly 1-on-1 engagements, illegal homeless structures, homeless individuals in Lower Gardens, and number transitioning from the streets into CoCT and NGO endorsed programs.

6%

of annual budget spent on M & C

## Cleaning & Maintenance

8

cleaning team members

- Cleaning team operating from Monday to Friday.
- Proposed that the two members of the existing Gardens Watch cleaning team to be incorporated into the cleaning and maintenance team.
- All workers will be recruited from the local NGO programmes that focus on offering 'hand up' employment opportunities.
- Accountable Metrics: Number of full (to be defined with supplier) rubbish bags collected. Service requests logged on Lower Gardens Improvement District CRM and monthly resolution



**“The LGCID’s shareholders are our property owners. The residents, tenants, business owners and visitors are our customers”**

Quote - Lower Gardens City Improvement District (LGCID)

# Chairperson's Report - Where we going



- **2025-26 LGCID Objective:** To become the best inner city suburb in South Africa (80/20 rule)
  - 80% fix crime and grime
  - 20% do the nice community stuff
- **2025-26 Category Objectives:**
  - **Cleaning & Maintenance:** Achieve Zero Grime
  - **Finance & Compliance:** Obtain CoCT CID department clean audit
  - **Marketing:** Make LGCID a recognisable brand , and accessible to all stakeholders within Lower Gardens
  - **Parks & Recreation:** Securing access, and growing usage to all parks for Lower Gardens community
  - **Public Safety:** Create a safer environment by the aim of reducing crime to 0%
  - **Social Services:** Activate social services, to start bringing people off the Lower Gardens streets
  - **HQ:** To have the Tuin Plein HQ operational and within budget, including CID control room, container office and its surrounds

# Chairperson's Report - Where we going



- Operational process supported by data, tools, methodology and ongoing SOP development.
- **OKR's** (Measure what matters): [LGCID 2025-26 OKR's](#)
- **Communication:**
  - **Hubspot CRM:** Property owners, residents, tenants, businesses and stakeholders
  - **LGCID Connect:** Weekly incident reporting, community announcements
  - **Monthly Newsletters:** Monthly trend data, and progress reports by category.
- **Data:**
  - **Incident Desk:** All public safety incidents, service delivery C3 requests, social service interactions, cleaning bags collected. Everything recorded, measured and analysed for resource allocation.

# Chairperson's Report - How can you help?



Your LGCID Toolkit - minimum commitment (Less than **4 hours** annually required).

- **CID Membership** (5 minutes to sign up online): We need at least 100 LGCID members (Why?).
  - Natural Persons: <https://www.lowergardenscid.co.za/private-membership>.
  - Juristic Persons: <https://www.lowergardenscid.co.za/juristic-membership>.
- **AGM** (2 hours once a year in November): Attend, vote on budget, directors, and big issues.
- **Annual survey** (in July, less than 5 minutes to complete): Complete, give your feedback.
- **LGCID Connect** (Sign up <https://www.lowergardenscid.co.za/contact-us>): Join (1 minute), receive weekly incident reports, community announcements and report to Control Room via WhatsApp.
- **Monthly Newsletter** (5 minute read monthly): Read, get updates, follow trends, engage via forms and surveys (<https://www.lowergardenscid.co.za/blog>).
- **CID Control Room** (24/7 087 330 2177): Your eyes, our impact, see it, share it.

# Chairperson's Report - Want to do more?



You are a LGCID member and you want to do more?

- **Join a LGCID sub committee.**
- Sub committees policy: <https://www.lowergardenscid.co.za/sub-committee>
- Sub committees broken up into two big groups:
  - **Stakeholder groups:** Schools, Religious Associations, Apartment Blocks, Business Forum (Restaurants, Retail, etc.).
  - **Project groups:** Events, gardening, sidewalk greening, parks infrastructure, ad hoc projects.
- **Don't wait to be invited:** Read the policy, if you are aligned and willing to contribute your time and expertise, reach out to [cidmanager@lowergardenscid.co.za](mailto:cidmanager@lowergardenscid.co.za).
- **Succession planning:** Future board members will be expected to serve first in a sub committee for at **least one financial year** before being nominated to stand for the LGCID board.

