



**Scott Estate & Baviaanskloof Community
Improvement District NPC**

**Annual Report and Financial Statements for the
year ended 30 June 2025**



Our online report is available at www.sebcidhoutbay.org

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PART A: GENERAL INFORMATION

1. NPC General Information

Registered name	Scott Estate and Baviaanskloof Community Improvement District (SEBCID) NPC
Registration no	2020/498869/08
Physical address	4 Adelaide Rd, Plumstead, Cape Town, 7800
Postal address	PO Box 53067, Kenilworth, Cape Town, 7745
Telephone number	+27 83 716 1010
Email address	info@sebcidhoutbay.or
Website address	www.sebcidhoutbay.org
External Auditors	Harry Curtis & Co Chartered Accountants
Accountant	Ros Eachus, Account-IT
Bank information	Investec Bank, 100 Grayston Drive, Sandton 2196
Company Secretary	Alison Louw

2. List of abbreviations or acronyms

SEBCID	Scott Estate & Baviaanskloof Community Improvement District
CoCT	City of Cape Town
KPI	Key performance indicators
SCM	Supply chain management
LPR	License Plate Recognition
CCP	Community Crime Prevention
HBNW	Hout Bay Neighbourhood Watch
SSP	Security Service Provider
HBVEMS	Hout Bay Voluntary Emergency Services
UPS	Uninterrupted Power Supply
CPF	Community Policing Forum
SAPS	South African Police Services
SANParks	South African National Park

3. Foreword by the Chairperson

During the 2024-2025 financial year the membership of our CID increased from 145 to 148. We are pleased to have again achieved a clean audit in our fifth financial year. At the end of June 2025, in our Public Safety portfolio, we had a total of 120 cameras in place. We continue to monitor and re-assess the camera network both in terms of efficiency and new technology. Power to every camera is backed up with an UPS.

The public safety directors of SEBCID continue to meet every month with Deep Blue, our service provider, who maintain and monitor our camera network and provide response services. Tweaking of camera positions and cutting back of foliage is ongoing. The control room is manned 24/7, and Deep Blue assigns at least one of their branded vehicles to be stationed in or nearby the SEBCID area, to respond to incidents, when alerted. More company vehicles are immediately deployed if an incident requires it.

An Emergency WhatsApp group is used to alert all residents within the SEBCID area of any security breaches. Daily crime reports are distributed to the Board members on the Security portfolio. SEBCID Board members are on WhatsApp Groups with the Deep Blue Control Room, as well as Deep Blue technical personnel to keep up to date with any issues that may occur.

During the reporting period, SEBCID hosted a talk by Dr Guy Preston to assist CIDs and homeowners to fireproof their homes. This was well attended and led to other CIDs felling fire prone trees in their areas.

We continue to support both CCP (Community Crime Prevention) and Hout Bay Neighbourhood Watch in recognition of their respective efforts to reduce crime in Hout Bay.

Environmental Improvement remains a critical focus for SEBCID. Aloe Africa maintains the organisation's public open and green spaces on a day-to-day basis with two full-time staff members. Their responsibilities include gardening work, removal of invasive flora species, clearing of storm water drains, and collection of litter, with an average of nearly five bakkie loads being transported to the disposal facility each month.

When required, designated service providers are contracted to trim vegetation for camera visibility, remove dumped materials, and clear fallen branches following storms or high winds.

SEBCID once again sponsored a Friends of the Rivers two-person team, operating twice weekly, to continuously clear invasive species along the river corridor and on the mountainside bordering the CID. This programme enables natural fynbos to flourish, releases additional water into the catchment, and provides fire mitigation benefits.

Firebreaks above the CID boundary are regularly brush-cut to ensure unobstructed sightlines for cameras on the mountainside. Well-maintained firebreaks also provide safe access routes for firefighting personnel in the event of wildfires.

The organisation continues to implement the SEBCID-commissioned river rehabilitation plan for the Baviaans River, prepared by Professor Patricia Holmes with input from other riparian specialists. This involves the removal of large invasive and fire-prone non-indigenous trees within the catchment area and within 30 metres of the river, with five to ten or more indigenous

trees planted for each tree felled.

Riverbank stabilisation work undertaken by Aloe Africa has ensured that most sections of the Baviaans River withstood storm conditions. Strategic areas have been managed to allow the river to spread and moderate flow, thereby preventing excessive scouring and bank damage. The section between the Baviaans and Main Road bridges, which experienced significant erosion, has been sandbagged as a temporary measure. The Department of Stormwater has indicated that a permanent solution, most likely stone gabions, will be installed during the dry season.

SEBCID gardeners collaborate with the Hout Bay Scouts to maintain the Scout Hall gardens. Friends of the Rivers of Hout Bay, supported by SEBCID, have formally requested that the Department of Health reconsider the positioning of the proposed new clinic, which is currently sited on the flood plain, and instead utilise the alternative site on Andrews Road (erf 1034-RE) opposite the Shell garage, which is not flood-prone and situated in a less residential area.

A productive and cooperative relationship with HB Fire station commander and staff has led to the following interventions: Checking and ensuring that fire hydrants in the community are fully functional and arranging a Fire Readiness Meeting for SEBCID residents during the next financial year.

In addition to the public access points onto the mountain, we agreed fire access arrangements through a property on Suzanne Avenue and installed a sign identifying this.

In the Urban Maintenance sphere, the maintenance and cleansing portfolio has delivered significant improvements within the SEBCID area, with regular liaison with City of Cape Town Parks and Recreation to address issues as they arise.

The City has designated SEBCID as a no-spray zone, exempting the area from routine herbicide application. Many residents have committed to maintaining their adjacent road sections weed-free, with SEBCID ensuring unattended sections are cleared. The biodiversity team continues to maintain pathways along narrow road sections.

A local artist was commissioned to carve three benches and animal sculptures from a gum tree felled by the City Parks Department on the Common, with installations placed at various locations throughout Hout Bay.

SEBCID contractors trimmed encroaching vegetation to facilitate vehicle passage and installed additional pedestrian step-off points along Baviaanskloof Road to enhance safety during winter months.

SEBCID maintains play park equipment and sponsors a weekend monitor to minimise vandalism. City maintenance of infrastructure, including storm water drains, water pipes, potholes and road surfaces, was tracked and escalated where necessary.

In February, SEBCID representatives conducted a joint walkabout in Scott Estate with Councillor Roberto Quintas and City officials from Water & Sanitation and Roads Infrastructure Management. Following discussions, Roads Infrastructure Management agreed to undertake a comprehensive assessment of Scott Estate and Baviaanskloof to identify roads requiring resurfacing, with budget allocation anticipated within the next one to two years.

