LOWER GARDENS CID

ANNUAL REPORT

AND FINANCIAL STATEMENTS

2026

FOR THE YEAR ENDING 30 JUNE 2026

Our online report is available at
www.lowergardenscid.co.za

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PART

A



NPC GENERAL INFORMATION

General information

Registered Name:	Lower Gardens CID
Registration No:	2025/238993/08
Physical Address:	75 Hope Street, Gardens, Cape Town, 8000
Postal Address:	75 Hope Street, Gardens, Cape Town, 8000
Telephone Number:	087 330 2177 LGCID CONTROL ROOM
Email Address:	cidmanager@lowergardenscid.co.za
Website Address:	www.lowergardenscid.co.za
Weekly Operations Dashboard:	stats.lowergardenscid.co.za
Business Plan Tracker:	stats.lowergardenscid.co.za/business-plan
External Auditors:	Cecil Kilpin (since inception in 2025)
Bankers Information:	First National Bank
CID Manager:	Rorisang Sojane
Company Secretary:	Ryan Paterson

BOARD MEMBERS:



Ryan Paterson
Chairperson · Finance



Jacques Weber
Public Safety



Dagmar Timler
Social Services



Matthew Jantjies-Green
Cleaning & Maintenance · Marketing

2. LIST OF ABBREVIATIONS / ACRONYMS

Abbreviations/Acronyms	Description
CID	City improvement district
LGCID	Lower Gardens City Improvement District
MPRA	Municipal Property Rates Act
CCTV	Closed circuit television

Foreword by the Chairperson

Dear Property Owners, Residents, and Stakeholders of Lower Gardens,

It is a privilege to present the inaugural Annual Report for the Lower Gardens City Improvement District NPC (LGCID) for the 2025/2026 financial year. Marking our first full operational period, this report reflects a historic milestone for our neighbourhood. The transition from a shared vision on paper to a functioning, accountable, and impactful urban management entity on the ground.

When our community voted to establish the LGCID under the City's Special Rating Area framework, property owners entrusted the Board with a clear mandate, to steward additional ratepayer funds transparently, enhance public space management, and elevate Lower Gardens into Cape Town's premier inner-city suburb. As a Board, our primary focus throughout this foundational year has been establishing robust governance structures, embedding King IV principles of transparency and ethical leadership, and ensuring that every strategic decision aligns with our approved 5-year Business Plan.

Setting up a new CID brings both immense opportunity and complex urban realities. From the outset, the Board adopted a balanced strategy for precinct management.

On one hand, we prioritised immediate stabilisation through visible public safety presence, strategic perimeter CCTV deployments, and baseline urban cleansing. On the other hand, we recognised that sustainable inner-city management cannot rely on enforcement alone. By establishing formal partnerships with social development organisations, we committed the LGCID to a dignity-driven, "hand-up" philosophy that balances public order with compassionate intervention.

Our initial community feedback survey provided clear validation that this dual approach is yielding tangible results. Hearing that the vast majority of our property owners and residents who responded to our annual survey, feel safer and see visible improvements in our streets and public spaces is encouraging. However, baseline stabilisation is only the first step.

Looking ahead to the 2026/2027 financial year, the Board's focus expands towards long-term capital and spatial investments. This includes accelerating Phase 2 of our smart security network, driving the capital transformation of our public parks, most notably Tuin Plein, and establishing the LGCID Business Forum to support and connect our local commercial sector.

A collective effort

This inaugural year's achievements are the result of collective effort across our community:

- **To my fellow Board Members:**

  Thank you for your governance, strategic oversight, and voluntary dedication of time to your respective portfolios. I also extend our gratitude to Michael Power for his foundational role during our inception.

- **To our CID Manager, Rorisang Sojane, and operational team:**

  Thank you for stepping into a demanding start-up environment with leadership, resilience, and unwavering dedication.

- **To our municipal and statutory partners:**

  Our sincere thanks to the City of Cape Town and their municipal departments, Ward Councillors, Law Enforcement, and SAPS for their continued collaboration and support.

- **To our Property Owners and Ratepayers:**

  Most importantly, thank you for your financial investment, active reporting, and continued trust in the LGCID.

> We have established a strong platform in Year 1. The Board remains committed to building on these foundations, ensuring Lower Gardens continues to thrive as a safe, clean, inclusive, and connected neighbourhood for all.

Sincerely,



Chairperson: Ryan Paterson

Lower Gardens City Improvement District NPC

Manager’s Overview

The past financial year has been one of significant transition, challenge and growth, both personally and professionally. Relocating from Johannesburg to Cape Town has been quite an adjustment. While the principles of precinct management remain familiar, Lower Gardens has its own unique character, challenges and expectations. Building relationships, understanding the community and establishing the CID has therefore been an important part of my journey over the past year.

The responsibility of starting a new CID also comes with considerable expectations. Our first year was about establishing credibility, demonstrating value and, importantly, responding to some of the immediate challenges facing the precinct. One of our key priorities was managing the eviction orders (Tuin Plein and surrounding streets), which ultimately took place on 6 January. This required significant coordination and engagement, with Streetscapes playing an important role in assisting as many people as possible during the process.

Alongside this, Byers Security and Essential Cleaning have helped set the tone for a safer and cleaner Lower Gardens. Their work has established a strong foundation for the CID, although there remains more to be done. We will continue working closely with our service providers to identify opportunities to improve the quality and impact of our services.

Looking ahead, our focus will be on fully implementing our Business Plan and delivering on the longer-term vision for Lower Gardens. A key priority will be the continued development of **Tuin Plein Park**, which we envision becoming a central part of the CID ecosystem within the precinct. The vision is for the park to incorporate operational offices for Lower Gardens CID and Streetscapes, a **new community garden** and a **redesigned children**'s play area. We are committed to seeing this project through and are grateful to the City's Parks and Recreation team for their support and for helping us reach the position we are in today.

Further priorities for the year will include **expanding our CCTV network**, improving our public spaces and strengthening community engagement through the establishment of a **LGCID Business Forum**. **Streetscapes** will also remain an important partner as we explore further opportunities to create pathways and sustainable "hand-up" opportunities for those in need.

> I am encouraged by the foundations we have established during our first year. There is still much to accomplish, but the progress made provides a solid platform from which Lower Gardens CID can continue to grow, improve and deliver meaningful value to the precinct and its community.



CID Manager: Rorisang Sojane

Lower Gardens City Improvement District NPC

Treasurer’s overview

The 2025/ 2026 financial year marked LGCID’s first operational period since incorporation. The CIDs operations commenced promptly on 1 August 2025, with the deployment of our core cleaning and security services alongside the appointment of our CID Manager. To ensure optimal resource management and strategic sequencing, the appointment of our dedicated social services and parks maintenance teams was intentionally delayed to align directly with the timeline of the eviction order.

The phased onboarding of service providers allowed the board to maintain strict fiscal discipline while establishing operational baselines. This further enabled the CID towards the end of the financial year, to roll out its CCTV network, which now forms an ongoing, multi-year core initiative as the CID continues its operations.

INCOME

Income Item	Budget (R)	Actual (R)	Variance (R)
Income	10 372 300	10 372 300	0
Interest Received	0	74 918	74 918
Donations Received	0	0	0

Because these core services were phased in progressively in line with key operational milestones, the CID achieved net operational cost savings relative to the initial 12-month projections. Concurrently, capital expenditure was accelerated towards the end of the period to support the initial camera network deployment.

EXPENDITURE

Expenditure Item	Budget (R)	Actual (R)	Variance (R)
Employee Related	859 560	425 448	-434 112
Cleansing Services	610 098	904 696	294 598
Environmental Upgrading	480 593	8 176	472 417
Law Enforcement Officers	236 892	243 144	6 252
Public Safety	4 101 540	4 693 084	591 544
Public Safety - CCTV Monitoring	956 544	67 205	-889 339
Public Safety - CCTV leasing of Cameras	619 044	0	-619 044
Social Upliftment	788 727	386 472	-402 255
Urban Maintenance	240 297	5 652	-234 645
Depreciation	82 000	54 155	27 845
Interest Expense	0	0	0
Contingency	60 000	17 328	-42 672
Marketing and Promotions	30 000	39 635	9 635
Capex	590 000	1 050 512	460 512

All core operational teams are now fully active. Major strategic projects scheduled for rollout in the 2026/2027 financial year include the comprehensive redevelopment of our public parks, with initial priorities focused on Tuin Plein and Maynard Parks. These park redevelopments will be prioritised alongside our continued expansion of our CCTV network sustainably with our cash reserves and accumulated surpluses.



Treasurer: Ryan Paterson
Lower Gardens City Improvement District NPC

Statement of Directors Responsibility and Confirmation of Accuracy of the Annual Report

We confirm that, to the best of our knowledge:

All information and amounts disclosed in the annual report are consistent with the annual financial statements audited by Cecil Kilpin.

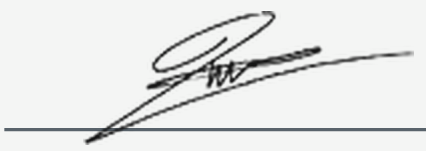
The directors consider the annual report, taken as a whole, to be accurate, fair, balanced and free of material omissions. The Financial Statements, prepared in accordance with the applicable accounting standards namely, International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of 2008, give a true and fair view of the assets, liabilities and financial position of the company.

The external auditors have been engaged to express an independent opinion on the annual financial statements.

Approved by the board on 26th August 2026 and signed on behalf by:



Chairperson: Ryan Paterson
Lower Gardens City Improvement District NPC



Director: Jacques Weber
Lower Gardens City Improvement District NPC

Strategic overview

VISSION

To become the best inner-city suburb in South Africa



MISSION

“The CID exists to serve the property owners, residents, and visitors of Lower Gardens who value a safe, secure, clean, and caring neighbourhood that respects its rich history, cultural diversity and dynamic nature."

Values

To drive the community towards becoming the premier inner-city suburb in South Africa, the CID operates on the following core values:

01 The rate payers of Lower Gardens CID who pay the CID levy are acknowledged as the core stakeholders, and ultimate shareholders of the CID.

02 The residents (irrespective of ownership) set the values, local community spirit, and inclusive neighbourhood vibe. They must have a voice and lead community initiatives.

03 The CID is directly accountable to the local community through clear, measurable metrics of success and transparent processes to adjust operational plans if targets are not met.

04 Wherever possible, the CID prioritises local Lower Gardens suppliers who understand the unique dynamics and challenges of the area.

05 Operational success is driven by proactive execution and tangible action.

8. Statutory mandate

Established under Section 22 of the Municipal Property Rates Act (MPRA) and the City of Cape Town CID By-law, the Lower Gardens Improvement District operates as a Special Rating Area (SRA) with a statutory mandate to deliver targeted, "top-up" municipal services that supplement those provided by its primary partners, the City of Cape Town and the South African Police Service (SAPS).

Guided by its approved **5-year business plan** (LGCID Business Plan), Lower Gardens executes this mandate across **key operational areas**—specifically:

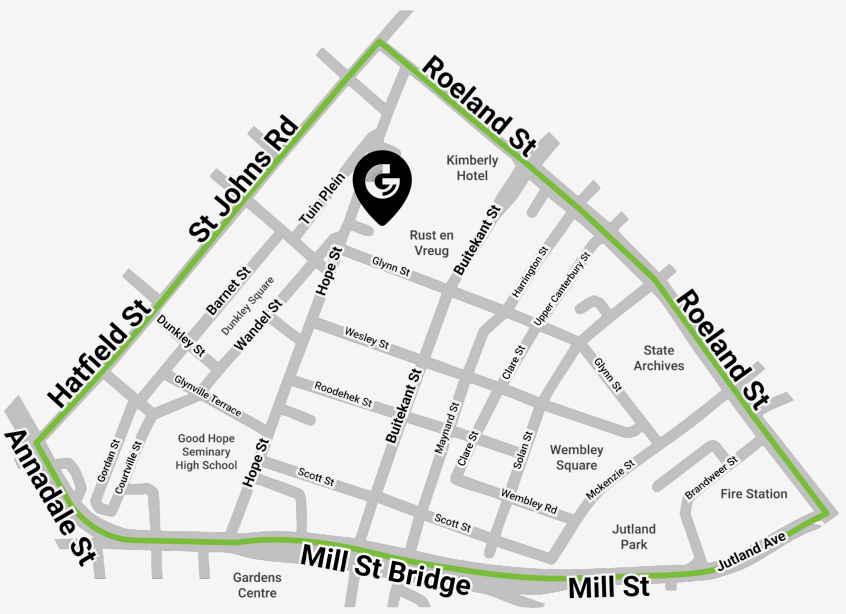
- **Public Safety**
  Utilising vehicle/foot patrols and CCTV
- **Environmental Development**
- **Cleaning and Maintenance**
- **Social Development**

Funding is collected via **additional property rates** levied by the City on **rateable properties** within the defined Lower Gardens boundary and paid over to the **non-profit management body**, alongside any local fundraising efforts. In managing and expending these **public funds**, Lower Gardens remains strictly subject to **regulatory oversight** by the City of Cape Town and must adhere to the **public procurement standards** of **fairness**, **equity**, **transparency**, **competitiveness**, and **cost-effectiveness** enshrined in **Section 217** of the **South African Constitution**.