# Chairperson's Report - Broken Window Strategy



Before



After



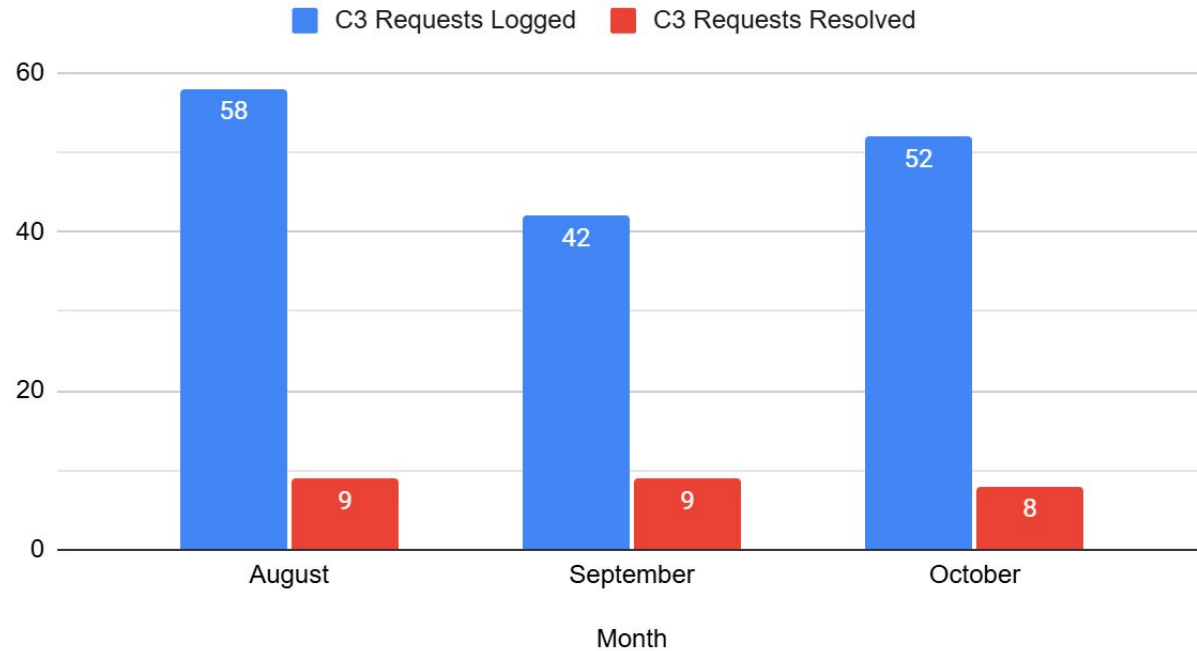
SA Solutions



# Chairperson's Report - Broken Window Strategy



## Service Delivery Calls Logged



# Chairperson's Report - Conclusion



The board's commitment to you:

- Implement the 2025/26 business plan:
  - Sort out crime and grime (The 80% focus).
  - Establish Tuin Plein precinct.
  - Establish CID Control Room and CCTV network.
- Set up operational processes and measures that lay a strong CID foundation, for future boards.
- Start the 20% focus through our sub committees.
- Be transparent.
- Be accountable.
- Identify the next board of directors for 2026/27.
- If you are unhappy, speak up <https://www.lowergardenscid.co.za/public-complaints-process/>.



# CID Managers Report



The **Lower Gardens City Improvement District (LGCID)** launched on August 1, 2025, moving from approval to **operational delivery**.

The initial three months have given us the opportunity to establish a baseline on what to report and how to report it. As we go along however we are using this experience to strengthen our procedures:

- **Data-Driven Deployment:** We are implementing **real-time logging** of all incidents to inform **daily/weekly micro-reviews**. This allows us to shift from a reactive presence to **proactive deployment** in high-nuisance areas.
- **Refining Response Protocols:** Collaboration with City Law Enforcement has **streamlined escalation procedures**, ensuring our security teams focus on **visible deterrence** rather than waiting for support.
- **Team Knowledge & Training:** Training now focuses on **practical, on-the-ground briefings** covering specific buildings, vulnerable public spaces, and managing commercial/residential needs.