Our Social Responsibility portfolio remains multi-pronged, and we have been able to continue with our support of several wonderful causes. This includes ongoing financial support to the Hout Bay Volunteer Emergency Medical Service, and the reading programme for learners from local high schools organised by and hosted at the Denis Goldberg House of Hope.

Through the Bright Start Education Support Programme SEBCID sponsored a young Imizamo Yethu learner in her pre-school education at Valley Pre-Primary until December 2024. This project was replaced by the sponsoring of a part time teacher at Kronendal Primary School to work with individuals and small groups of students identified as having learning difficulties and challenges, to help them address and overcome those challenges.

There were several other smaller one-off supports such as donations to the Auntie Viv Feeding scheme in Hangberg and the Hout Bay Surf Lifesaving Club.

During the 2024-2025 financial year Fanie Malan, Alex Schwager and Paul Maguire stepped down from the Boad and we welcomed Doreen Malan, who had been a former steering committee member.

Thank you to the City of Cape Town's CID department for their ongoing guidance and assistance Alma Stoffels, Bonita Ascott, Joepie Joubert, Nonhlanhla Ngubane, Elgan Fortune, Xanthea Limberg and Zimkita Ntelezi.

Finally, a big thank you to all our residents who contribute so positively to SEBCID by reporting water and electricity problems and logging requests for repair with CoCT, solving problems, looking out for our pets, responding to requests for information, showing kindness and care towards neighbours and more.



Chairperson: Jemimah Birch
SEBCID
November 2025

4. Treasurer's overview

Our audited financial statements for our fifth financial year ended June 2025 and have been posted to our website [here](#).

Like all CIDs, public safety expenditure accounts for the lion's share of our core business spend, followed by Environmental Improvement and Cleansing Services, a particularly active portfolio for SEBCID, given our many green spaces, our river and its tributaries, and our location on the urban edge.

For the 2024-2025 financial year we received R3 299 759 in income and we ended up with a surplus of R1 784 832.

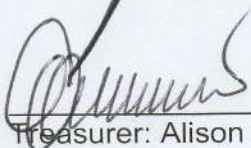
Our expenditure for the year was R3 348 536. Of expenditure the core business amounted to almost 85%, general expenditure 6%, and projects the balance.

Notably the projects are the ongoing efforts to remove invasive trees from our area both in the interests of biodiversity and to reduce fire risk. Closely related are our River rehabilitation project and the Hout Bay Common upgrade project as well as the proposed public ablution project. Surplus remaining for the execution of these projects has been rolled over into our current financial year 2025-2026.

For the 2024-2025 financial year R274 348 was released from surplus to fund projects. SEBCID is required to keep 2 months of City funding in reserve for emergencies (R689 375). At the end of June 2025, the unallocated surplus amounted to R1 126 031.

Besides the roll-over of surplus on ongoing projects mentioned above, several projects were identified and approved during the first months of the current financial year 2025-2026 decreasing unallocated surplus to an amount of R746 030 to be rolled over into our new financial period 2026-2027, the second year of our next SEBCID five-year extension period.

Our proposed budget for the financial year 2026/2027 has a total expenditure of R3 967 535 (allows for the 3% retention) of which R3 440 000 will be spent on the core business. Public safety spend has been allocated R2 483 750. with Cleansing Services and Environmental Improvement, the next most significant line items at R434 875 and R258 000 respectively. The remainder of the budget is allocated to Urban Maintenance, Social Responsibility and the running of the company.



Treasurer: Alison Louw
SEBCID
November 2025

5. Statement of responsibility and confirmation of accuracy of the annual report

We confirm that, to the best of our knowledge:

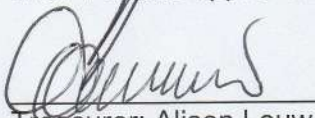
All information and amounts disclosed in the annual report are consistent with the annual financial statements audited by Harry Curtis & Co Chartered Accountants.

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 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.

The AFS was approved by the board on Date and signed on behalf by:



Treasurer: Alison Louw
SEBCID
November 2025



Chairperson: Jemimah Birch
SEBCID
November 205

6. Strategic Overview

Vision

The Scott Estate & Baviaanskloof Community Improvement District (SEBCID) NPC was established by local property owners in 2020 in the Southeastern corner of Hout Bay to organise, fund, manage and facilitate improvements in the SEBCID for the benefit of the Scott Estate and Baviaanskloof residents and local community. The SEBCID refers to a geographical area, designated as such by the City of Cape Town (“CTT”), in terms of the CID By-law and s. 22 of the Municipal Property Rates Act, on application by local property owners. The SEBCID NPC’s activities are funded by local property owners through an additional rate levied on their properties.

Our vision is to ensure a clean, safe and sustainable urban environment, for the benefit of all who live and work in the Scott Estate & Baviaanskloof CID, in partnership with the CCT and other stakeholders.

Mission

Our mission is centred on four key pillars: safety; maintenance and cleansing; greening and beautification, and social responsibility. Our strategy for promoting that vision is detailed in our Business Plan, available online at www.sebcidhoutbay.org

Our core values are:

1. Transparency: Open decision-making so that stakeholders can readily discern our outputs and outcomes.
2. Accountability: We answer for the execution of our responsibilities.
3. Performance: We will strive to achieve our strategic objectives.
4. Stakeholder inclusivity: We will carry out our activities considering the needs, interests and expectations of our stakeholders.
5. Social responsibility: We aim to deliver economic, social and environmental benefits for those in our local community.
6. Sustainable development: We will meet the needs of the local community without compromising the ability of future generations to meet theirs.

7. Statutory Mandate

In terms of the CID By-law and s. 22 of the Municipal Property Rates Act, the SEBCID NPC is tasked with considering, developing and implementing improvements and upgrades to the Scott Estate & Baviaanskloof Community Improvement District to supplement services provided by the CCT. The funding comes from additional rates collected by the CCT from CID property owners and paid over to the company under the aforesaid legislation, as may be supplemented by local fundraising initiatives. In expending these funds, the company is subject to oversight by the CCT in terms of the CID By-law and Policy, as well as public procurement principles enshrined in s. 217 of the Constitution of the Republic of South Africa, 1996 (the “Constitution”).