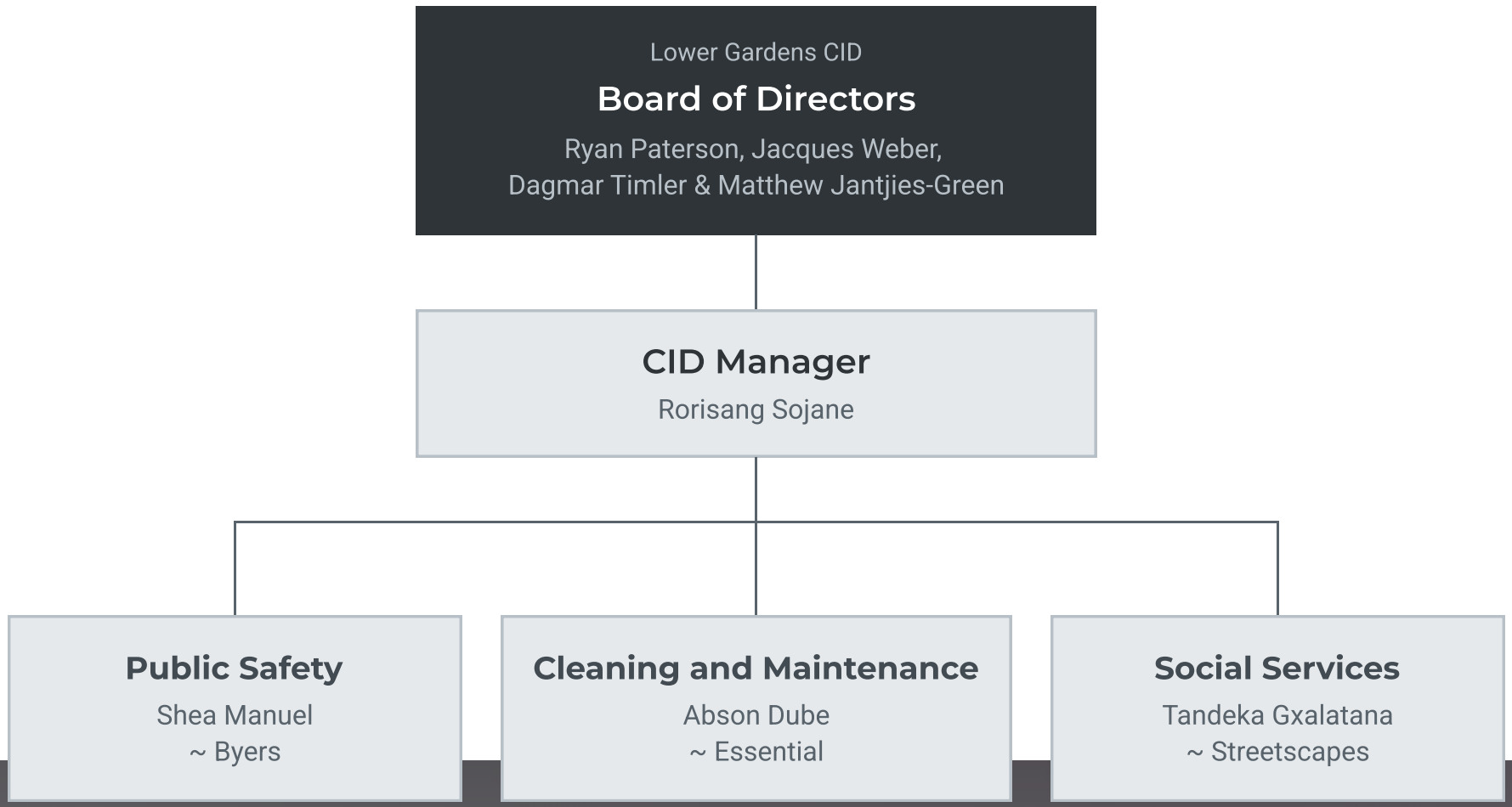
9. Organisational structure

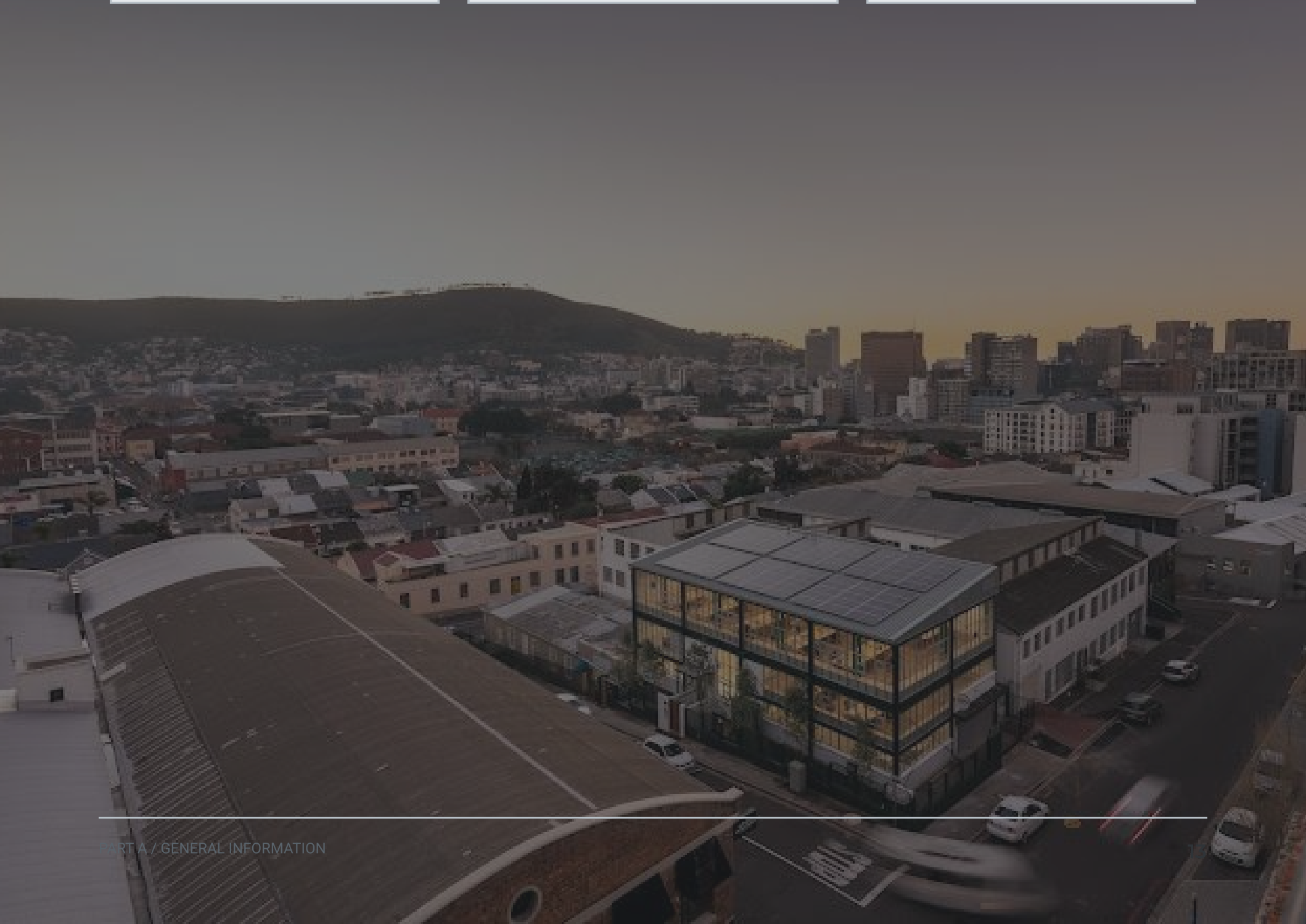
Lower Gardens Improvement District is a **registered Non-Profit Company** established to enhance and maintain the **safety**, **cleanliness**, and **functionality** of the Lower Gardens precinct. Operating within a **defined urban boundary** funded by an **additional rate** on **property owners**, the CID covers the area bounded by:

Boundary	Street
Eastern Boundary	Roeland Street
Southern Boundary	Annadale and Mill Streets
Western Boundary	Hatfield and St Johns Streets



Operating within the **public spaces** of Lower Gardens, we deploy a **24/7 integrated public safety presence**, **dedicated street cleaning**, and **greening initiatives** across our parks (Jutland, Maynard, and Tuin Plein). We also run **dedicated social outreach programs** to support **vulnerable individuals** off the street into **structured development programs**, with plans to introduce future **community upliftment projects** once **baseline service targets** are met.







PART B

LGCID ANNUAL REVIEW 2025 / 2026

Situational Analysis

1.1 Service Delivery Environment

The 2025/26 financial year marked the official inaugural operational period for the Lower Gardens City Improvement District, covering baseline performance from **01 August 2025 to 31 June 2026**. As a newly established CID, our overwhelming initial priority was to tackle the primary operational imperative: "**Crime and Grime.**" This core focus represents roughly 80% of the foundational workload a CID is established to deliver, ensuring our public spaces are rendered visibly safer, cleaner, and better maintained. While our ground teams worked tirelessly to establish this baseline by removing over **15,500 bags of waste** and executing **3,779 public space safety interventions**, our inaugural year also brought unforeseen urban challenges to light.

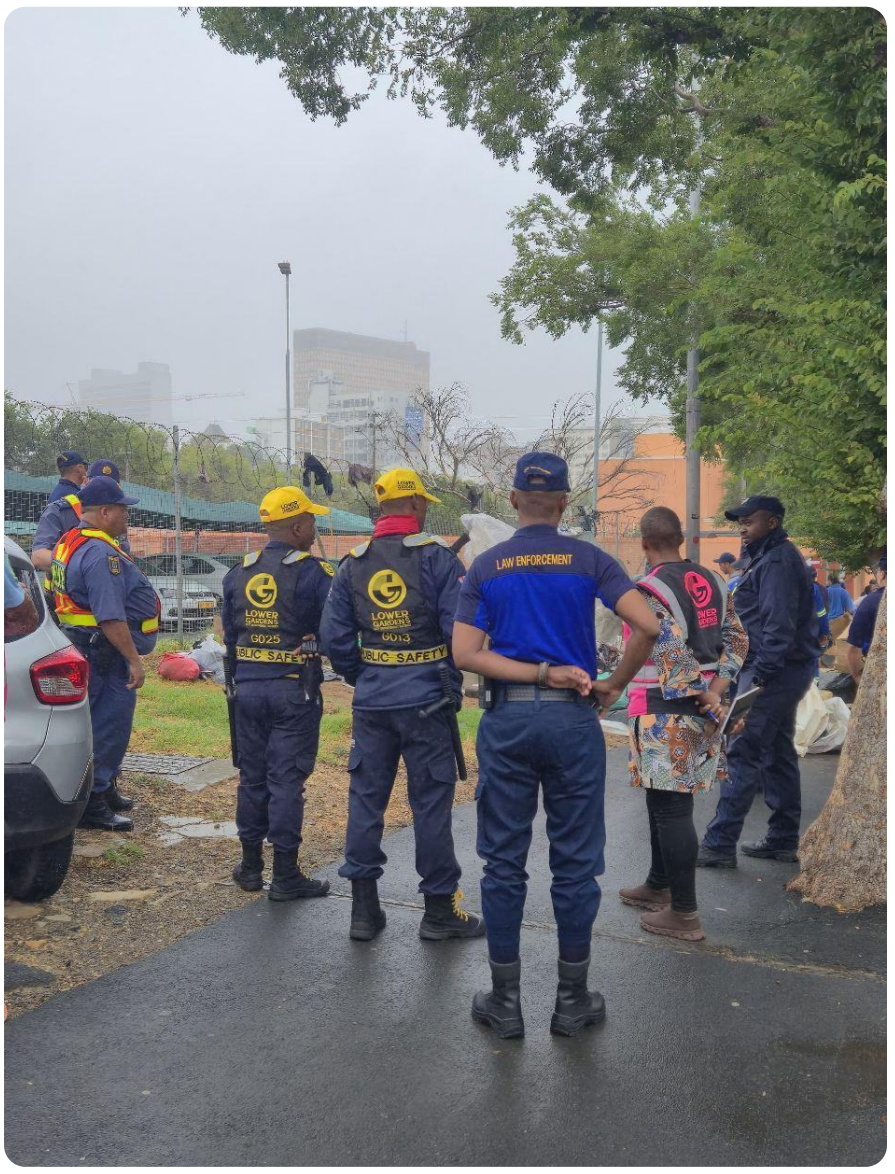
As this period marks our first operational financial year, the primary objective of the CID was to establish a solid operational foundation. Aligning with industry best practices across established CIDs, prioritising baseline infrastructure, data collection, and routine protocols during Year 1 was imperative. Building this resilient base ensures that moving forward, the organisation measures performance against consistent, reliable, and actionable metrics over its operational lifespan.