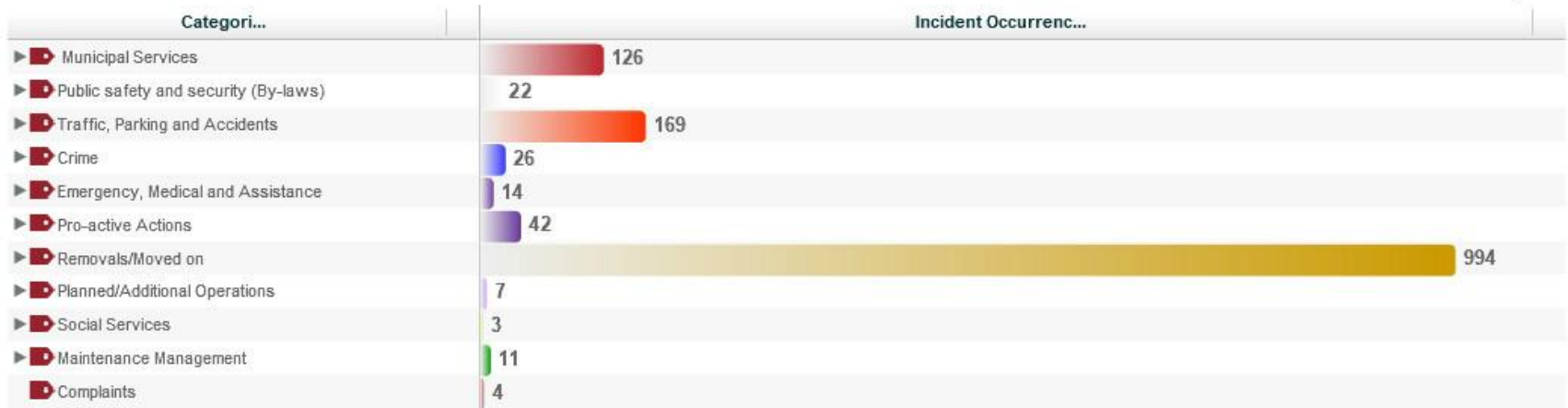
# CID Managers Report



## LGCID MONTHLY REPORT BY CATEGORIES

Start Date: 01/08/2025 End Date: 31/10/2025

Total Incidents: 1,418

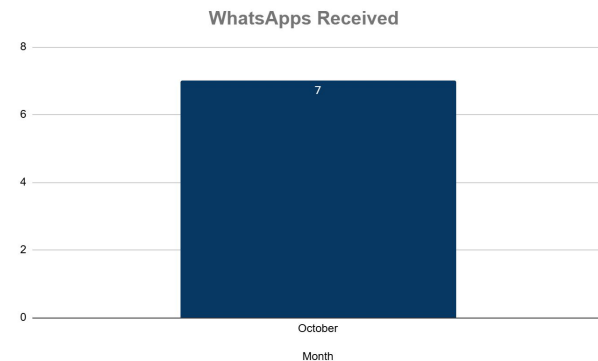
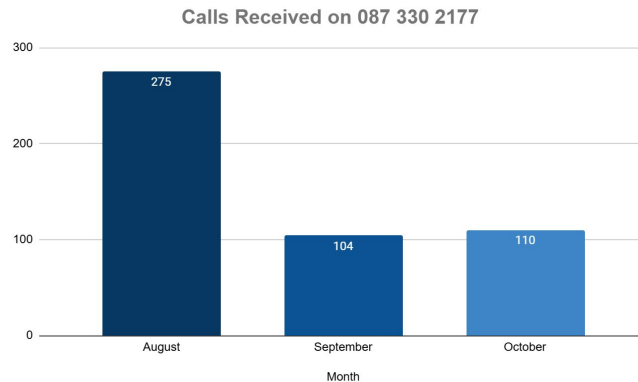


# CID Managers Report



The single most valuable action the community can take is **consistent and immediate issue reporting**. While our teams are visible we cannot unfortunately be everywhere at once. Every report from a property owner, resident, or business is vital for two key reasons:

- **Speedy, Targeted Response:** Reporting issues (like illegal dumping, broken streetlights, or suspicious activity) directly to the CID allows us to dispatch the nearest dedicated resource within minutes for the fastest resolution.
- **Intelligence for Proactive Management:** Continuous reporting builds our intelligence database. This validated data helps us implement proactive measures like adjusting patrol shifts or initiating targeted cleaning blitzes to prevent recurrence.