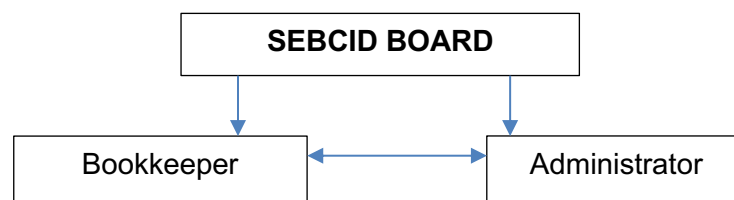
8. Organisational Profile

The Primary activities of the SEBCID are to:

1. Improve public safety by installing monitored cameras across the SEBCID area, linked to a responding security service provider
2. Improve maintenance and cleaning by deploying cleaning teams (litter) and landscaping teams
3. Undertake environmental development e.g. at the Baviaans River and Hout Bay Common
4. Support various social development programmes in and around SEBCID to reduce the impact of social issues.

The SEBCID's stakeholders are the residents, organisations and businesses of the designated area of the Scott Estate & Baviaanskloof CID, the City of Cape Town, beneficiaries of the various SEBCID managed programmes, and the various contractors engaged to perform works on behalf of the CID.

CID Organogram:



PART B: PERFORMANCE INFORMATION

1. Situational Analysis

Service delivery environment

The Scott Estate & Baviaanskloof CID has led to significant upgrades and maintenance in the SEBCID area. Crime reduction is a priority for the SEBCID, and we take a proactive approach using various tools like monitored CCTV cameras and LPR cameras at all our entrance roads. We have a close relationship with the security service providers in Hout Bay as well as HBNW, CCP, our local CPF and SAPS. Our safety and security initiatives are coupled with our cleaning of our open spaces initiatives that keep our public and open spaces tidy and litter free. Working closely with the City of Cape Town, the SEBCID intends to enhance the area further, with a focus on removal of alien vegetation and the ongoing rehabilitation of public open spaces.

Organisational environment

In this year, most of the day-to-day activities such as meetings, Board meetings, contact with community organisations and engagements with the City of Cape Town continued as planned and scheduled. Our focus remained on building the relationships and efforts among the various partners in the area including the SAPS, the Hout Bay Security companies and the Community Policing Forum.

Close cooperation with our Ward Councilor, Sub council management and City officials to further improve service delivery has been the focus of this engagement.

2. Strategic Objectives

Strategically, the SEBCID works in partnership with the City of Cape Town and the property owners towards the upliftment of the area by maintaining a level of safety and cleanliness of the area:

- Increased public safety
- Encouraging the maintenance and upgrading of public spaces in the area.
- Creating a clean and well-maintained public environment
- Assist with the beautification and preservation of our green open spaces, most notably our river area
- Assist identified social upliftment initiatives in our area

3. Complaints Process

1. All complaints must be reported to SEBCID via e-mail and will be responded to via email for record keeping purposes.
2. Allow a maximum of two weeks for a response. In some instances, the SEBCID cannot resolve the problem and needs to liaise with other stakeholders. Should there be extended delays in obtaining feedback from external stakeholders, the

complainant will be informed accordingly.

3. Once the complainant has received a response, and it is to their satisfaction, the matter will be considered closed.
4. Should they not be satisfied with the response received, and wish to escalate the matter, then the complainant may request that the matter be escalated to the SEBCID board of Directors.
5. The relevant portfolio Director will then deal with the complaint and advise on actions, should any be required.
6. The complainant will receive a written response from the SEBCID Director who will act on behalf of the SEBCID board, following the necessary consultation.
7. Should the complainant not be satisfied with the feedback of the SEBCID Director, they may request escalation to the next authority.
8. The director concerned will provide the complainant with proof of such escalation to the next level of authority which will be the relevant Manager of the City of Cape Town's City Improvement Districts.
9. At this point, the City's unit will address the complaints and provide the complainant with the relevant feedback on the action taken.

4. Performance Information by service project

4.1 Public Safety

Our strategic objective is to ensure we have an effective deterrence, detection, delay and response system in place to protect people and property. To improve safety and security the SEBCID developed a comprehensive and integrated public safety plan for the area in conjunction with an appointed service provider. These actions include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forum
- SANParks
- Other existing security services in the area.
- City of Cape Town Safety and Security Directorate.
- Community Organisations

The public safety plan includes:

- CCTV camera network comprising of cameras and monitoring as set out in the implementation plan time scale.
- The use of LPR (License Plate Recognition) cameras to monitor vehicles entering and leaving the SEBCID area.
- The appointed service provider aids when camera alerts are triggered, will monitor the situation and alert other local security companies to investigate if required.
- The logging, mapping and analysis of incident reports informs the adjustments of the public safety plan, which is revised when necessary.
- Positive feedback received during the year under review:

Once again, the camera network has been instrumental in identifying a wide range of criminal activities, successfully capturing incidents in real-time. In several cases, the swift detection of these crimes led to the apprehension of suspected perpetrators, who were then handed over to the SAPS for further investigation and prosecution. This proactive surveillance system has significantly contributed to enhancing security within the area, ensuring a quick response to criminal behaviour and reinforcing the sense of safety for residents. The continued effectiveness of the camera network highlights the importance of robust, community-focused security measures.

There have been several instances where stolen items were successfully recovered and returned to their rightful owners due to the effective activation of surveillance cameras and the prompt, coordinated response from Deep Blue. These outcomes highlight the efficiency and reliability of the security measures in place, reinforcing residents' trust in the system. The quick recovery of stolen goods not only underscores the value of the camera network but also demonstrates the importance of having a responsive and proactive security partner dedicated to protecting the community.

Negative feedback received during the year under review:

The camera network monitors nighttime activity and does not provide daytime monitoring. To address this limitation, Deep Blue has made changes to the monitoring zones on the street cameras, thereby improving the likelihood of picking up suspicious persons roaming the streets. Residents are also advised to contact the control room to report suspicious behavior and reminded that all security measures on their own property remain essential as they should not rely solely on the SEBCID security service provider for comprehensive coverage.