Central to getting this foundation right was proactive relationship building across key public sector entities. As a new CID, building strong, collaborative partnerships with institutional stakeholders was crucial for seamless service delivery and emergency response. Over the past year, we established active working channels with:

- South African Police Service (SAPS),
- City of Cape Town (CoCT) Law Enforcement, and CoCT Metro Police
- City of Cape Town service delivery managers overseeing
    - **Waste Management**
    - **Roads & Stormwater**
    - **Electricity**
    - **Water & Sanitation**

These relationships allow us to escalate public space issues directly, fast-track service requests, and align our daily CID operations with broader municipal maintenance schedules.

A major milestone in restoring public order was our success regarding the January 6 eviction order, which significantly helped reclaim critical public space. However, complex urban challenges remain.





A few key problem buildings and buildings experiencing operational difficulties continue to impact the precinct. LGCID is actively engaging with these property owners to ensure the properties are properly secured while staying directly informed on their timelines for securing their own eviction orders.

Emerging friction points such as unregulated street parking and the rapid rise of unmanaged e-hailing delivery bikes introduced complex precinct pressures that were not fully anticipated in our initial planning. Rather than viewing these in isolation, LGCID is actively partnering with adjacent organisations, business stakeholders, and city authorities to develop practical spatial interventions and policy frameworks to better manage parking flow and e-hailing infrastructure. By stabilising our foundational crime and grime operations while adaptively confronting these emerging urban dynamics, Lower Gardens is building a resilient framework for long-term suburb management.

1.2 Organisational Environment

During our inaugural financial year, establishing a lean, fiscally responsible, and compliant organisational structure was critical. To maximise operational expenditure on core public-space services during this setup phase, the CID adopted a targeted operational model tailored to our initial lifecycle stage.

> The CID currently employs a **single full-time employee—the CID Manager**—who oversees daily field operations, stakeholder relations, and contractor performance. As key initial capital expenditure (CAPEX) projects are finalised and our infrastructure matures, the organisation will incrementally expand its internal capacity to meet evolving operational needs.

To ensure rigorous compliance, financial accountability, and operational efficiency without incurring excessive administrative overhead, corporate governance and financial management functions have been outsourced to highly capable, specialised service providers. This outsourced model provides the CID with high-level expertise, strict audit readiness, and sound fiscal management while the internal team remains focused on direct service delivery.

Full oversight mechanisms have been established to guarantee compliance with municipal CID by-laws, statutory reporting frameworks, and Board directives. Through strong collaboration between our CID Manager, external corporate partners, and the Board of Directors, the organisation maintains a solid foundation for sustainable growth.

2. Strategic Objectives

LGCID carries out the following measures to achieve its objectives by:

01 - Safety & security

Creating a safe, secure public environment by deterring crime and by-law infringements, restoring public confidence, and protecting foot-traffic corridors.

02 - Clean public spaces

Eradicating grime, optimising waste management, and maintaining all public infrastructure to the highest aesthetic and operational standards.

03 - Social intervention

Addressing the root causes of homelessness through dignity-first social interventions, reduction of illegal structures, and structured reintegration.

04 - Community parks

Actively working towards the restoration and full use of our community parks

3. Complaints Process

Should stakeholders want to get in contact with the CID and require assistance regarding any operational matter they can use the following channels:

- **24 hour control room number on 087 330 2177**
- **24 hour WhatsApp number on 069 007 8644**
- Utilising our contact us page on the website https://www.lowergardenscid.co.za/contact-us

The Lower Gardens CID website has the contact details of the CID manager allowing the public to submit specific complaints online for remedial action. Critical grievances are referred to the CID manager and the LGCID board of directors as set out by our complaints process (https://www.lowergardenscid.co.za/public-complaints-process/).

4. Performance Information on Services in Lower Gardens.

4.1 Public Safety and Law Enforcement

During the 2025/26 operational year, Public Safety served as the primary operational pillar of the Lower Gardens City Improvement District (LGCID). The Byers team led by Shea Manuel, carried out visible foot and vehicle patrols, centralised control room operations, and collaborative operations alongside the South African Police Service (SAPS) and City Law Enforcement.

By doing so the CID was able to successfully achieve the following:

3,779
Public space interventions

114
Proactive stop and search operations

35
Successful arrests

As per our incident logging, we logged a total of 85 criminal incidents across several distinct crime categories over the reporting period. The high ratio of arrests relative to logged criminal offences demonstrates the impact of proactive intelligence and rapid-response capabilities. Key arrests were tied directly to:

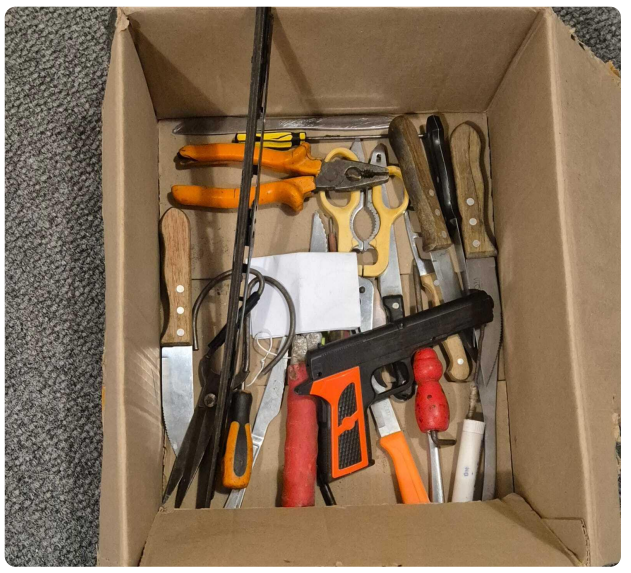
INCIDENTS
5 Suspects apprehended with housebreaking implements

INCIDENTS
6 Illegal substances

INCIDENTS
8 Stolen goods

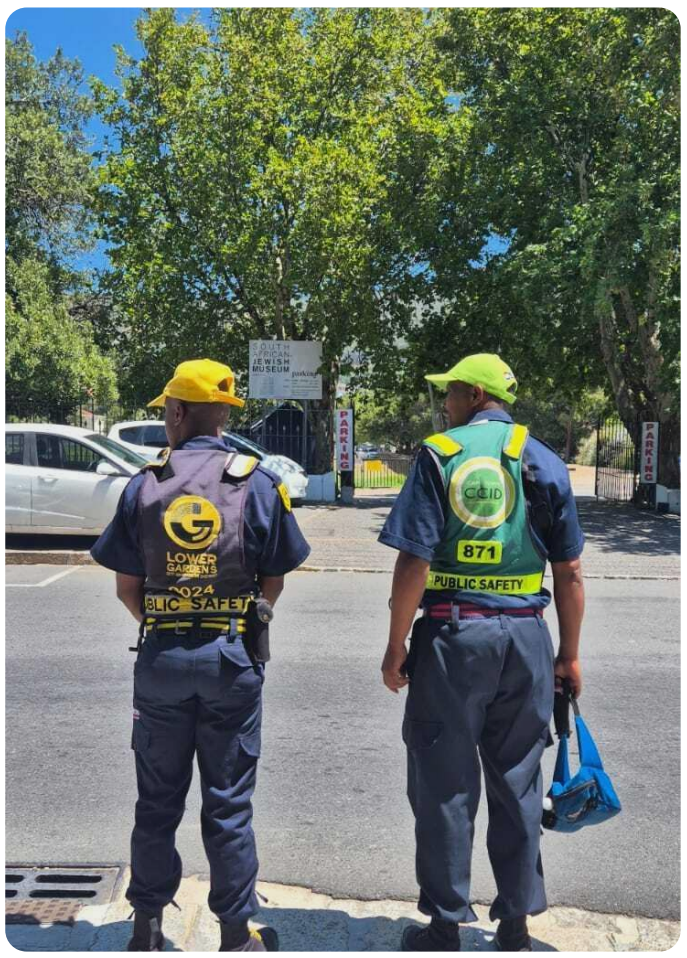


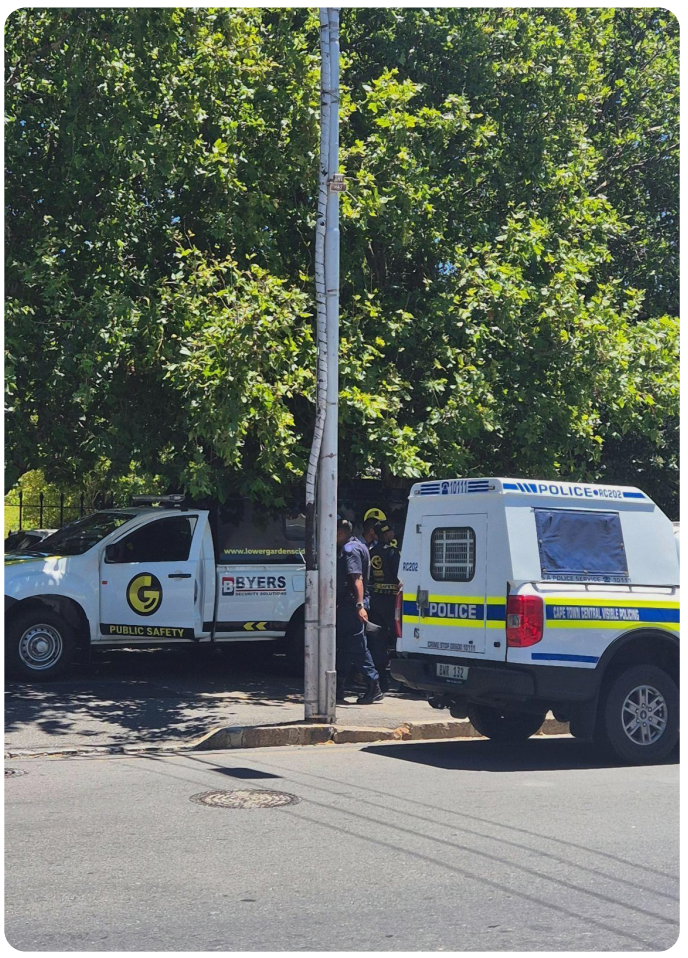
Furthermore, a pressing issue before the establishment of the CID had to do with broken car windows as a result of opportunistic crime. In the past financial year **18 incidents** related to theft out of motor vehicles and related vehicle-part thefts/smash-and-grab attempts were recorded. These remained the highest-volume street-level threats. This has reduced in comparison to prior years before the CID, with targeted foot and vehicle patrols along high-density parking corridors directly foiling and occasionally intercepting multiple active break-in attempts.



A vital component of effective CID operations relies on property owners, residents, and visitors formally logging every incident with the South African Police Service (SAPS) and sharing the **SAPS CAS (Case) numbers** directly with LGCID. Without official SAPS case numbers, our capacity to advocate for the community is severely hindered. Logged case numbers allow the CID to:

- Formally follow up on investigation progress directly with SAPS Central station commanders.
- Hold statutory bodies accountable during monthly CPF engagements.
- Justify the allocation of extra SAPS and Law Enforcement resources to specific Lower Gardens crime hotspots





A strategic milestone during our inaugural year was the successful deployment of Phase 1 of our neighbourhood camera network. We successfully installed **40 surveillance cameras** across the precinct. The initial rollout was strategically focused on perimeter street entrances into Lower Gardens to effectively track, trace, and monitor suspicious individuals entering and exiting the CID boundaries. Building on this perimeter foundation, Phase 2 will focus on integrating and utilising existing private cameras in key internal density areas, while simultaneously rolling out dedicated **Licence Plate Recognition (LPR) cameras**. This will create a real-time virtual boundary that generates automated alerts for flagged or suspect vehicles moving through main precinct thoroughfares.

The deployment of a dedicated City of Cape Town Law Enforcement Officer working directly alongside LGCID ground teams has significantly helped in further deterring unwelcome activities on the ground. Operating during core day time hours, our dedicated officer provides the statutory authority required to immediately enforce municipal by-laws, issue spot fines, and manage disruptive public behaviour.