# Public Safety



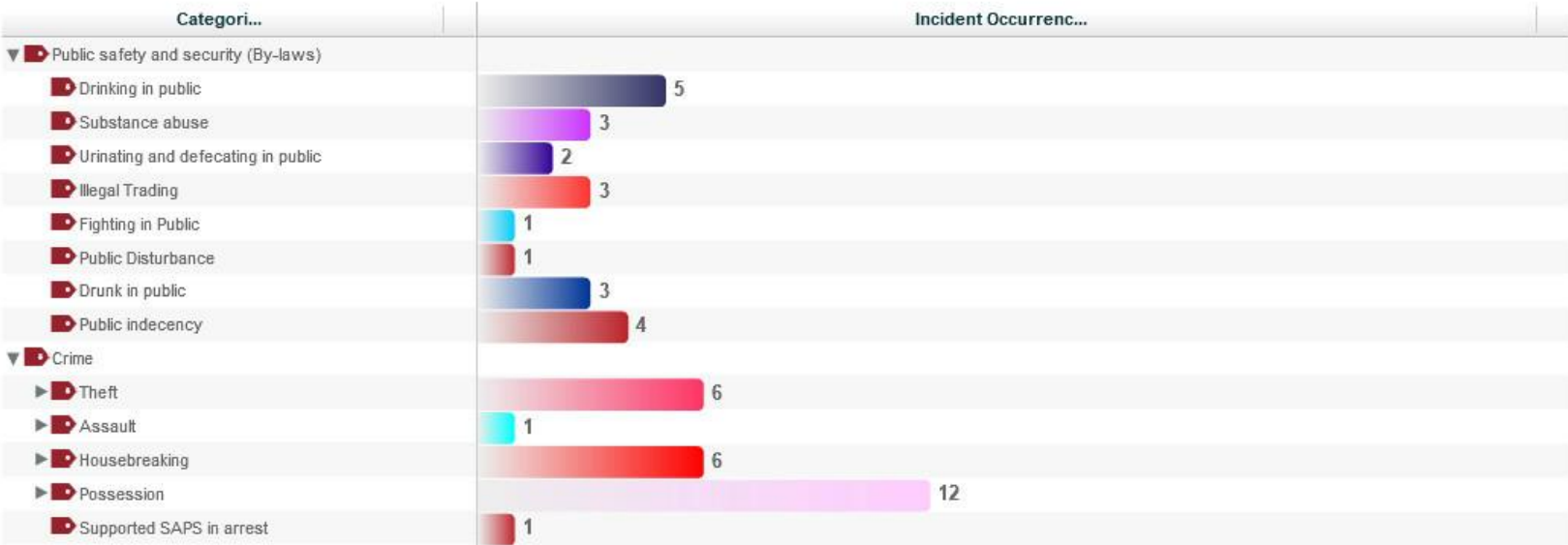
# Public Safety



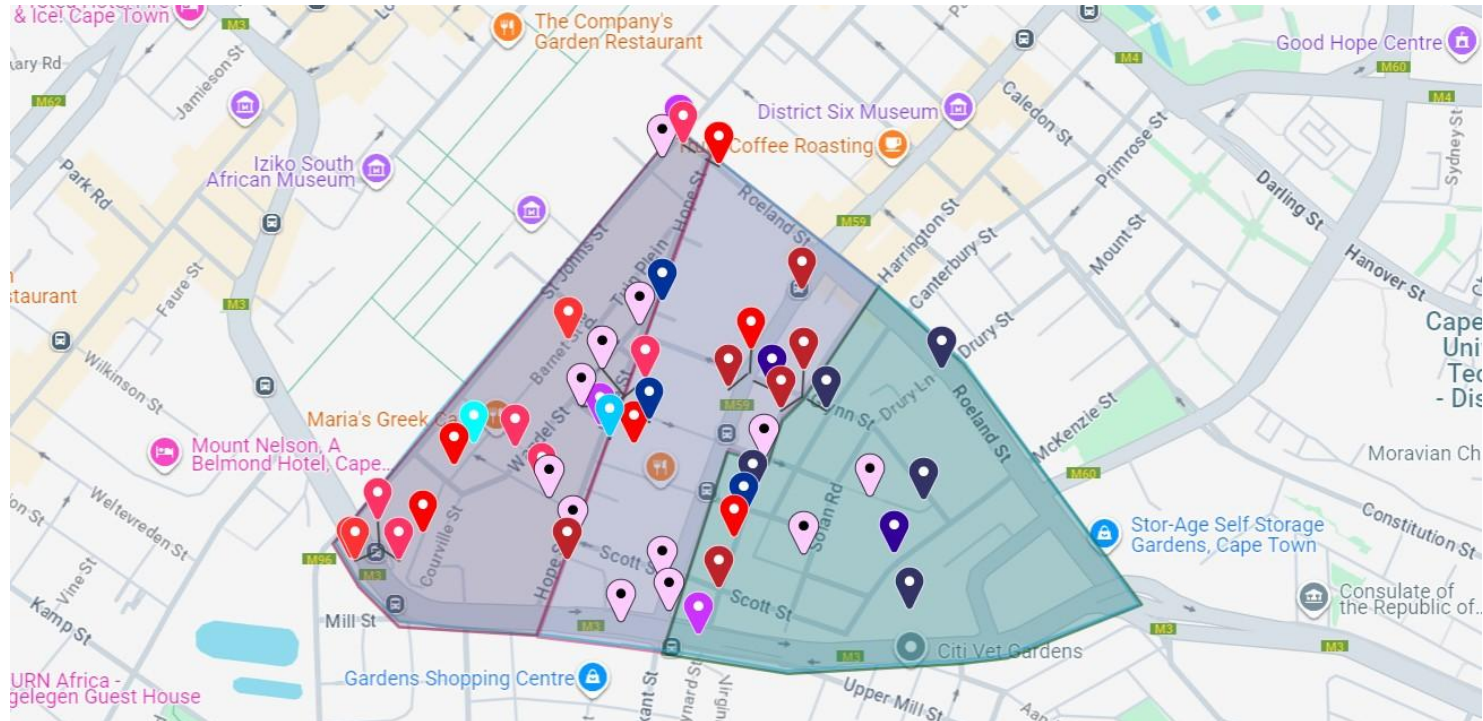
## LGCID - PUBLIC SAFETY BY CATEGORIES

Start Date: 01/08/2025 End Date: 31/10/2025

Total Incidents: 48



# Public Safety



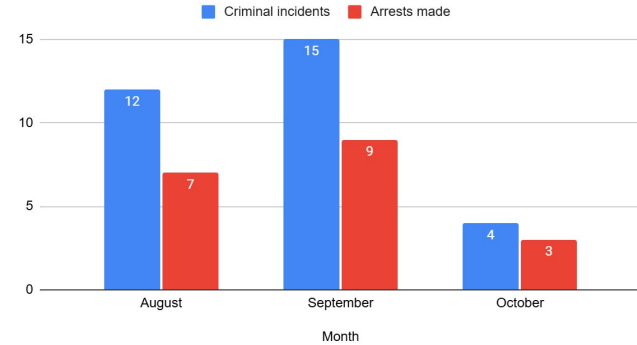
An infographic of where criminal incidents reported have occurred over the last 3 months

# Public Safety

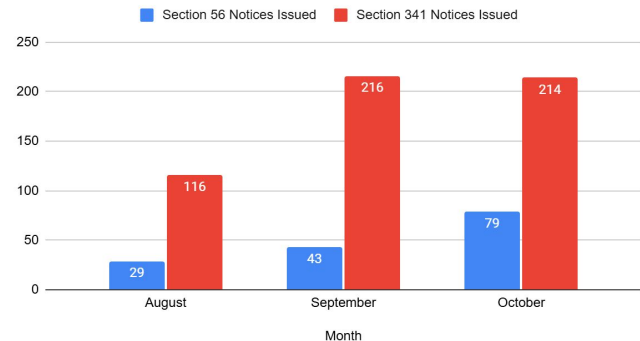


Category	Incidents	Key Takeaway
Crime	25 (52%)	<b>Possession</b> (12) was the highest single offense, indicating effective interdiction. <b>Theft</b> and <b>Housebreaking</b> (6 each) highlight property security risks.
Public Safety (By-laws)	23 (48%)	<b>Drinking in Public</b> (5), <b>Public Indecency</b> (4), and other nuisance behaviours (14 total) require sustained visible deterrence and social intervention.