STRATEGIC OBJECTIVE: <i>REDUCE CRIME LEVELS IN PUBLIC AREAS WITHIN CID</i>					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Develop a public safety strategy and management plan	The existing public safety strategy and management plan forms the basis of the contract between SEBCID and the appointed security service provider. CCP is contracted on an ad hoc basis to check the efficacy of the detection, monitoring and response achieved by the service provider.	The targets in Appendix A of the contract stipulate the service levels which serve as the planned targets. They cover infrastructure uptime, image quality, response time and preservation of a record of incidents and responses.	The service levels were achieved	None	n/a

Review and approve the public safety strategy and management plan	Approved Public Safety strategy and management plan is accurately reflected in the contract with the appointed security service provider and amended when necessary.	The service provider has clear deliverables and defined performance indicators against which their performance is evaluated	Monthly meetings with the appointed security service provider are held at which deviation from performance is discussed and corrective action is agreed to	None	n/a
Record public safety Incidents	A daily report of public safety incidents is produced and preserved by the security service provider	The incidents are reported daily to the Board, monthly to residents, and annually at the AGM	Records were kept as per planned target	None	n/a
Deploy public safety resources effectively	At least one public safety vehicle is stationed in the area and does patrols.	A day-time team and a night-time team are deployed 24 hours per day and seven days per week.	Teams were deployed as planned	None	n/a
Install CCTV camera infrastructure to detect suspicious activity.	Cameras are installed to cover entirely the mountainside perimeter of SEBCID, and to keep track of movement of suspicious persons within SEBCID	Replace and upgrade installed cameras where necessary.	All have been upgraded to the latest version. All perimeter cameras have been replaced with thermal imaging cameras	None	n/a

STRATEGIC OBJECTIVE: FOSTER TRUST BETWEEN CID SECURITY OFFICIALS & LOCAL COMMUNITY

Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Perform on-site camera inspections by independent controllers	Monthly assessment of response officers & camera controllers at the SEBCID monthly security meeting	12 monthly assessments	Achieved	n/a	n/a

STRATEGIC OBJECTIVE: INCREASE SAFETY THROUGH PARTNERSHIPS

Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Establish partnerships with CPF, HBNW and local community organisations.	2	Enter 2 such partnerships	Participated in HBNW monthly meetings, HBNW AGM, Community Police Forum AGM, and collaborated with other CIDs in Hout Bay	n/a	n/a

Service/ Project components	2023/2024			2024/2025		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Public Safety	R2 241 250	R2 241 235	R15	R2 242 150	R2 234 148	R8 002

4.2 Environmental Development

The organisation's strategic objectives centre on the continued beautification and rehabilitation of public open spaces and ecologically sensitive waterways, with the aim of enhancing biodiversity whilst reducing fire risk. This work encompasses the maintenance of firebreaks, clearance of vegetation to ensure unobstructed sightlines for cameras positioned along the urban edge and to facilitate firefighter access to the mountain, removal of invasive species with particular emphasis on fire-prone and water-intensive varieties, and the reintroduction of locally indigenous vegetation. Riverbank vegetation management remains a priority objective, focusing on bank stabilisation to prevent erosion and scouring.

A specialist contractor was engaged to remove invasive plant species from the catchment area above the urban edge, forming part of the fire control strategy and contributing to the maintenance of biodiversity within this critically endangered fynbos zone.

A dedicated maintenance team was appointed to operate five days per week. Team members are equipped with SEBCID-branded visibility bibs, identification, and mobile telephone to report issues or request assistance. On a weekly basis, this team supplements the City's efforts in clearing invasive vegetation, undertaking restoration work within rivers and wetlands, and maintaining verges and riverbanks.

SEBCID operates in close collaboration with the City and SANParks to ensure that firebreaks are properly maintained and that maximum visibility is provided for CCTV cameras positioned on the mountainside.

The organisation continues its resident education programme on fire-proofing measures for homes and properties, and on ensuring safe evacuation options in the event of fire. SEBCID hosted a presentation by Dr Guy Preston to assist CIDs and homeowners in implementing fire-proofing strategies. The event was well attended and prompted other CIDs to undertake the removal of fire-prone trees within their respective areas.

SEBCID installed nesting boxes for Spotted Eagle Owls and Barn Owls at suitable locations throughout the district.

CoCT has formally designated SEBCID as a no-spray zone, thereby exempting the area from the routine application of herbicides to streets and public spaces. This decision has been welcomed by the Board and residents alike, particularly given concerns about the indiscriminate nature of blanket herbicide application, which occurs irrespective of the presence of weeds. This ensures that contaminants do not enter the stormwater system and ultimately the river.

In a creative conservation initiative, a local artist was commissioned to sculpt animal figures from the branches and trunk of a gum tree felled by the CoCT Parks Department on the Common. Selected sculptures will remain on site as permanent installations, whilst others will be positioned in various locations throughout Hout Bay.

Positive feedback received during the year under review:

There has been overwhelming support for the Owl Box project from the community, with residents expressing enthusiasm for this initiative to encourage natural pest control and enhance local biodiversity. Many view it as a sustainable and eco-friendly way to address rodent issues while promoting the presence of native bird species.

The CID WhatsApp group consistently receives positive feedback regarding the beautification and upkeep of public open spaces. Residents frequently express their appreciation for the visible improvements in these areas, highlighting how the enhanced aesthetics and cleanliness contribute to a sense of pride and community.

Negative feedback/impact received during the year under review:

Concerns were raised regarding the removal of large trees, with residents noting the disruption to habitats and the displacement of birdlife and other fauna. Recognising the ecological impact, efforts have been directed toward mitigating these effects by replanting indigenous vegetation. This approach aims to restore ecological balance while addressing essential tree management requirements.

CoCT has not yet created a river management plan, which has impeded SEBCID's ability to address the proposed Baviaans River rehabilitation project. The absence of City involvement has stalled progress, leaving the area vulnerable to further degradation.

CoCT has been unable to address riverbank erosion due to the lack of a formal river management led to worsening conditions. The ongoing erosion posed an increasing risk to riverside properties, creating growing concerns for affected residents and highlighted the urgent need for intervention.

CoCT has temporarily installed sandbags to prevent further erosion. The Department of Stormwater has indicated that a permanent solution will be put in place during the dry season, most likely stone gabions.