Over the reporting period we recorded various by-law and traffic infringements:

768
Section 56 fines

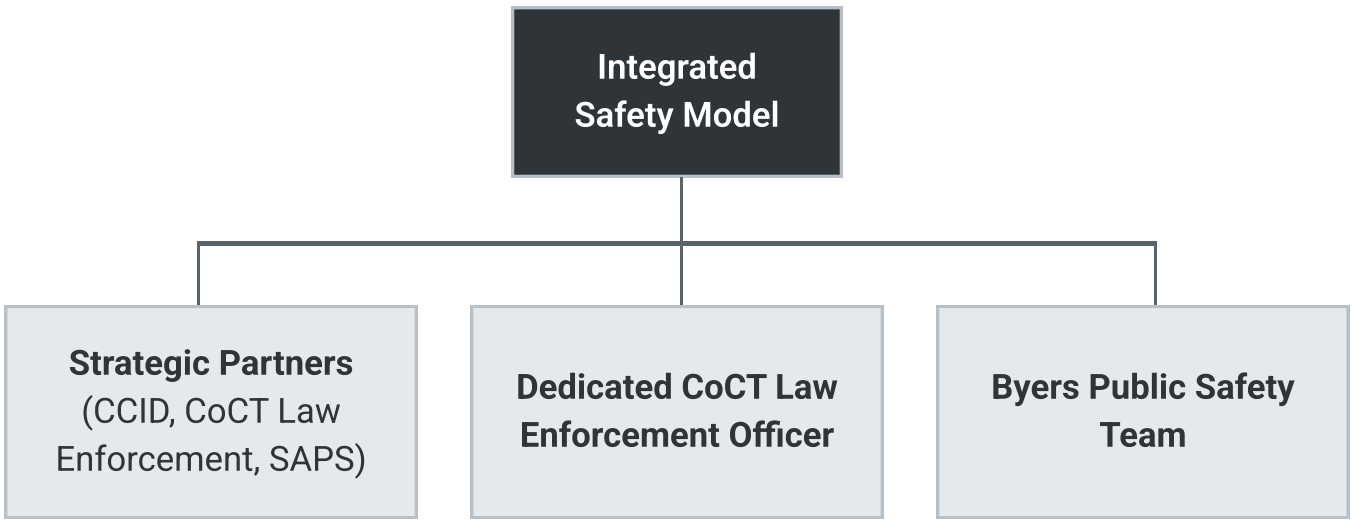
1,453
Section 341 fines

Resource Allocation for 2025 / 2026

Service / Project Components	Projected	Actual	(over) / under
Public Safety Expenses	R 4 101 545.00	R 4 266 440.00	R 164 895.00
City of Cape Town Law Enforcement	R 236 892.00	R 243 144.00	R 6 252.00

During Year 1 of operations, higher-than-budgeted expenditures were incurred under **Public Safety (Visible Patrols & Operations) and Law Enforcement Officers. The original budget allocations set out during the CID establishment phase were formulated using early baseline estimates provided by potential service providers during the initial Expression of Interest (EOI) and planning stages.*

Following the formal setup of the CID, competitive procurement, and live on-the-ground deployment, the finalised contract rates, specialised equipment requirements, and required shift coverage reflected material market differences compared to early projections. In direct response to community feedback identifying crime and visible street security as the precinct's highest priority, resources were immediately deployed at full operational capacity to secure foot-traffic routes and establish a strong visible presence from Day 1.



While these operational synergies have produced clear results, ground-level enforcement continues to face significant friction points:

- **Illegally Occupied & Problem Buildings:** Illegally occupied properties remain primary havens for illegal activity, substance distribution, and the storage of break-in implements.
- **Opportunistic Crime:** High pedestrian volumes and on-street parking create persistent opportunities for vehicle break-ins, cell phone grabs, and petty theft.

The public safety achievements of the 2025/26 operational year have demonstrated our commitment to establishing a secure foundation for Lower Gardens. To ensure further reduction of criminal incidents our overall strategic objective for public safety and law-enforcement is as follows:

- *To deter all crime and municipal by-law infringements across Lower Gardens through visible 24/7 patrolling, integrated smart technology, and active coordination with law enforcement authorities*

As such our Public Safety KPIs are as follows:

KPI	How Is It Executed	Frequency
Crime Incident Reduction through 24/7 Visible Patrol Coverage:	Materially reduce priority crimes (specifically theft out of motor vehicles and common robbery) to as close to zero monthly incidents as possible. This is by maintaining continuous deployment of 9 foot patrol officers and 4 vehicle reaction officers rotating across shifts. This is to safeguard all stakeholders within the CID boundaries of Lower Gardens.	Daily/Ongoing
Incident Logging & CRM Tracking:	Record 100% of reported public safety incidents, response actions, and by-law service requests in the LGCID Incident Desk system for monthly data analysis. This is to ensure we implement preventative deployment strategies and hence minimise crime within Lower Gardens	Daily/Ongoing
CCTV & LPR Camera Deployment:	Successfully lease, install, and monitor 29 smart Overview and LPR cameras integrated with a 24/7 control room.	Daily/Ongoing
By-Law Enforcement:	Contract and deploy a dedicated City of Cape Town Law Enforcement Officer (Monday to Friday, 08h00–17h00) to fast-track the removal of illegal structures and issue compliance notices.	Daily/Ongoing
Multi-Agency Operations & Safety Forums:	Plan and conduct crime-prevention operations with SAPS and respective CoCT law enforcement agencies. This is to assist with persistent issues that require additional resources in order to reduce and/or mitigate crimes in specific “hotspot” areas. Further to this, LGCID commits to attending monthly CPF meetings and relevant SAPS specific sector meetings with neighbouring CIDs	Daily/Ongoing

By combining visible, ground-level patrolling with dedicated Law Enforcement oversight, residents and business owners are urged to report every criminal incident directly to SAPS and share the official **SAPS Case (CAS) numbers** with the LGCID. This ensures LGCID management can formally track cases, hold statutory authorities accountable, and direct dedicated security resources precisely where they are needed most.

4.2 Cleaning and Urban Maintenance

Urban cleanliness and infrastructure care are directly linked to public safety and community well-being. Addressing grime to prevent crime formed a core operational pillar during our inaugural 2025/26 financial year. A huge part of our operational success on the ground is owed to our Essential team, led by Mam'Unathi, our dedicated day-to-day team leader, who was supported immensely by Abson Dube. Their steadfast commitment, daily oversight, and leadership ensured that our cleaning crews operated efficiently and maintained high standards across the precinct. Through daily cleaning shifts deployed across our streets, sidewalks, and public spaces, our dedicated cleansing teams established a visible baseline of urban care across Lower Gardens.



Over the reporting period, our cleaning operations successfully:

WASTE REMOVED

15,571

Removed bags of waste

STORMWATER DRAINS

191

Stormwater drains operations carried out

SERVITUDES CLEARED

6

Servitudes carried out during regular clearing

While routine cleansing operations delivered strong baseline results, several ongoing urban challenges persist:

- Waste rummaging by vagrants on municipal bin collection days remains a primary source of street litter and sidewalk spillages.
- Encampments and illegally occupied spaces continue to generate localised waste and sanitation challenges, requiring coordinated deep-cleaning efforts alongside our social outreach and Law Enforcement teams.
- Illegal dumping continues to place extra strain on public litter infrastructure.

Resource Allocation

Service / Project Components	Projected	Actual	(over) / under
Public Cleaning Expenses	R 610 098.00	R 826 229.41	R 216 131.41

**Initial budget projections were formulated using early baseline estimates provided by potential contractors during the initial CID planning phase. Following formal procurement and operational commencement, finalised labour rates, tools, and daily operational schedules reflected material market differences relative to early estimates. Furthermore, in light of the high-court eviction order served regarding illegal encampments within the precinct, the CID proactively deployed additional cleaning crews to assist with site clearance. To prevent re-occupation and ensure public safety, additional cleansing teams were stationed on-site to remove vacated informal structures, debris, and refuse immediately as individuals voluntarily vacated their sites in the lead-up to the 6 January 2026 eviction deadline.*

Our overall strategic objectives in light of our initial year of operations is as follows:

> *To eliminate grime, maintain public cleanliness, and position Lower Gardens as the cleanest and most well-maintained mixed-use suburb in the Cape Town City Bowl.*

KPI	How Is It Executed	Frequency
Daily street cleaning	Provide cleaning services 5 days a week by carrying out street sweeping and litter picking throughout the LGCID footprint, including green-bin emptying and re-bagging of broken bags.	Daily/Ongoing
Daily counting and logging	Aggregating the total number of full rubbish bags collected by the cleaning team during sidewalk, street, and drain clearing.	Daily/Ongoing
Providing hand up opportunities	Hiring workers from local NGO 'hand-up' programs (including former street individuals and the previous Gardens Watch cleaning team) under formal contracts.	Daily/Ongoing

Due to operational capacity constraints during our inaugural year, LGCID was unable to roll out a dedicated, full-scale internal urban maintenance team. Consequently, we relied directly on the City of Cape Town to address core infrastructure defects and municipal service delivery matters. To manage this effectively, LGCID utilised the City's C3 service request tracking platform to systematically identify, log, and monitor public infrastructure issues. For the financial year the CID logged a total of 475 C3 service requests with the City of Cape Town, of which 381 requests were successfully resolved. This achieved an impressive 80% resolution rate over the reporting period.

Key figures from our service requests are as follows:

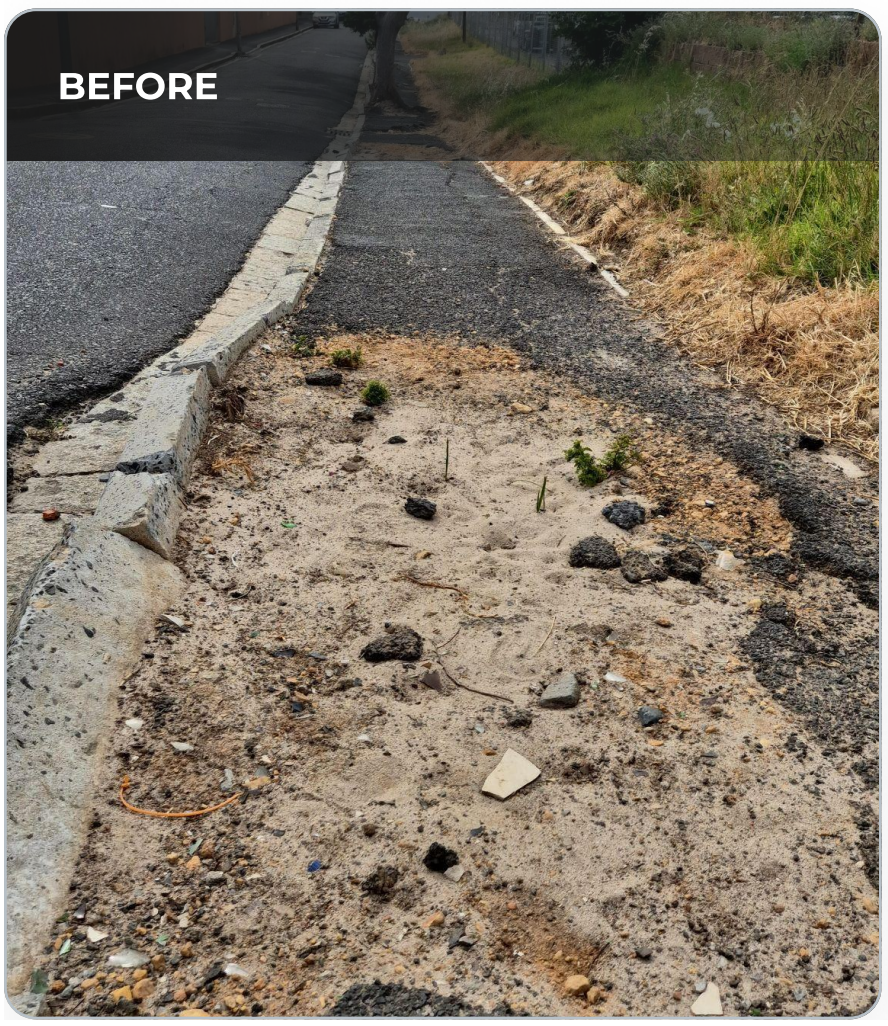
1. **Roads and Infrastructure Management (RIM) requests**

   The majority of logged requests were directed to the City's Roads and Infrastructure Management (RIM) department, accounting for 193 specific requests focused on pothole repairs, damaged verges, stormwater defects, and road markings.

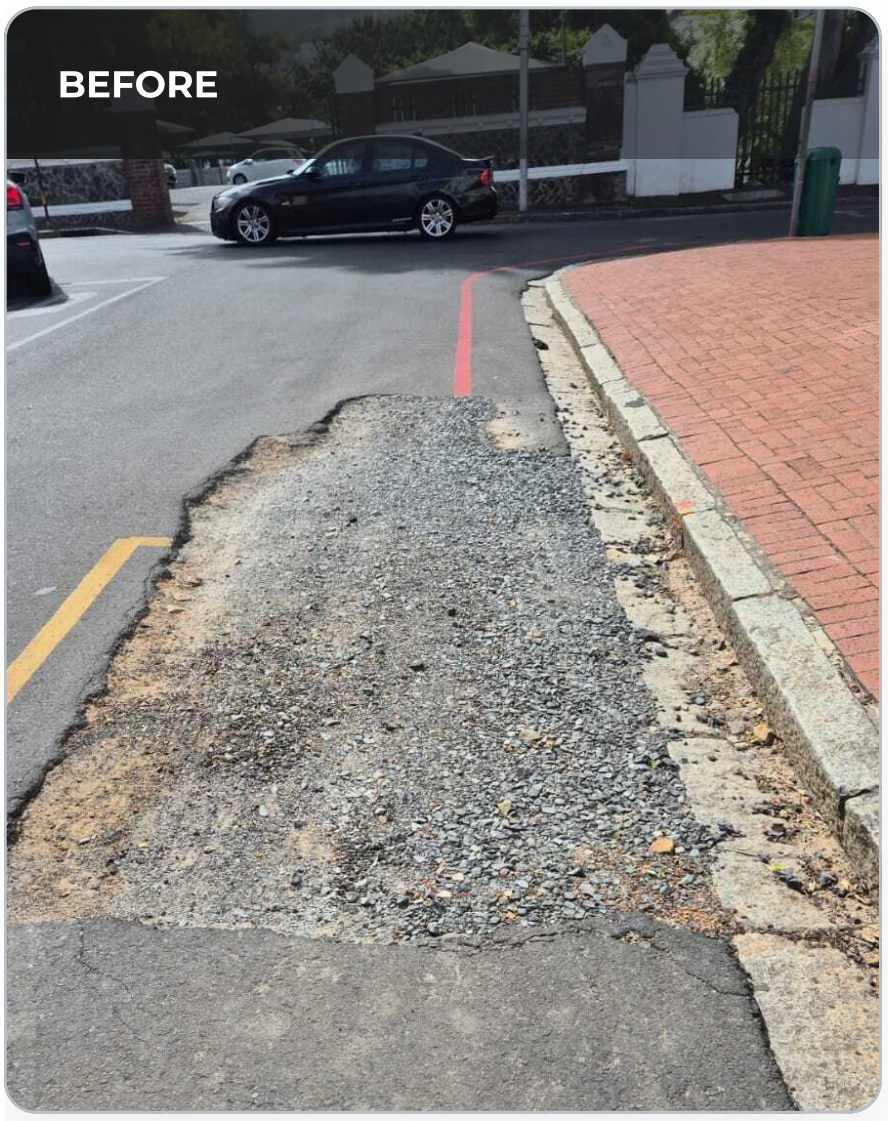
2. **Illegal dumping instances reported**

   LGCID ground teams actively identified and reported 59 instances of illegal dumping, ensuring rapid clearing of commercial and domestic waste dumped in public alleys and verges.