Criminal incidents and Arrests made



Law Enforcement Statistics



# Public Safety



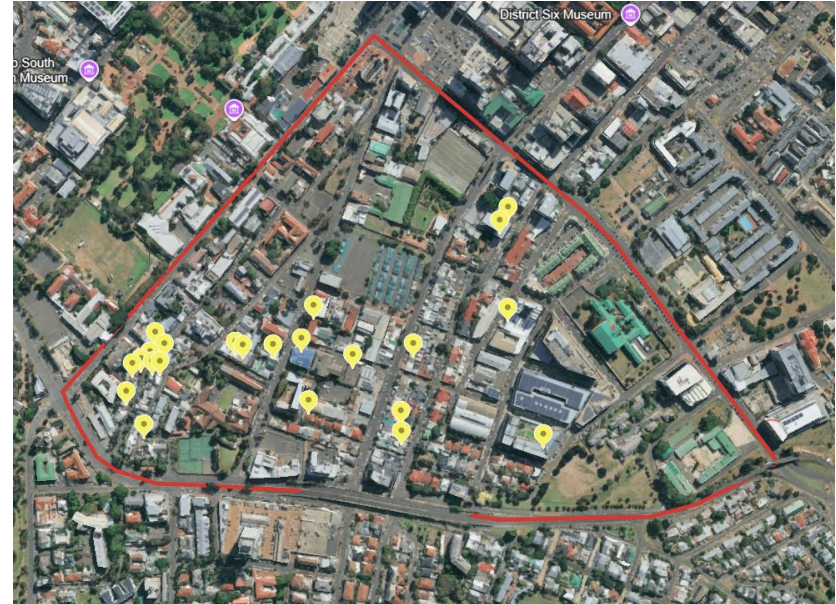
We are currently in the preparatory phase for the development and rollout of a comprehensive **CID-owned and managed CCTV network**. The map highlights what CCTV cameras currently exist.

We need your help to assist us to ensure that we:

- Avoid duplication.
- Plan strategically.
- Optimise costs.
- Enhance coverage.

Should you have any cameras facing public space, and wish to join the LGCID CCTV network, please fill in the survey via the link below:

- <https://www.lowergardenscid.co.za/camera-network-survey>.





# Cleaning & Maintenance



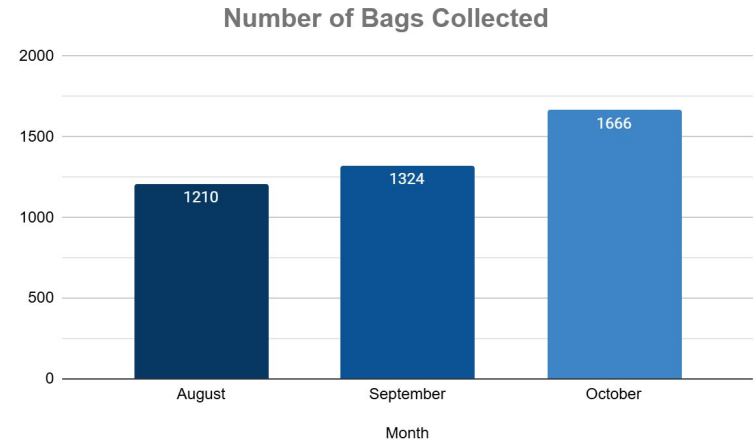
# Cleaning



The core functions of the cleaning team executed every day, crucial to the precinct's cleanliness include **street sweeping, litter picking and waste collection** at specific designated locations within the precinct.

## Ongoing and upcoming Initiatives:

- **Servitude Cleaning Initiatives:** We are formalising deep-cleaning and clearing shared access points and walkways (areas outside normal municipal cleaning). This is a crucial "top-up" service to enhance residential liveability.
- **Partnership with Roads and Infrastructure:** The **MoA** will enable Lower Gardens CID to provide additional supplementary services and interventions to enhance service delivery and prioritise improvement programmes in line with its business plan and the City's Integrated Development Plan (IDP).
  - Our first initiative will be to conduct stormwater cleaning, maintain or replace stormwater covers & frames.



# Cleaning





# Cleaning



# Social Services



# Social Services



We are pleased to announce the formal launch of the **Social Services team** for the Lower Gardens CID, effective 01 November 2025. This completes the activation of our three core mandates (alongside Public Safety and Urban Management). Our approach focuses on **dignity-driven interventions** for the street-based population—providing a "**hand-up**" by connecting vulnerable individuals with professional resources, not just handouts.

They act as a **bridge** to formal services. They conduct non-confrontational engagements to assess needs and establish pathways to critical resources, including:

- Shelter and housing assistance.
- Substance abuse rehabilitation.
- ID access and employment support.



# Social Services



Our social services team initial approach is to prepare for the upcoming eviction order. They will be engaging with the homeless in the earmarked Hope Street and surrounds which we have classified as follows:

- Tuin Plein.
- Hope Street.
- Wesley Street.
- Buitenkant 1.
- Buitenkant 2.

Since they have started they have had a total of **38 engagements** within these respective spaces. The intention of their engagements is to:

- Inform them about the eviction order.
- Provide them access to the Safe Spaces.
- Provide any other assistance required.