STRATEGIC OBJECTIVE: ALIEN VEGETATION CONTROL					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Ensure firebreaks are maintained	Firebreaks are kept free of vegetation, incl alien trees, maximum visibility is provided for cameras on the mountainside.	2x firebreak clearing for the year	Achieved	None	n/a
Clear invasive plants within CID and Baviaans catchment	Biodiversity maintained and fire safety	2-man team working 5 days per week and environment service provider team	Achieved	None	n/a
STRATEGIC OBJECTIVE: ENSURE CAMERAS REMAIN CLEAR OF VEGETATION/UNRESTRICTED VIEWS					

Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Number of security cameras inspected & cleared of vegetation	% of cameras inspected for vegetation interference within specified time frame	100% of cameras within the camera reporting period (monthly)	Achieved	None	n/a
Frequency of vegetation maintenance near camera zones	% of cameras consistently maintained with unobstructed views	100% of cameras, within the camera reporting period (monthly)	Achieved	None	n/a
Time taken to address obstructions once identified	Average time to resolve the vegetation-related obstructions after detection	Ongoing, with 2 weeks of identification of obstructions	Achieved	None	n/a
Compliance rate with vegetation clearing schedules	Reduction in security blind spots caused by vegetation growth	Ongoing, focus on high growth periods	Achieved	None	n/a
STRATEGIC OBJECTIVE: REHABILITATION & MAINTENANCE OF BAVIAANS RIVER					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Establish partnerships with focus groups/organisations with this focus	1 partnership	Collaboration with Friends of Rivers of Hout Bay	Achieved, ongoing partnership with Friends of Rivers of Hout Bay	None	n/a
Develop long-term rehabilitation plan	Plan approved by CoCT	Collaboration with Prof Pat Holmes	Plan devised but approval still awaited from CoCT	Unsuccessful	Plan still under review at CoCT
Restore the riparian zones, eg vegetation cover, erosion control	Hectares of riparian habitat restored or planted with indigenous vegetation.	Fell approximately 10x large invasive trees	5x felled	50%	Negative response to project from residents
Increase in biodiversity	Increase in native species population or diversity in the river and surrounding ecosystem (name of species)	Palmiet flowering for the first time in 20 years, riverine flora is re- establishing,	Achieved and ongoing	n/a	n/a

Maintain the river	River is cleared of debris, alien vegetation, banks restored, rehabilitated & erosion control	Ongoing throughout year as part of river rehabilitation project	60%	40%	Lack of CoCT and resident support
STRATEGIC OBJECTIVE: OWL BOX INSTALLATION					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Install owl boxes in identified areas	Number of owl boxes installed per quarter/year	6-8	8	None	n/a
Owl boxes actively used	% of installed owl boxes that are occupied by owls within a specific period	100%	0	100%	Breeding cycle

Service/ Project components	2023/2024			2024/2025		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Environmental Improvements	R186 000	R131 352	R63 236	R165 000	R161 090	R3 910
Cleansing services	R231 000	R230 303	R697	R247 000	R244 771	R2 229

4.3 Urban Management

Our strategic objective is to enhance the safety of all road users along our busy, narrow roads, to keep public open spaces clean and tidy, to keep storm water drains clear and to ensure cameras within the SEBCID area have clear vision by regularly trimming vegetation. Additionally, we remove obstructions in the rivers to ensure the free flow of the Baviaans river and its tributaries within SEBCID, to prevent scouring of banks and damage to infrastructure.

SEBCID deployed the services of gardening service to provide the additional cleaning services in the area, as well as the services of a 2-person maintenance team to assist with cleaning road verges and open public spaces and illegal dumping.

Strategic objectives in respect of these services and projects:

Litter is collected daily from public open spaces and parks by a contracted gardening service. While the repair and upgrading of roads, water pipes, stormwater drains, curbs, and pathways remain the responsibility of CoCT, the Urban Management Portfolio Director oversees these functions to ensure efficient execution. SEBCID supplements CoCT's services as needed, following consultations with the relevant CoCT departments.

SEBCID contractors cut back trees and shrubs that had encroached onto the streets making it difficult for large trucks to travel on the correct side of the road.

Regular maintenance is carried out on the grids beneath the Darling and Baviaanskloof Street bridges.

Given that SEBCID has been designated a no-spray zone, many residents have committed to maintaining their adjacent road verges and pavements in a weed-free condition, whilst SEBCID will ensure that unattended sections are appropriately managed and cleared.

SEBCID collaborated with CoCT by distributing wood chips supplied by the municipality along pathways and within the dog park area on the commonage. Additional maintenance work included repairs and weatherproofing of the bandstand canopy.

SEBCID maintains the play equipment on the Hout Bay Common as well as the paved areas, to ensure a safe and secure environment for all users.

Positive feedback received during the year under review:

Residents have expressed satisfaction with the upgraded verges following CoCT's water pipe replacement project. These improvements have enhanced the overall appearance and functionality of the area, contributing to a more pleasant and well-maintained environment.

The strong relationships with a handful of residents are evident in their willingness to assist with watering newly planted trees on verges. This reflects the positive response to the CID's efforts and highlights the community's appreciation and support for the work being done in this space.

Well-maintained public areas and verges have a significant positive social impact. They enhance the neighbourhood's aesthetic appeal, boost property values, and foster a sense of pride among residents. This, in turn, encourages residents to support the CID's initiatives and willingly pay the additional rates, recognising the value it adds to their community.

The following areas of dissatisfaction were brought to the Board's attention:

Several residents expressed concern regarding the perceived inequity of service provision, whereby private residential complexes situated within the CID boundary receive the benefit of cleansing services without making a financial contribution to the CID. This matter underscored the need for enhanced communication regarding the scope and limitations of CID service delivery, as well as the exploration of mechanisms to encourage voluntary financial participation from non-contributing entities. Discussions with relevant stakeholders remain ongoing.

Residents raised concerns about damage to verges resulting from the City's water pipe installation works. Of note was the deterioration of recently upgraded verges owing to subsequent remedial excavations. This matter has been raised with the relevant municipal department, and the Board continues to monitor the situation

Some residents have expressed frustration that non-CID contributors, such as private complexes within the CID boundary, benefit from the cleansing services despite not contributing financially. This concern highlighted the need for clearer communication about the CID's scope of services and potentially exploring ways to encourage the complexes to make some financial contribution. These conversations are ongoing.