This high 80% resolution rate was made possible through an outstanding working relationship with on-the-ground City of Cape Town officials. LGCID extends its sincere thanks to these dedicated municipal teams for their continued responsiveness, support, and commitment to keeping Lower Gardens functional and well-maintained.



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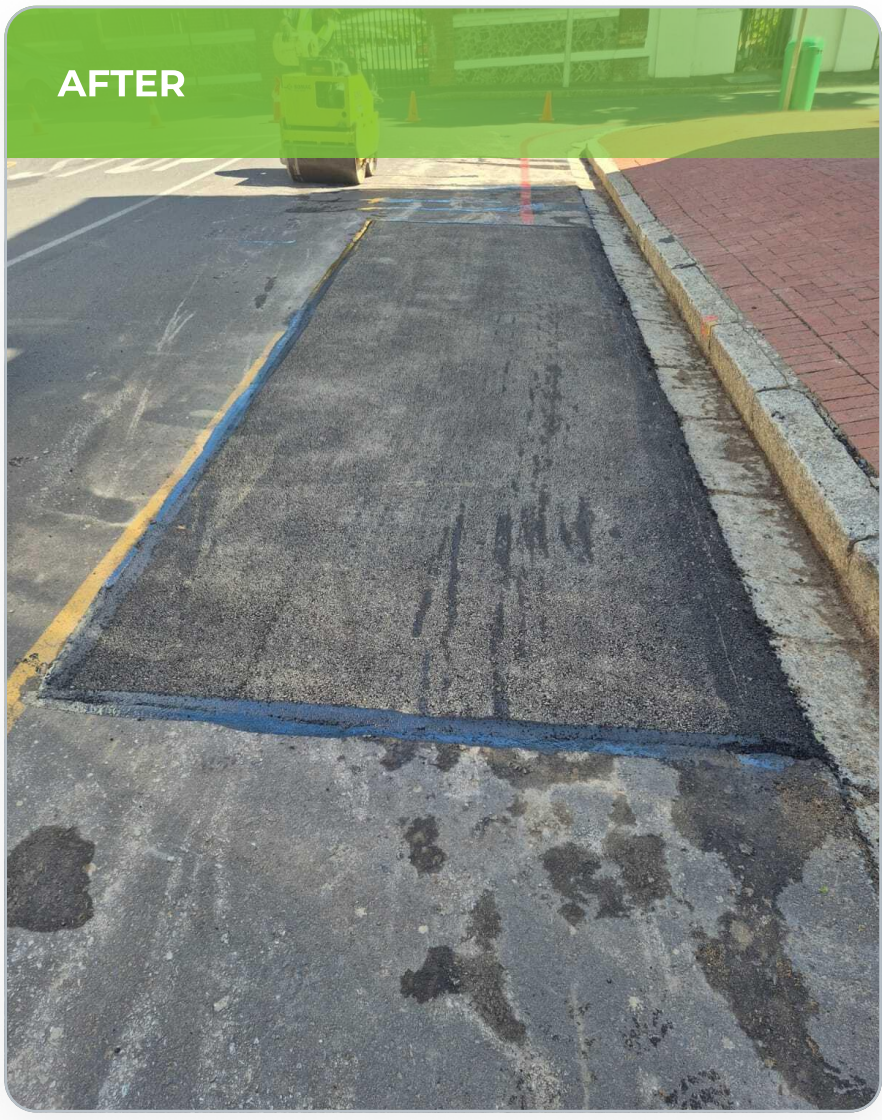
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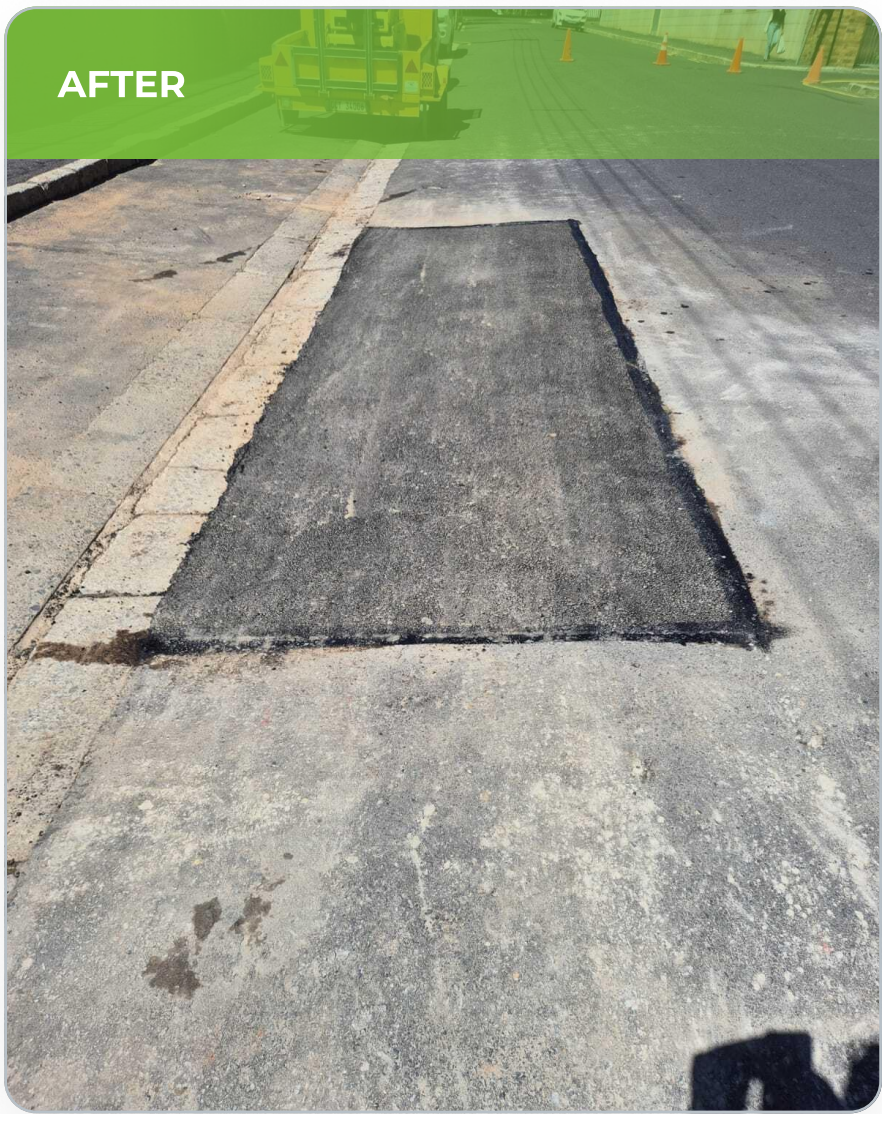

AFTER

In the upcoming 2026/2027 financial year, Streetscapes will officially take the lead on our urban maintenance initiatives, guided on the ground by a dedicated Urban Ranger. This initiative forms a core part of our work-readiness and rehabilitative employment program (which will be detailed further in our Social Services section), bridging ground-level maintenance with meaningful social upliftment. This falls in line with developing our internal urban maintenance capacity by operationalising the signed Memorandum of Understanding (MoU) with the City's Roads and Infrastructure Management (RIM) department. This agreement will grant LGCID direct access to municipal asphalt, paving, and repair materials, enabling our Urban Ranger and maintenance crews to repair minor road, sidewalk, and infrastructure defects directly and swiftly.

4.3 Social Services

Social development and compassionate outreach are vital components of sustainable precinct management in Lower Gardens. Rather than relying solely on enforcement, the LGCID has adopted a structured, dignity-focused "hand-up" approach to address homelessness, substance dependence, and street vulnerability As such, our strategic objective is as follows:

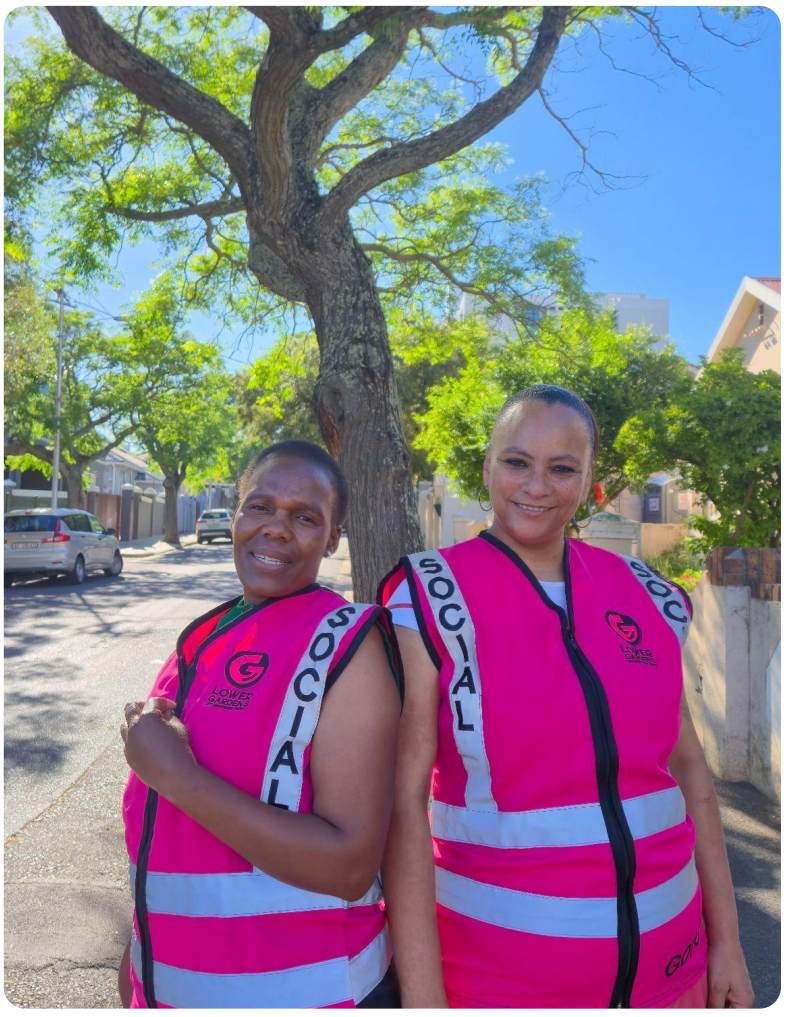
> *To address vagrancy and homelessness compassionately through structured, dignity-first 'hand-up' interventions, moving individuals off the street and into accredited NGO and CoCT programs*

KPI	How Is It Executed	Frequency
One-on-One Field Engagements	Recording the total number of documented individual outreach sessions conducted monthly by the social support team.	Daily/Ongoing
Off-Street Transitions	Number of vulnerable individuals successfully facilitated off the street and into CoCT Safe Spaces or NGO rehabilitation, skills development, and housing programs.	Daily/Ongoing
Work Readiness Program Placement	Clients referred to projects focused on behaviour change and employment, while also receiving upskilling through a range of courses to enhance their skills and job readiness.	Daily/Ongoing
Additional services provided	This is in the form of providing clients access to government services to receive identification documents, routine medical treatment and other services that will benefit the wellbeing of clients assisted by LGCID field workers.	Daily/Ongoing

Our social services team is led by Tandeka Gxalatana and supported by Chantal Sampson. Their dedicated work began in November 2025, aligned directly with managing the complex social processes surrounding the January 2026 eviction order.

The team conducted intensive site visits across targeted encampments which were at:

- Tuin Plein Children's Park.
- Along the pavement of Hope Street.
- Wesley Street between Hope Street and Buitenkant Street.
- Buitenkant Street between Glynn Street and Wesley Street.
- Buitenkant Street between Glynn Street and Roeland Street.