# Parks & Recreation





# Parks and Recreation



We are delighted to announce the formal launch of the LGCID **Parks & Recreation team**, with dedicated operations commencing on November 1, 2025. This pillar is critical for creating a dynamic, liveable, and beautiful urban environment by:

- Providing supplementary management and activation of our key green spaces. This means going beyond basic maintenance to ensure parks are safe, well-utilised, and aesthetically excellent.
- Hosting events, art installations, and community gardens to draw residents and visitors.
- Enhancing positive security presence through increased usage.

The team will primarily focus on the precinct's three main public parks:

- Jutland Park.
- Maynard Park.
- Tuin Plein (pending lease finalisation).



# Parks and Recreation



We are in the final stages of finalising our **MoA** with CoCT Parks and Recreation. This will allow us to:

- Facilitate the **uplifting and regeneration** of public places owned by the City. The CID will provide additional supplementary services and interventions to boost service delivery and prioritise improvement programmes that align with both the CID's approved business plan and the City's Integrated Development Plan (IDP).

The agreement specifically lists collaboration on parks and greening opportunities:

- **Parks:** Tuin Plein, Maynard Park, and Jutland Park.
- **Other Areas:** Greening of large verges, areas around car parks, and specific corners/verges like those at Hope Street, Dunkley Square, and Buitenkant Street.

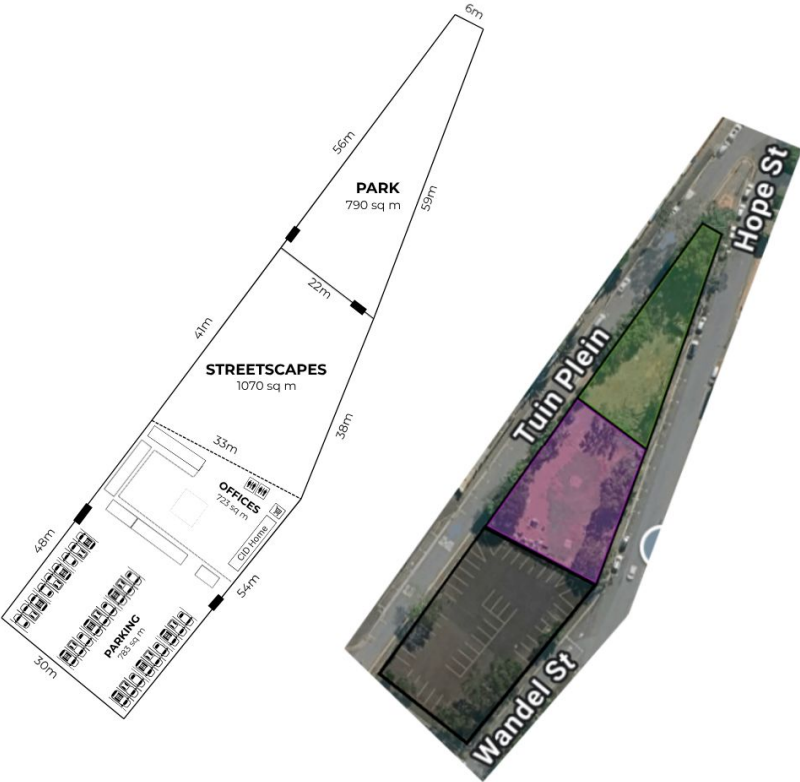
# Parks and Recreation: Tuin Plein



Tuin Plein will be the LGCID headquarters and the central hub for the CID operations team. Streetscapes will have their new headquarters in the park moving from the Fruit and Veg earmarked for CoCT development. With Streetscapes moving to Tuin Plein, the park is earmarked to have the following:

- A **container for the CID head office** which will be used by the CID cleaning and security suppliers employees as their base, and the general public for meetings with the CID team. The CID has opted to use Container World with the construction of the container ongoing. It will be on site in January 2026.
- **Streetscapes community garden & nursery**, between the CID container office and the children's park (taking over some of the tarred parking area). The fence will be removed and relocated to separate the community garden from the children's park.
- **Children's Park** in the bottom triangle of the park, which will be used by the school and playgroup across the road. Play equipment has been procured and will be installed once the eviction order has taken place.
- The occupation date for LGCID and Streetscapes will start in **January 2026**.