STRATEGIC OBJECTIVE: MAINTAIN & CLEANSE PUBLIC AREAS					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Frequency of cleaning activities in public spaces (e.g., daily, weekly).	Public areas cleaned according to schedule (e.g., daily, weekly).	5 days per week - Ongoing monitoring of maintenance team	The service levels were achieved	None	n/a
Volume of waste collected and disposed of (e.g., in kilograms)	Volume of waste removed and properly disposed of (kg per month).	5x bakkie loads of waste are delivered to the municipal drop-off each month	Achieved	None	n/a
Compliance with environmental regulations for waste management	Adherence to local or national waste management and cleanliness standards (percentage compliance)	Weekly communication with residents	Achieved	None	n/s
STRATEGIC OBJECTIVE: GREEN & IMPROVE PUBLIC SPACES					

Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Restore verges with planting	Identify the streets most affected by City water pipe works	Darling Street & Andrews Road	80%	20%	CoCT continued works into new financial period

STRATEGIC OBJECTIVE: ENSURE RIVER FLOWS FREELY

Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Maintain river bridge grids	River grids kept free of debris and regularly maintained.	Ongoing clearing throughout winter months	Achieved	None	n/a
Monitor riverbanks, assess erosion	Riverbanks stabilised where no engineering required	Ongoing, especially in high water flow periods	Achieved	None	n/a
Community awareness and involvement in river health initiatives.	Number of local volunteers actively participating in river flow preservation activities.	Maintain & build on partnership with FoRHB and communicate with residents via WhatsApp and newsletters	Achieved	None	n/a

Service/ Project components	2023/2024			2024/2025 *		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Urban Maintenance	R14 500	R14 474	R26	R0	R0	R0

* Note: Budget was reallocated to Environmental Development due to the overlap of services by vendors on contract who maintain the verges, river banks and waste disposal.

4.4 Social Development

The strategic objectives for Social Development emphasise collaboration and partnership-building within the community. This involves actively engaging with non-profit organisations (NPOs), local schools, the Hout Bay Museum, and the local businesses to establish and maintain strong, mutually beneficial relationships. By fostering these connections, the initiative aims to address community-specific needs, provide necessary support, and ensure a cohesive approach to enhancing social well-being.

SEBCID has undertaken the following initiatives: supported the Hout Bay Surf Lifesaving Club, Hout Bay Voluntary Emergency Services, and Denis Goldberg House of Hope.

Additionally, SEBCID has maintained equipment in the play park and sponsored a park monitor and has embarked on a project to erect skate ramps on the road reserve on the Hout Bay Common. Funding is given to other smaller projects as they are put to the SEBCID.

At the commencement of the 2025 school year, SEBCID initiated support for Kronendal Primary School's trial remedial teacher programme through a contribution towards the salary of one teacher. The teacher provides targeted support to individual pupils and small groups who have been identified as experiencing specific learning difficulties and challenges, working with them to address and overcome these barriers to progress. Following the programme's positive outcomes during the trial period, SEBCID has approved the continuation of its support for the 2025–26 academic year.

Positive feedback received during the year under review:

The Denis Goldberg House of Hope reading programme continues to attract support from the residents. The programme has a significant impact on youth, offering both tangible and intangible benefits. By focusing on improving literacy, the programme equips participants with essential reading and comprehension skills that will serve them well in their academic and professional futures. In addition to these tangible skills, the programme encourages personal growth, boosting confidence, critical thinking, and emotional intelligence. These intangible benefits help to shape well-rounded individuals who are better equipped to navigate life's challenges and contribute positively to their communities.

The support given to HBVEMS is crucial, as it will enable them to hire an additional staff member, enhancing their capacity to respond effectively to emergencies. As the only emergency services organisation in Hout Bay providing an ambulance, HBVEMS is always on call, ready to respond to all types of emergencies. Their services extend beyond the CID, benefiting the entire Hout Bay community. This support ensures that all residents, regardless of location, have access to vital emergency care when needed, contributing to the overall safety and well-being of the community.

The park equipment has been well-received and provides great value to the community; however, it requires ongoing maintenance, which can be costly. Furthermore, the frequent vandalism and general wear and tear contribute to the need for regular repairs and upkeep.

Negative feedback received during the year under review:

SEBCID did not receive any complaints in relation to the projects and or service provision during the period under review.

STRATEGIC OBJECTIVE: ASSIST LOCAL INITIATIVES IN OUR COMMUNITY					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation target to actual 2024/2025	Comment on deviation
Provide support to HBVEMS	Impact on the organisation	Donation towards salary of 1x full-time paramedic	Achieved	None	n/a
Plan First Aid courses	Maintain team of trained First Aiders	2x Level 1 courses, and 1x Level 1 refresher course per year	Not achieved	100%	
Partner with DG House of Hope	Number of youth successfully completing the Hoppers reading programme	15 learners per course, x 6 courses per school term	Achieved	None	n/a

Service/ Project components	2023/2024			2024/2025		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Social Development	R148 000	R140 150	R7850	R225 000	R218 494	R6 506

PART C: CORPORATE GOVERNANCE

1. Application of King IV

In recognition of the fact that the NPC is entrusted with public funds, particularly high standards of fiscal transparency and accountability are demanded. To this end, the SEBCID voluntarily subscribes to the King Code of Corporate Governance for South Africa 2016 ("King IV"), which came into effect on 1 April 2017. King IV contains a series of recommended reporting practices under the 15 voluntary governance principles.

The practices applied by the company are explained in this part (Part C), of the Annual Report. In determining which reporting practices to apply, the board took account of, among other things, the CCT's policy, and the reporting protocols appropriate to a non-profit entity such as the SEBCID.

The Board is satisfied that the SEBCID has complied with the applicable principles set out in King IV during the period under review, to the extent reasonably possible, are provided fully below.

2. Governance Structure

2.1 Board Composition

The Board is satisfied that the Board of the SEBCID is compiled by a representative group of directors representing the interests of the varied property owner groups within the SEBCID footprint and reflects the appropriate mix of knowledge, skills, experience, diversity and independence as required under principle 7.30(a) of King IV] (King IV principle 7.30(a))

2.2 Board Observer

In terms of the By-law, city councilors are designated as "board observers" by the Executive Mayor to conduct oversight of board functions. This oversight entails receiving board documentation and attending board meetings, with a view to ensuring that the company duly executes its statutory mandate.

The Executive Mayor appointed Cllr. Roberto Quintas as political observer, and Ald. Limberg as alternate observer. During the period under review, Cllr Topollo Mokhathi replaced Ald. Limberg as the alternate observer. Cllr. Quintas did not attend any meetings convened during the period under review, while Ald. Limberg and Cllr Mokhati each attended one of these meetings.

2.3 Appointment of the Board

An Annual General Meeting is held every year to review the performance of the CID and to confirm the mandate of the members. The AGM provides the opportunity to elect new directors to serve on the board of the NPC. Elected Board members take responsibility for the various portfolios in the company and regular board meetings allow the directors to review current operations and

apply corrective measures as required.

2.4 Overview of the Board's responsibilities

The Board oversees the day-to-day delivery of the additional services according to the Business Plan. In executing this task, the Board:

- Identifies strategies to implement the NPC's business plan in a manner that ensures the financial viability of the company and takes adequate account of stakeholder interests.
- Monitors compliance with applicable legislation, codes, and standards.
- Approves the annual budget.
- Oversees preparation of and approving the annual financial statements for adoption by members.
- Exercises effective control of the NPC and monitors management's
- implementation of the approved budget and business plan

2.5 Board charter

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 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.