Their early on-the-ground engagement with clients residing in identified encampment areas were vital in easing the eviction order execution by offering direct help, shelter linkages, and social support to those willing to accept assistance prior to the order being carried out. Their total eviction-preparation interactions sat at 123 direct client interactions across November and December.

123

direct client interactions across November and December

Following the eviction execution, the team maintained continuous field outreach to support clients across the precinct with a total of **270 total client follow-up interactions.** They then also assisted in facilitating access to South African ID documentation, a critical step toward social grants, healthcare, and formal work in which **26 total ID applications were facilitated,** resulting in **16 successful South African ID acquisitions** for clients. All the work done translated these interactions into formal shelter placements for **7 successful referrals.**

Resource Allocation

Service / Project Components	Projected	Actual	(over) / under
Social Services	R 788 727.00	R 386 472.00	R 402 255.00

Expenditure within the **Social Upliftment portfolio was lower than initially projected for Year 1. Rather than deploying full social field teams immediately at the start of the financial year, management strategically delayed full-scale on-the-ground deployment to align directly with the timeline of the High Court eviction order. This phased approach ensured that social support officers, peer outreach workers, and registered social workers were fully operational on the ground when most needed—engaging directly with vulnerable individuals, providing case management, and facilitating their voluntary transition into CoCT Safe Spaces and NGO-run shelters as sites were vacated.*

The bigger picture of the social services team however is on developing a consistent, structured client pipeline to feed directly into our Work-Readiness Programme. The work-readiness initiative is meant to offer individuals a "hand-up" opportunity. Participants are provided with dignified, paid work opportunities within our precinct cleaning and maintenance operations. A dedicated **Urban Ranger** will lead our ground-level urban maintenance operations. This role serves as a vital bridge that combines active infrastructure care with peer mentorship and supervision for participants in the work-readiness program. This is as the programme will mentor, and upskill clients by building essential workplace discipline, soft skills, and personal stability. This is to fully prepare them to transition into the broader employment environment.





Building on the foundation established by the social services team, our social services strategy intends to consolidate the first iteration of the work readiness programme whilst strengthening our referral network with local NGOs, healthcare providers, and City social workers to ensure comprehensive support covering addiction recovery, family reunification, and long-term social integration.

4.4 Communications and Marketing

Throughout the 2025/26 inaugural financial year, our primary responsibility was to ensure that all members of the Lower Gardens community and interested stakeholders were kept abreast of operational progress, public safety developments, and municipal updates across the precinct. Our strategic objective for our communications and marketing is to:

> *Maintain transparent, proactive, and inclusive communication channels with property owners, residents, tenants, and municipal stakeholders.*

KPI	How Is It Executed	Frequency
Accountability and inclusivity	This is achieved by LGCID maintaining an up-to-date POPIA-compliant membership and ratepayer register.	Daily/Ongoing
Transparent Governance and Metrics	Providing regular publication of accountable metrics across the CIDs operations through the provision of weekly WhatsApp incident reports and monthly emailed newsletters	Daily/Ongoing
Your Eyes, Our Impact: See it Share	Providing LGCID property owners and stakeholders with a channel to directly communicate with the LGCID control room to address operational issues within the neighbourhood.	Daily/Ongoing

To achieve this, LGCID established a multi-channel digital communication framework designed for consistent information dissemination, real-time engagement, and data-driven stakeholder management. As such our primary communication channels and tools are as follows:

1. LGCID WhatsApp Community

Recognising the community's preference for immediate, easily digestible updates, LGCID established a structured WhatsApp Community as our primary broadcast channel that would enable us to:

- Publish weekly incident summaries covering public safety interventions, crime statistics, waste collection totals, and C3 service requests.
- Issue prompt notifications regarding municipal water/electricity outages, bin collection changes, street maintenance, and traffic disruptions.
- Keep the community informed about public meetings, community clean-ups, and neighbourhood initiatives.

2. CRM & Digital Ecosystem

Central to all LGCID communication and administrative operations is our enterprise-grade CRM database. This is fundamental to our operations as it gives us a clear view of our property owners and engagement with them over time. As such, the CRM:

- Is continuously updated with verified contact details for property owners, commercial tenants, body corporate representatives, and managing agents across the precinct.
- Hosts our digital newsletter engine, where monthly newsletters and official notices are designed, personalised, and issued directly to members.
- Directly powers and hosts the official CID website (www.lowergardenscid.co.za), providing a transparent public repository for the business plan, annual financial statements, board meeting notices, and operational reports.

Resource Allocation

Service / Project Components	Projected	Actual	(over) / under
Marketing and Communication	R 30 000.00	R 19 635.00	R 10 365.00

** Primary expenditure within this portfolio was dedicated to procuring the services of a professional marketing service provider during the CID's initial launch phase.This foundational investment covered the complete design and deployment of the official LGCID website (www.lowergardenscid.co.za), custom e-newsletter templates, blog management structures, and reusable Canva design templates. By establishing these standardised digital templates and communication assets upfront, the CID Manager was fully equipped to generate ongoing, high-quality community updates, newsletters, and social media posts internally without incurring recurring external agency fees.*

By leveraging real-time digital messaging through our WhatsApp Community alongside our central CRM platform, LGCID is building a transparent, responsive communication bridge for the Lower Gardens community. Moving into the 2026/27 financial year, we will continue refining our digital communication channels, expanding our database reach, and ensuring every property owner, resident, and business remain empowered with timely, actionable precinct intelligence.

4.5 Environmental Upgrading

The Environmental Upgrading portfolio oversees the management, beautification, and long-term development of Lower Gardens' public parks and green spaces. Public green infrastructure plays a vital role in enhancing property values, promoting community well-being, and restoring civic pride across our precinct. Lower Gardens consists of Tuin Plein, Maynard Street Park, and Jutland Road Park which have historically remained under-utilised due to past illegal occupations, dilapidation, and safety concerns.





As an organisation, LGCID fully recognises that vibrant, safe, and beautifully maintained parks are critical to the overall transformation of Lower Gardens. Through our annual community survey we found that 30.1% of households actively utilised local public parks in the past year, reflecting the baseline set prior to park re-landscaping initiatives. Maynard Park received the highest condition score (3.67 / 5.0), followed by Tuin Plein (3.13 / 5.0) and Jutland Park (3.07 / 5.0), highlighting the necessity for our planned Year 2 park redesigns. Top Community Desires for Park Activation:

TOP 6 COMMUNITY DESIRES		TOTAL VOTES: 175
1	**Community Gardens & Greening/Tree Planting (Top Priority)**	**50** votes
2	Managed Recycling Drop-off Facilities	**32** votes
3	Upgraded Children's Play Areas / Jungle Gyms	**28** votes
4	Dedicated / Fenced Dog Exercise Areas	**23** votes
5	Public Art Installations & Street Murals	**22** votes
6	Running / Jogging Tracks	**20** votes

Through these re-designs, LGCID aims to shift park utilisation from the current low baseline (where only 20% of residents actively use local parks) to vibrant, safe, and family-friendly community assets. With baseline security and cleansing operations now established, environmental upgrading transitions to a top strategic priority for the upcoming financial year.

Resource Allocation

Service / Project Components	Projected	Actual	(over) / under
Environmental Upgrading	R 480 593.00	R8 176.00	R 472 417.00

**The CID's primary capacity and financial resources were necessarily directed toward foundational setup priorities.*

In the upcoming 2026/2027 financial year, LGCID will roll out detailed capital and landscaping plans for our three core public parks whilst actively pursuing co-funding, corporate sponsorships, and municipal partnership grants to supplement the CID budget and accelerate capital improvements. On an operational front, the integration of our **Work-Readiness Programme is key as they will tend to** maintain tree wells, and care for community gardens daily.

4.6 Your Feedback on our First Year of Operations

Whilst we have been able to provide our perspective on how we have conducted our operations in our first year, we issued out a community survey to get the thoughts of property owners and where we can improve. The survey was completed by **74 respondents** representing a broad cross-section of the Lower Gardens community:

RESPONDENT PROFILE **74 respondents**



73.0%	9.5%	6.8%	5.4%	5.4%
Residential Property Owners	Residential Renters	Commercial / Non-Residential Property Owners	Business Owners / Commercial Tenants	Body Corporate Representatives & Managing Agents

From a community feedback perspective:

PUBLIC SAFETY

91.9%

Respondents feel safer in Lower Gardens public spaces compared to 12 months ago.

CLEANING & MAINTENANCE

97.3%

Respondents reported an improvement in street and sidewalk cleanliness compared to last year.

15,571	191
waste bags collected	stormwater cleaning operations

SOCIAL SERVICES

67.4%

View social intervention programs as effective.
The survey confirmed that homelessness remains a primary precinct focus

Looking ahead 2026/27

As the Lower Gardens City Improvement District transitions out of its foundational inaugural year, our operational focus expands beyond baseline service delivery to encompass targeted strategic projects. Guided by our approved 5-year business plan, the CID is set to execute the following:

- To support our commercial property owners and local traders, LGCID is driving the establishment of a dedicated Business Forum. It is envisioned to be a collaborative platform enabling local commercial entities to share specials, promote services, and cross-pollinate customer bases. This is to actively build a self-sustaining "Local is Lekker" neighbourhood economy. Through this initiative, the CID will map and profile all commercial organisations operating within Lower Gardens, actively promoting them across CID communication channels, newsletters, and digital platforms.

- Following the successful Phase 1 installation of 40 entrance-focused CCTV cameras, looking ahead, LGCID will continue its rollout of its CCTV network. Phase 2 will introduce dedicated LPR camera networks at primary thoroughfares, linking Lower Gardens into the broader city-wide intelligence database to instantly flag suspicious or marked vehicles. Ground teams will work alongside residential apartment blocks and commercial properties to integrate existing private camera infrastructure into our centralised control room monitoring framework.

- Streetscapes will lead our on-the-ground urban maintenance initiatives under the supervision of a dedicated Urban Ranger. This initiative bridges our social outreach pipeline with active infrastructure care. This will be further supported by operationalising our Memorandum of Understanding with the City’s Roads and Infrastructure Management (RIM) department which will give our maintenance teams direct access to municipal repair materials (asphalt, paving, and cold-mix), allowing LGCID to repair minor road and sidewalk defects rapidly.



PART C

CORPORATE GOVERNANCE

1. Application of King IV

1.1 Commitment to Governance

The Lower Gardens CID NPC (LGCID) is entrusted with public funds, and therefore required to uphold the highest standards of fiscal transparency and accountability. To this end, LGCID voluntarily subscribes to the King IV Report on Corporate Governance for South Africa, 2016 (“King IV”).

King IV sets out 17 governance principles supported by recommended reporting practices. The practices applied by LGCID are explained in this section of the Annual Review. In determining which practices to apply, the Board considered the City of Cape Town’s policy requirements as well as the governance protocols appropriate to a non-profit entity.

1.2 Compliance with King IV

The Board is satisfied that LGCID has applied the relevant principles of King IV during the reporting period, to the extent reasonably possible. Where formal structures (such as a dedicated Risk Committee) are not in place, the Board ensures equivalent oversight by embedding these responsibilities into its processes and committee functions.

2. Governance Structure and Oversight

2.1 Board Composition:

The Board comprises a representative group of directors reflecting the diversity of property owners within the LGCID footprint.

Changes in Board Composition

Name	Date and Manner of Appointment	Date of Termination of Directorship	Reason for Termination (King IV)
Roxanne Tobias		18 November 2025	Stepped down after fulfilling set up obligations of the Lower Gardens CID
Jonathan Liebmann		18 November 2025	Stepped down after fulfilling set up obligations of the Lower Gardens CID
Matthew Jantjies-Green	18 November 2025 at the Lower Gardens CID Members Meeting		
Jacques Weber	18 November 2025 at the Lower Gardens CID Members Meeting		
Dagmar Timler	10 December 2025 during a Lower Gardens CID board meeting		

2.2 Board Observers

As required by the By-law, the Executive Mayor has appointed Cllr. Ian McMahon as Board Observer and Cllr. Francine Higham as Alternate. They receive all Board documentation and attend meetings to oversee statutory compliance.

Board Meeting

Director	Total	23/07/2025	02/10/2025	10/12/2025	04/02/2026	14/04/2026	03/06/2026
Cllr Ian McMahon	3/6			x	x	x	
Cllr Francine Higham	0/6						

2.3 Appointment of the Board:

The Board of Directors of the Lower Gardens City Improvement District NPC ("the NPC") is appointed in accordance with the requirements of the Municipal Financial Management Act (MFMA), the Companies Act, the NPC's Memorandum of Incorporation (MOI), and the governance provisions of the City of Cape Town's CID Policy (2023). During the 2025–2026 financial year, the composition of the Board remained compliant with all statutory and policy requirements. Directors were elected by members at the first members meeting, with vacancies filled through a transparent nomination and voting process

2.4 Overview of the Board's Responsibilities

The Board provides strategic guidance and oversight, approves the annual budget and audited financial statements, monitors compliance with legislation and policies, and ensures effective control of operations.