# Parks and Recreation: Tuin Plein Draft Layout



4 in 1 machine



Pull Chair



Bike



Sit up frame



Rowing



Tai CHI



# Budget 2026/2027 - Approval



- The **2025/26 budget** is being implemented based on the approved 1st year of the 5 year business plan. This original budget is available on page 60 of the [LGCID 5 year Business Plan](#), and was a estimate based on our RFQ process.
- Key points to note regarding 2025/26 budget:
  - **CCTV camera network:** Costs are not finalised, as waiting on finalisation of CCTV camera audit, and integration costs related to accessing and monitoring existing Lower Gardens CCTV networks.
  - **Tuin plein precinct:** Costs are not finalised, waiting on final capital and setup costs relating to LGCID operational office implementation, as well access to water, electricity and waste water services.
- The [2026/27 budget approval](#).
- Key points to note regarding **2026/27 budget**:
  - The total budget represents a 1.8% decline from the previous 2025/26 budget.
  - **78.7%** of the budget is proposed to be spent directly on **core services** (public safety, cleaning & maintenance, social services, and parks).
  - Remaining budget split: 4.7% on employees, 9.5% on general expenditure, 1% depreciation and 3% bad debt provision.
  - Final detail costs on CCTV camera network, and Tuin Plein precinct may result in re allocation of capital costs **3.1%** to core services.
- Show of hands - approval.

# Implementation Plan 2026/2027 - Approval



The intention of our implementation plan is to:

- Create a clear roadmap.
- Define accountability.
- Optimise resource allocation.
- Mitigates risk.
- Aligns Lower Gardens CID property owners.

As per the **2025-26** implementation plan we have been able to achieve the following key implementation initiatives:

- Hire a CID Manager.
- Deploy cleansing, public safety, parks and and social services teams.

Adoption of the **2026/27** [LGCID Implementation plan](#):

- Show of hands - Approval

# Appointment of Registered Auditor - Approval



The auditors will have the main responsibility of:

- Providing financial scrutiny.
- Producing audited financial statements after each financial year.
- Being accountable to property owners, and LGCID members.
- The LGCID has followed its procurement policy found here <https://www.lowergardenscid.co.za/procurement-policy/> when selecting the proposed auditors.
- CID auditing experience was considered a non negotiable requirement.
- The proposed auditor for the Lower Gardens CID
  - **Cecil Keplin and Company:** <https://cecilkilpin.co.za/>

Show of hands - Approval

# Confirmation of Company Secretary - Approval



The **Company Secretary** is responsible for ensuring the organisation runs legally and transparently. Their main duties include:

- Ensuring legal compliance of the LGCID.
- Payment approvals in line with banking policy managed by finance portfolio.
- Attending board meetings and annual members meeting.
- Advising the board on compliance matters.
- General record keeping and management of auditors.
- Monthly PIE Report and management accounts review.

**Michael Power** has been nominated as Company Secretary.

Show of hands - Approval.



# Election of Board Members - Approval



The NPC directors are responsible for the day-to-day operation and long-term financial health of the LGCID.

- They are personally accountable for ensuring the company complies with company law and the CID bylaws.
- The positions are on a purely volunteer basis, and directors may not receive remuneration for their time or services.

The directors are the elected representatives who have the ultimate legal and financial responsibility for the Lower Gardens CID NPC on your behalf, providing financial stewardship, fiduciary duty and accountability to CID members. They are the executive decision-makers who manage the LGCID between the annual Member Meetings/AGMs.

- Founding LGCID NPC directors **Ryan Paterson** (available for re-election), **Jonathan Liebmann and Roxanne Tobias** have resigned as directors effective today. We thank them for their service.

The following CID members have been nominated under the following portfolios as NPC Directors and Board Members:

- **Ryan Paterson:** Chairperson, Finance.
- **Matthew Jantjies-Green:** Cleaning & Maintenance, Marketing.
- **Michael Power:** Parks & Recreation, Company Secretary.
- **Jacques Weber:** Public Safety.
  
- **Dagmar Timler:** *Social Services (co-opted board member not NPC Director, as not married in community of property with LGCID member Brendan John McNulty).*

Profiles can be found here <https://www.lowergardenscid.co.za/meet-the-team>

Show of hands - Approval

## LGCID Members Responsibility

**“The only thing worse than not having a CID, is having a CID that does not work!”**

Quote - Lower Gardens City Improvement District (LGCID)

# General Matters



# Questions & Answers





**LOWER GARDENS**  
**CITY IMPROVEMENT DISTRICT**

**Thank You**