2.7 Board Committees

The Board did not appoint any committees during the reporting period.

2.8 Attendance at board and committee meetings

The board convenes approximately once every 2 months, with the option to convene a special board meeting when necessary.

The board observes Principle 1(c)(iv) of King IV regarding attendance of meetings. (King IV Principle 6.5 (board meetings) and King IV Principle 8.50(e)) (board committee meetings)).

Board Member Attendance	20 July	30 Oct	22 Jan	19 Mar	30 Apr	18 Jun
Jemimah Birch	Yes	Yes	Yes	Yes	Yes	Yes
Alison Louw	No	No	No	No	No	Yes
Fanie Malan (resigned end of 2024)	Yes	Yes	-	-	-	-
Doreen Malan (joined board Jan '25)	-	-	Yes	Yes	Yes	Yes
Paul Maguire	Yes	Yes	No	Yes	Yes	No
Alex Schwager (resigned end of 2024)	Yes	Yes	-	-	-	-
Peter Labouchere (joined board 2025)	-	-	Yes	Yes	Yes	Yes
Political Observer Attendance	No	No	No	No	No	Cllr Mokhati
Political Observer Apology received	Yes	Yes	Yes	Yes	Yes	

3. Ethical Leadership

Directors must uphold the highest ethical standards and declare any private interests that could pose a conflict of interest upon appointment and when relevant matters arise. In such cases, the director must disclose the conflict in writing to the chairperson and recuse themselves from deliberations and voting on the matter. This transparency ensures directors remain independent and act solely in the best interests of the NPC.

The board confirms that directors complied with these duties during the year under review, with no changes to their declarations affecting independence.

4. Board oversight of risk management and Risk Management policy

All directors are directly involved in daily financial procedures, requiring their authorisation for specific purchases as outlined in the procurement policy. This oversight extends to expenditures, where payments are only made with the awareness of two Directors. Additionally, purchases are approved through Board discussions and formal meetings.

4.1 Effectiveness of risk management

During the 2025 financial year, the board addressed its risk mandate by evaluating risk governance in matters discussed across six board meetings. The board is confident that the systems and processes for risk governance

and management are effective and that its risk management responsibilities have been adequately fulfilled.

4.2 Key business risks and opportunities

The board has identified several key issues that may impact the company's financial performance and strategic objectives. These include:

1. Resignations of board members
2. Underperformance or excessive interference by service providers
3. Negative perceptions within the local community regarding service delivery or the allocation of public funds
4. Delayed feedback from the City of Cape Town on the proposed River Rehabilitation Plan
5. Unforeseen veld fires
6. Recurring water pipe bursts
7. Delayed road repairs

4.3 Unexpected risks arose during the review period:

The unforeseen resignation of a Board member who had been overseeing SEBCID's financial affairs initially raised concerns regarding continuity of financial governance. However, following the co-option of a new Board member with appropriate financial expertise, the situation has been effectively resolved, and financial oversight has been fully restored.

Multiple water pipe bursts occurred throughout the review period, causing significant disruptions to water supply for numerous households across the improvement district. The situation necessitated ongoing escalations to CoCT by the Director of Urban Management. Regrettably, there were often substantial delays in commencing remedial work and prolonged periods before water services could be restored. These interruptions caused considerable frustration amongst residents and had a significant impact on home-based businesses, as well as other commercial enterprises and organisations operating within the CID. Several instances also resulted in considerable water damage to private properties, public roads and open spaces, further compounding the challenges faced by the community.

5. Accountability

5.1 Performance reviews

The board routinely reviews the operational performance of its key vendors through structured evaluation processes and is generally satisfied with their performance. These reviews are conducted on a regular basis to ensure that service delivery remains aligned with SEBCID's strategic objectives and operational requirements.

5.2 Delegated limits of authority

The board authorises minor purchases to the SEBCID administrator under the procurement policy, enabling efficient day-to-day operational decision-making

whilst maintaining appropriate oversight. This delegation framework ensures that routine transactions can be processed promptly without requiring full board approval, thereby supporting administrative efficiency.

5.3 Supplier code of conduct

The board maintains vendor accountability through well-defined service level agreements, regular performance evaluations, and an effective complaints process. This framework ensures that suppliers understand their obligations and provides clear mechanisms for addressing any concerns regarding service delivery or conduct. The board regularly reviews these arrangements to ensure they remain fit for purpose.

PART D: FINANCIAL INFORMATION

1. Report of the External Auditor

See full report attached.

2. Annual Financial Statements

See attached.

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

REGISTRATION NUMBER	2020/498869/08
DIRECTORS	J Birch P Labouchere A Louw P Maguire D Malan
NATURE OF BUSINESS	Providing Services to the Special Rating Areas of Scott Estate and Baviaanskloof
REGISTERED ADDRESS	4 Adelaide Road Plumstead 7806
AUDITORS	Harry Curtis & Co.
PREPARER	J Oelofse CA (SA)

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Statement of Financial Position	6
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**SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

DIRECTORS RESPONSIBILITIES AND APPROVAL

The directors are required in terms of the Companies Act 71 of 2008, to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included therein. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the year then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities and in the manner required by the Companies Act 71 of 2008. The external auditors are engaged to express an independent opinion on the annual financial statements.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and in the manner required by the Companies Act 71 of 2008 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 board sets 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.

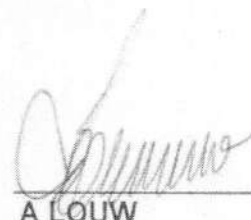
The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial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

The external auditors are responsible for auditing and reporting on the company's annual financial statements. The annual financial statements have been examined by the company's external auditors and their report is presented on pages 3 and 4.

The financial statements set out on pages 6 to 11, which have been prepared on the going concern basis, were approved by the directors and signed on their behalf by :



J BIRCH



A LOUW

20 August 2025

INDEPENDENT AUDITORS REPORT

To the Members of

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC

Opinion

We have audited the financial statements of Scott Estate Baviaanskloof Community Improvement District NPC set out on pages 6 to 11, which comprise the statement of financial position as at 30 June 2025, the statement of income and retained earnings and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Scott Estate Baviaanskloof Community Improvement District NPC as at 30 June 2025, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of 2008.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). 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 the ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the International Ethics Standards Board for Accountants *Code of Ethics for Professional Accountants*. 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 directors report as required by the Companies Act 71 of 2008. 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.