2.4.1 Strategic Leadership and Oversight

- Setting the strategic direction of the NPC in line with the approved Implementation Plan and CID Policy.
- Approving annual priorities, performance targets, and key initiatives across safety, urban management, and capital improvement programmes.
- Monitoring organisational performance to ensure delivery of high-quality services within the CID boundary.

2.4.2 Governance, Compliance, and Risk Management

- Ensuring compliance with the Companies Act, MFMA, and the City of Cape Town's CID By-law and Policy.
- Upholding principles of good governance, transparency, and accountability in all operations.
- Identifying, assessing, and monitoring organisational risks and implementing appropriate mitigation measures.
- Ensuring effective internal controls, including procurement oversight and financial safeguards.

2.4.3 Financial Management and Fiduciary Duty

- Approving the annual budget and ensuring that expenditure aligns with statutory requirements and the approved Implementation Plan.
- Overseeing financial reporting, audit processes, and overall fiscal discipline.
- Ensuring that funds are managed prudently and that the NPC delivers value to its members.

2.4.4 Operational Oversight

- Monitoring the performance of contracted service providers for public safety, cleansing, and urban management.
- Reviewing operational reports and ensuring that corrective actions are implemented where service levels require improvement.
- Overseeing the execution of capital improvement projects and long-term planning initiatives.

2.4.5. Stakeholder Engagement and Accountability

- Maintaining open and transparent communication with members, residents, businesses, and public authorities.
- Ensuring that feedback, complaints, and community concerns are addressed through appropriate channels and processes.
- Representing the interests of property owners in engagements with the City of Cape Town and other stakeholders.

2.4.6. Ethical and Responsible Leadership

- Ensuring that Directors act with integrity, independence of mind, and in the best interests of the NPC and its members.
- Managing conflicts of interest through proper declarations and ongoing disclosure practices.
- Promoting an organisational culture of professionalism, accountability, and responsible stewardship.

2.5

Board Charter

The board is satisfied that it has fulfilled its responsibilities under the board charter during the period under review. (King IV Principle 6(5)(b)). The board is satisfied that it has fulfilled its responsibilities under the board charter during the period under review.

2.6 Director Independence

During the period under review, the board formally assessed the independence of all non-executive directors, as recommended by King IV. The board has determined that all of the non-executive directors, including the chairperson, are independent in terms of King IV's definition of "independence" and the guidelines provided for in principle 7.28. **(King IV Principle 7.38(a))**

2.7 Board Committees

The individual board committees are satisfied that they have fulfilled their respective responsibilities in accordance with their terms of reference for the reporting period as required under principle 8.50(f) of King IV].

2.8 Attendance at Board and Committee Meetings

The individual board committees are satisfied that they have fulfilled their respective responsibilities in accordance with their terms of reference for the reporting period as required under principle 8.50(f) of King IV].

Board Meeting Attendance

Director	Total	23/07/2025	02/10/2025	10/12/2025	04/02/2026	14/04/2026	03/06/2026
Ryan Paterson	6/6	x	x	x	x	x	x
Jacques Weber	4/6	x	x	x	x		
Matthew Jantjies-Green	6/6	x	x	x	x	x	x
Dagmar Timler	6/6	x	x	x	x	x	x

Management Meeting Attendance

Director	Total	05/11/2025	04/03/2026	07/05/2026
Ryan Paterson	3/3	x	x	x
Jacques Weber	3/3	x	x	x
Matthew Jantjies-Green	3/3	x	x	x
Dagmar Timler	3/3	x	x	x

3. Ethical Leadership

Directors are required to maintain the highest ethical standards. To this end, the NPC has adopted a code of conduct for directors, which governs their ethical roles and responsibilities, and provides guidelines on the applicable legal, management and ethical standards.

Upon appointment, directors must declare in writing to the chairperson any private interests which could give rise to a potential conflict of interest. These declarations are kept in a register and are regularly updated. Directors must further disclose in writing to the chairperson if any matter before the board gives rise to a potential conflict of interest. Such a director must recuse himself or herself from consideration and deliberation of, or voting on, the matter giving rise to the potential conflict of interest.

Transparency in personal or commercial interests ensures that directors are seen to be free of personal or business relationships that may materially interfere with their ability to act independently and in the best interests of the NPC. The board is satisfied that the directors have complied with their duties in terms of the Code during the year under review. No changes to the directors' respective declarations were recorded which could potentially impact their independence.

4. Board Oversight of Risk Management

The Board of Directors of the Lower Gardens City Improvement District NPC maintains ultimate responsibility for ensuring that risks are identified, monitored, and effectively mitigated to safeguard the organisation's ability to deliver high-quality services. During the 2025–2026 financial year, the Board continued to strengthen the NPC's risk governance framework, recognising that a proactive approach to risk management is essential to sustaining operational resilience and maintaining public confidence.

5. Accountability and Responsibility

5.1 Performance Reviews

Performance reviews form a central component of the NPC's accountability framework. The Board conducts structured oversight of organisational, operational, and financial performance to ensure that service delivery standards remain consistent, effective, and aligned with the NPC's strategic objectives.

5.2 Service Provider Performance

- Service providers undergo regular performance reviews based on contractual obligations, output indicators, response times, and community feedback.
- Structured performance review meetings are held with each contractor to ensure accountability and to agree on service improvements where necessary.

5.3 Board and Governance Performance

- The Board assesses its own effectiveness through informal and periodic evaluations, focusing on governance discipline, meeting attendance, strategic oversight, and risk management.
- Conflicts of interest are managed through mandatory disclosure and continuous monitoring, ensuring ethical and responsible decision-making.

Annexure: King IV™ Application Register

King IV Principle	Application by LGCID	Status
1. The governing body should lead ethically and effectively.	The Board adopts and enforces a Code of Conduct for Directors. Members declare conflicts of interest and recuse themselves where necessary.	Applied
2. The governing body should govern the ethics of the organisation.	Ethical conduct is embedded in the Board Charter and overseen through annual reviews. Supplier Code of Conduct is applied.	Applied
3. The governing body should ensure that the organisation is a responsible corporate citizen.	LGCID invests in community safety, urban management, heritage, and environmental initiatives for the benefit of all stakeholders.	Applied
4. The governing body should appreciate that the organisation's core purpose, risks, and opportunities are inseparable from its strategy.	The Board reviews the strategic plan annually, monitors risks at each meeting, and adapts operations accordingly.	Applied
5. The governing body should ensure reports enable stakeholders to make informed assessments of performance.	Annual Report, audited financial statements, and AGM provide transparent disclosure. Monthly Board packs and financial reports are produced.	Applied
6. The governing body should serve as the focal point and custodian of corporate governance.	The Board Charter defines responsibilities. Regular meetings and oversight committees ensure governance.	Applied
7. The governing body should comprise the appropriate balance of knowledge, skills, experience, diversity, and independence.	The Board is representative of property owner groups. Independence formally assessed.	Applied

King IV™ Application Register — continued

King IV Principle	Application by LGCID	Status
8. The governing body should ensure that arrangements for delegation of authority promote independent judgment and assist with balance of power.	Delegated limits of authority are reviewed annually. Sub-committees report directly to the Board.	Applied
9. The governing body should ensure the evaluation of its performance and that of its committees and individual members.	Annual performance review process in place. Committee performance evaluated against terms of reference.	Applied
10. The governing body should ensure that the appointment of, and delegation to, management contributes to role clarity and effective exercise of authority.	CEO and operational staff act under clear mandates. The board retains oversight and approves strategic and financial decisions.	Applied
11. The governing body should govern risk in a way that supports the organisation in setting and achieving its strategic objectives.	Risk management policy in place. Risks reviewed at every Board meeting. Strategic plan and controls applied.	Applied
12. The governing body should govern technology and information.	Information security, data protection, and communication systems are reviewed regularly. Oversight via Finance Committee.	Applied
13. The governing body should govern compliance with applicable laws and standards.	Compliance with Companies Act, CCT By-laws, and relevant policies is monitored.	Applied
14. The governing body should ensure that internal audits are effective.	Internal financial controls reviewed by Finance Committee. External audit conducted annually.	Applied

King IV™ Application Register — continued

King IV Principle	Application by LGCID	Status
15. The governing body should ensure assurance services and functions enable an effective control environment.	The Corporate Governance and Finance Committee provides independent assurance. Annual external audit ensures accountability.	Applied
16. In the execution of governance roles and responsibilities, the governing body should adopt a stakeholder-inclusive approach.	Stakeholder engagement via AGM, newsletters, community forums, and website updates.	Applied
17. The governing body should ensure that responsible investment is practiced.	LGCID funds are invested responsibly and aligned with the organisation's mandate. No speculative or high-risk investments permitted.	Applied

- LGCID has adopted a Code of Conduct for Directors, publicly available at www.lowergardenscid.co.za.
- Directors declare potential conflicts of interest on appointment and update them regularly.
- Declarations are maintained in a confidential register and directors recuse themselves from matters where conflicts arise. The Board is satisfied that directors complied fully with the Code during the review period.

6. Risk Management

The Board is responsible for risk oversight and internal controls. Risk is considered at each Board meeting and embedded in decision-making processes. Current controls include:

- A five-year strategic plan approved by the City in 2025;
- Quarterly monitoring of annual performance reviews;
- Annual financial audits and monthly management reporting;
- Regular reporting of financial and operational performance to the City of Cape Town;
- A rolling bad-debt reserve mechanism managed by the City: 3% of the monthly budgeted amount is retained, with 75% of any excess above accumulated arrears returned to LGCID by 30 September of the following financial year, recognised as additional income.

7. Accountability and Performance

The Board undertook a comprehensive review of performance against the Implementation and Business Plan. As LGCID we have introduced progress metrics showing exactly how far we are in executing:

- The five-year Business Plan Tracker that property owners voted to approve when establishing the CID.
- A comparison tab on our dashboard to view our year-to-date performance directly alongside previous year's figures, giving you a clear, measurable snapshot of operational trends across cleaning, maintenance, and public safety.

These updates can be viewed on our website using the following link (https://stats.lowergardenscid.co.za/) to ensure you have real-time visibility into how your levies are being put to work and how our precinct targets are being met. LGCID is committed to delivering measurable improvements in Gardens, while recognising that some challenges such as crime and social behaviour cannot be eliminated, only disrupted and influenced.



PART D

FINANCIAL INFORMATION

LOWER GARDENS CITY IMPROVEMENT DISTRICT NPC

(Registration number 2025/238993/08)

Financial statements for the period ended 30 June 2026

General Information

Country of incorporation and domicile	South Africa
Nature of business and principal activities	District Improvement
Directors	Ryan Paterson Matthew Jantjies-Green Dagmar Timler Jacques Weber
Registered office	75 Hope Street, Gardens, Cape Town, 8000
Business address	75 Hope Street, Gardens, Cape Town, 8000
Postal address	75 Hope Street, Gardens, Cape Town, 8000
Bankers	First National Bank
Auditors	Cecil Kilpin & Co. Chartered Accountants (SA) Registered Auditors Practice no.: 903493
Company registration number	2025/238993/08
Tax reference number	9363276230
Preparer	The financial statements were independently compiled by: José de Nobrega Professional Accountant (SA)
Issued	31 July 2026

Index

The reports and statements set out below comprise the financial statements presented to the members:

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Directors' Responsibilities and Approval

The directors are required by the Companies Act of South Africa, to maintain adequate accounting records and are responsible for the content and integrity of the financial statements and related financial information included in this report. It is their responsibility to ensure that the financial statements fairly present the state of affairs of the company as at the end of the financial period and the results of its operations and cash flows for the period then ended, in conformity with the IFRS for SMEs® Accounting Standard as issued by the International Accounting Standards Board (IASB). The external auditors are engaged to express an independent opinion on the financial statements.

The financial statements are prepared in accordance with the IFRS for SMEs® Accounting Standard as issued by the International Accounting Standards Board (IASB) and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors set standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors have reviewed the company's cash flow forecast for the period to 30 June 2027 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's financial statements. The financial statements have been examined by the company's external auditors and their report is presented on pages 5 to 6.

The financial statements set out on pages 7 to 16, which have been prepared on the going concern basis, were approved by the board of directors and were signed on their behalf by:

Approval of financial statements



Ryan Paterson

Date: 10th August 2026



Matthew Jantjies-Green

Date: 10th August 2026

Directors' Report

The directors have pleasure in submitting their report on the financial statements of Lower Gardens City Improvement District NPC for the period ended 30 June 2026.

1. Nature of business

Lower Gardens City Improvement District NPC provides supplementary public safety, cleansing, maintenance services, environmental development, social development and communications in the CID area.

The company was incorporated on 27 March 2025 and commenced trading in April 2025.

2. Review of financial results and activities

The financial statements have been prepared in accordance with the IFRS for SMEs® Accounting Standard as issued by the International Accounting Standards Board (IASB) and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior period.

During the year under review the company operated independently of any shared services. The main business and operations of the company during the period under review has continued as in the past period and we have nothing further to report thereon.

The financial statements adequately reflect the results of the operations of the company for the period under review and no further explanations are considered necessary.

3. Directors

The directors in office at the date of this report are as follows:

Directors	Changes
Ryan Paterson	Appointed Thursday, 27 March 2025
Matthew Jantjies-Green	Appointed Tuesday, 18 November 2025
Dagmar Timler	Appointed Tuesday, 18 November 2025
Jacques Weber	Appointed Tuesday, 18 November 2025
Jonathan Liebmann	Resigned Wednesday, 21 January 2026
Roxanne Tobias	Resigned Wednesday, 21 January 2026

4. Events after the reporting period

There have been no facts or circumstances of a material nature that have occurred between the reporting date and the date of this report that have a material impact on the financial position of the company at the reporting date.

5. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

6. Auditors

Cecil Kilpin & Co. continued in office as auditors for the company for 2026.

At the AGM, the members will be requested to reappoint Cecil Kilpin & Co. as the independent external auditors of the company and to confirm Mr Dylan Cox as the designated lead audit partner for the 2027 financial period.

Cecil Kilpin & Co.
Chartered Accountants (SA)
Established 1902

Independent Auditor's Report

To the Members of Lower Gardens City Improvement District NPC

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Lower Gardens City Improvement District NPC (the company) set out on pages 7 to 16, which comprise the statement of financial position as at 30 June 2026; and the statement of comprehensive income; the statement of changes in equity; and the statement of cash flows for the period then ended; and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Lower Gardens City Improvement District NPC as at 30 June 2026, and its financial performance and cash flows for the period then ended, in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Lower Gardens City Improvement District NPC financial statements for the period ended 30 June 2026", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on pages 17 to 18. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Cecil Kilpin & Co.
Chartered Accountants (SA)
Established 1902

Responsibilities of the Directors for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Cecil Kilpin & Co.
Chartered Accountants (SA)
Registered Auditors
Per Partner: Dylan Cox

Century City
Date: 10 August 2026

Statement of Financial Position as at 30 June 2026

Assets	Note(s)	30 June 2026 (R)
Non-Current Assets		
Property, plant and equipment	2	996,357
Current Assets		
Trade and other receivables	4	12,718
Cash and cash equivalents	5	2,143,148
		2,155,866
Total Assets		**3,152,223**
Equity and Liabilities		
Equity		
Accumulated surplus		2,691,163
Liabilities		
Non-Current Liabilities		
Loans	3	5,000
Current Liabilities		
Trade and other payables	6	449,372
Current tax payable		6,688
		456,060
Total Liabilities		**461,060**
Total Equity and Liabilities		**3,152,223**

Statement of Comprehensive Income

	Note(s)	15 months ended 30 June 2026 (R)
Revenue	7	10,372,300
Operating expenses		(7,749,367)
Operating surplus		**2,622,933**
Finance income	9	74,918
Surplus before taxation		**2,697,851**
Taxation	10	(6,688)
Surplus for the year		**2,691,163**
Other comprehensive income		—
Total comprehensive surplus for the period		**2,691,163**

Statement of Changes in Equity

	Accumulated surplus (R)	Total equity (R)
Surplus for the year	2,691,163	2,691,163
Other comprehensive income	—	—
Total comprehensive income for the period	**2,691,163**	**2,691,163**
Balance at 30 June 2026	**2,691,163**	**2,691,163**

Note(s)

Statement of Cash Flows

	Note(s)	15 months ended 30 June 2026 (R)
Cash flows from operating activities		
Cash receipts from customers		10,359,582
Cash paid to suppliers and employees		(7,245,841)
Cash generated from operations	**11**	**3,113,741**
Finance income		74,918
Net cash from operating activities		**3,188,659**
Cash flows from investing activities		
Purchase of property, plant and equipment	2	(1,050,512)
Cash flows from financing activities		
Cash advances received on loans		5,000
Total cash movement for the period		**2,143,147**
Total cash at end of the period	**5**	**2,143,147**

Accounting Policies

1. Basis of preparation and summary of significant accounting policies

The financial statements have been prepared on a going concern basis in accordance with the IFRS for SMEs® Accounting Standard as issued by the International Accounting Standards Board (IASB), and the Companies Act of South Africa. The financial statements have been prepared on the historical cost basis, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

1.1 Significant judgements and sources of estimation uncertainty Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the financial statements.

1.2 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one period.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Expenditure incurred subsequently for major services, additions to or replacements of parts of property, plant and equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the company and the cost can be measured reliably. Day to day servicing costs are included in profit or loss in the period in which they are incurred.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Depreciation method	Average useful life
Office furniture	Straight line	5 years
Office equipment	Straight line	5 years
CCTV/LPR Cameras	Straight line	5 years
Computer equipment	Straight line	3 years
Containers	Straight line	15 years

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in surplus or shortfall to bring the carrying amount in line with the recoverable amount.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in surplus or shortfall when the item is derecognised.

1.3 Financial instruments

Initial measurement

Financial instruments are initially measured at the transaction price (including transaction costs except in the initial measurement of financial assets and liabilities that are measured at fair value through surplus or shortfall unless the arrangement constitutes, in effect, a financing transaction in which case it is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. They are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or shortfall.

1.4 Tax

Tax expenses

Tax expense is recognised in the same component of total comprehensive income or equity as the transaction or other event that resulted in the tax expense. The NPC meets the criteria for tax exemption under 10(1)(e) (i) (cc) of the Income Tax Act, 1962.

1.5 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment or intangible assets or goodwill or investment property on the cost model may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or shortfall.

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior periods. A reversal of impairment is recognised immediately in surplus or shortfall.

1.6 Government grants

Grants that impose specified future performance conditions are recognised in income only when the performance conditions are met.

Grants received before the revenue recognition criteria are satisfied are recognised as a liability.

Grants are measured at the fair value of the asset received or receivable.

1.7 Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

1.8 Revenue

Revenue is recognised when it's probable that future economic benefits or service potential will flow to the CID and when these benefits can be reliably measured. Revenue comprises revenue income from additional rates levied by the City of Cape Town on ratepayers, net of retention revenue retained.

1.9 Finance income

Finance income comprises interest income on funds invested. Interest income is recognised as it accrues, using the effective interest method.

1.10 Unauthorised, irregular and fruitless and wasteful expenditure

Unauthorised, irregular and fruitless and wasteful expenditure is accounted for as an expense in the statement of financial performance classified in accordance with the nature of the expense. Where recovered it is subsequently accounted for as other income.

Notes to the Financial Statements

15 months ended 30 June 2026

2. Property, plant and equipment

2026	Cost or revaluation (R)	Accumulated depreciation and impairment (R)	Carrying value (R)
Office furniture	28,679	(3,859)	24,820
Office equipment	53,965	(6,924)	47,041
Computer equipment	76,575	(22,310)	54,265
CCTV/LPR Cameras	677,300	(11,327)	665,973
Container	213,993	(9,735)	204,258
Total	**1,050,512**	**(54,155)**	**996,357**

Reconciliation of property, plant and equipment - 2026

	Opening balance (R)	Additions (R)	Accumulated depreciation and impairment (R)	Closing balance (R)
Office furniture	—	28,679	(3,859)	24,820
Office equipment	—	53,965	(6,924)	47,041
Computer equipmnet	—	76,575	(22,310)	54,265
CCTV/LPR Cameras	—	677,300	(11,327)	665,973
Container	—	213,993	(9,735)	204,258
Total	**—**	**1,050,512**	**(54,155)**	**996,357**

3. Loans

	15 months ended 30 June 2026 (R)
On Side Consulting CC	(5,000)
The loan is unsecured, and bears no interest.	

4. Trade and other receivables

	15 months ended 30 June 2026 (R)
VAT	12,718

5. Cash and cash equivalents

Cash and cash equivalents consist of:	15 months ended 30 June 2026 (R)
Bank balances	2,143,148

6. Trade and other payables

	15 months ended 30 June 2026 (R)
Trade payables	426,872
Accrued expenses	22,500
Total	**449,372**

7. Revenue

	15 months ended 30 June 2026 (R)
Revenue - Additional Rates Received	10,372,300

8. Auditor's remuneration

	15 months ended 30 June 2026 (R)
Fees	22,500

9. Investment revenue

	15 months ended 30 June 2026 (R)
Finance income - Interest income	74,918

10. Taxation

Major components of the tax expense	15 months ended 30 June 2026 (R)
Current taxation	
South African normal tax - period	6,688

The non-profit company is subject to tax at the company rate 27% on the net investment income, in excess of R50,000, in terms of Section 10(1)(e)(i)(cc) of the Income Tax Act.

11. Cash generated from operations

	15 months ended 30 June 2026 (R)
Net surplus before taxation	2,697,851
Adjustments for non-cash items:	
Depreciation, amortisation, impairments and reversals of impairments	54,155
Adjust for items which are presented separately:	
Investment income	(74,918)
Changes in working capital:	
(Increase) decrease in trade and other receivables	(12,718)
Increase (decrease) in trade and other payables	449,371
Total cash generated from operations	**3,113,741**

12. Tax refunded

	15 months ended 30 June 2026 (R)
Current tax for the period recognised in surplus or shortfall	(6,688)
Balance at end of the period	6,688
	-

13. Commitments

Operating leases as lessee (expense)

	15 months ended 30 June 2026 (R)
Minimum lease payments due within one year	185,220
Minimum lease payments due in second to fifth year inclusive	613,101
Total	**798,321**

Operating lease payments represent rentals payable by the company for certain of its office properties. Leases are negotiated for an average term of five years and rentals are increased by 5% every years. No contingent rent is payable.

14. Related parties

- Relationships
  - Related parties:
    - City of Cape Town
    - On Side Consulting CC (Similar director)
- Members of key management:
  - Ryan Paterson
  - Rorisang Sojane

Related party balances and transactions with other related parties

Related party balances:

Loan accounts - Owing (to) by related parties:

On Side Consulting CC:	(5,000)

Related party transactions:

Administration fees and management fees paid to (received from) related parties:

On Side Consulting CC:	180,000

Law enforcement officer expenses paid to (received from) related parties:

City of Cape Town:	243,144

Sundry expenses paid to (received from) related parties:

Rorisang Sojane (relocation expenses):	6,937

15. Directors' and prescribed officer's remuneration

Prescribed officers

(2026)

Name	Emoluments (R)	Other benefits* (R)	Total (R)
Rorisang Sojane	385,000	45,437	430,437

* Other benefits comprise travel allowance, telephone allowance and relocation expenses re-imbursed.

Detailed Income Statement

The supplementary information presented does not form part of the financial statements and is unaudited

	Note(s)	15 months ended 30 June 2026 (R)
Revenue		
Revenue - Additional rates received		10,372,300
Operating expenses		
Accounting fees and taxation fees		37,370
Administration and management fees		180,000
Advertising costs		5,880
Auditors remuneration	8	22,500
Bank charges		2,745
Books, periodicals & subscriptions		373
Catering & food		6,559
Cleaning services		32,837
Cleansing services		904,696
Communication		37,314
Computer expenses		65,095
Contingency/sundry		17,328
Depreciation		54,155
Environmental upgrading		8,176
Insurance		6,190
Law enforcement officers		243,144
Marketing and promotions		39,635
Meeting expenses		2,063
Minor tools & equipment		1,278
Motor vehicle expenses		428
Office rental		275,723
Office security		32,526
Postage & courier		255
Printing/stationery/photographic		11,780

Detailed Income Statement

	Note(s)	15 months ended 30 June 2026 (R)
Operating expenses		
Protective clothing		24,618
Public safety		4,693,084
Public safety - CCTV monitoring		67,205
Rates & services accounts (only CCT)		2,647
Refreshments & tea		10,696
Repairs and maintenance		36,254
Salaries and wages		425,448
Seed capital		94,496
Social upliftment		386,472
Telecommunications		14,745
Urban maintenance		5,652
		7,749,367
Operating surplus		2,622,933
Investment income	9	74,918
Surplus before taxation		2,697,851
Taxation	10	(6,688)
Surplus for the period		**2,691,163**

The supplementary information presented does not form part of the financial statements and is unaudited

Supplementary Information

1. Fruitless and wasteful expenditure

Fruitless and wasteful expenditure refers to expenditure incurred by the company that was made in vain and could have been avoided had reasonable care been exercised. It typically arises where no value is received for money spent, or where the intended objective of the expenditure is not achieved. This includes, for example, payments for goods or services not received, penalties and interest resulting from late payments, or costs incurred due to poor planning or decision-making.

No fruitless and wasteful expenditure was identified by management during the current year. In addition, no fruitless and wasteful expenditure was brought forward from the prior year. Consequently, no amounts were written off or recovered during the current year.

2. Unauthorised expenditure

Unauthorised expenditure refers to any spending by the company that doesn't comply with its approved budget or relevant regulations. This includes overspending and using funds for purposes other than those originally approved. No unauthorised expenditure was identified by management during the current year. In addition, no unauthorised expenditure was brought forward from the prior year. Consequently, no amounts were written off or recovered during the current year.

The supplementary information presented does not form part of the financial statements and is unaudited

LOWER GARDENS CID

THANK YOU.

To our residents, businesses and partners: thank you for your support and for the care you bring to Lower Gardens. We look forward to continuing this work together.

Stay in touch

WEBSITE

www.lowergardenscid.co.za

LGCID CONTROL ROOM

087 330 2177

EMAIL

cidmanager@lowergardenscid.co.za

ADDRESS

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