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 International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of 2008, and for such internal control as the directors determine are 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 ISAs 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 ISAs, 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.



Harry Curtis & Co
Registered Auditors
Auditor : H D Curtis
(Registration No : 639206)

20 August 2025

4 Adelaide Road
PLUMSTEAD
7800

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

REPORT OF THE DIRECTORS

The directors hereby present their report on the annual financial statements for the year ended 30 June 2025.

NATURE OF BUSINESS

Scott Estate Baviaanskloof Community Improvement District NPC is a non-profit company set up in terms of the municipal by-laws of the City of Cape Town (CoCT) which acts as the management body in respect of the Special Rating Area (SRA) determined by the CoCT in terms of section 22 of the Property Rates Act in respect of a defined geographical area. The source of revenue of the company is additional rates billed by the CoCT to the registered property owners of Scott Estate and Baviaanskloof which funds are utilised to enhance and supplement services provided by the CoCT. These services include the provision of security for the common/public areas of the SRA, environmental maintenance and removal of alien vegetation, cleaning and tidying public open spaces and other community related services.

FINANCIAL RESULTS

The financial position and operating results of the company for the year ended 30 June 2025 are adequately reflected in the accompanying annual financial statements.

EVENTS SUBSEQUENT TO THE YEAR

No material fact or circumstance has occurred between the accounting date and the date of this report which affect the financial position of the company as reflected in these financial statements.

GOING CONCERN

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual 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 sufficient funding to meet its foreseeable cash requirements. The directors are not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

DIRECTORS

The directors of the company at the financial year end are reflected on page 1.

The following appointments and resignations took place during the year :

Appointments

D Malan - 17 December 2024
P Labouchere - 28 November 2024

Resignations

S Kelly - 30 June 2024
S Malan - 28 November 2024
A Schwager - 28 November 2024

REGISTERED ADDRESS

4 Adelaide Road
Plumstead
7800

AUDITORS

Harry Curtis & Co were appointed company auditors for the year under review.

PREPARER

The annual financial statements were prepared by J Oelofse CA (SA).

20 August 2025

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

STATEMENT OF FINANCIAL POSITION

	<u>Notes</u>	<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
<u>ASSETS</u>			
NON CURRENT ASSETS			
Property, Plant and Equipment	1	1	2,778
CURRENT ASSETS			
Cash and Cash Equivalents	2	1,784,832	1,430,851
Trade and Other Receivables		1,784,832	1,430,851
		-	-
		<u>1,784,833</u>	<u>1,433,629</u>
<u>RESERVES AND LIABILITIES</u>			
RESERVES			
Accumulated Surplus		1,627,796	1,356,429
NON CURRENT LIABILITIES			
		-	-
CURRENT LIABILITIES			
Taxation Payable		157,037	77,200
Trade and Other Payables	3	16,569	21,812
		140,468	55,388
		<u>1,784,833</u>	<u>1,433,629</u>

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

STATEMENT OF INCOME AND RETAINED EARNINGS

	<u>Notes</u>	<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
REVENUE		3,519,364	3,213,894
Additional Rates Received		3,299,759	3,069,543
Additional Rates Retention Received		219,605	144,351
OTHER INCOME - Interest Received		117,108	139,830
EXPENDITURE		3,348,536	4,032,267
Accounting, Secretarial and Tax Fees		44,200	46,200
Administration and Management Fees		81,185	120,462
Advertising, Marketing and Gifts		22,336	23,928
Audit Fee		19,000	18,000
Bank Charges		8,322	9,451
Community Services and Projects		3,132,851	3,479,639
Battery Backup		-	282,201
Cleaning Services		244,771	230,303
Environmental Upgrade		161,090	131,352
Fence		-	33,850
Hout Bay Common		84,842	50,733
Public Safety		2,234,148	2,241,235
Removal of Alien Trees		64,106	271,350
River Rehabilitation		125,400	217,721
Social Upliftment		218,494	231,150
Social - Museum Hall Repair		-	57,471
Urban Maintenance		-	14,474
Computer Expenses		4,642	6,025
Depreciation		5,302	6,666
Insurance		11,629	11,447
Legal Fees		-	25,952
Loss on Sale of Equipment		19,069	-
Meeting Expenses		-	1,802
Printing, Postage and Stationery		-	494
SURPLUS / (DEFICIT) BEFORE TAXATION		287,936	(678,543)
TAXATION	4	16,569	21,812
SURPLUS / (DEFICIT) FOR THE YEAR		271,367	(700,355)
ACCUMULATED SURPLUS AT BEGIN OF YEAR		1,356,429	2,056,784
ACCUMULATED SURPLUS AT END OF YEAR		1,627,796	1,356,429

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

STATEMENT OF CASH FLOWS

	<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Surplus / (Deficit) for the Year	271,367	(700,355)
Adjustments	(92,737)	(133,164)
Interest Received	(117,108)	(139,830)
Depreciation	5,302	6,666
Loss on Sale of Equipment	19,069	-
Working Capital Changes	79,837	(33,943)
Taxation Payable	(5,243)	(2,687)
Trade and Other Payables	85,080	(31,256)
Cash Generated From Operating Activities	258,467	(867,462)
Interest Received	117,108	139,830
	<u>375,575</u>	<u>(727,632)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	(21,594)	-
Purchase of Plant and Equipment	(30,290)	
Proceeds on Sale of Plant and Equipment	8,696	-
CASH FLOWS FROM FINANCING ACTIVITIES	-	-
CHANGE IN CASH AND CASH EQUIVALENTS	353,981	(727,632)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,430,851	2,158,483
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>1,784,832</u>	<u>1,430,851</u>

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

ACCOUNTING POLICIES

Presentation of Financial Statements

The annual financial statements have been prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and in the manner required by the Companies Act 71 of 2008. The financial statements are prepared on the historical cost basis and incorporate the principal accounting policies set out below. These accounting policies are consistent, in all material respects, with those applied in the previous year.

Recognition of Assets and Liabilities

Assets are recognised if they meet the definition of an asset, it is probable that future economic benefits associated with the asset will flow to the company and the cost or fair value can be measured reliably.

Liabilities are only recognised if they meet the definition of a liability, it is probable that future economic benefits associated with the liability will flow from the company and the cost or fair value can be measured reliably.

Significant Judgments and Estimation Uncertainty

In preparing the annual financial statements, management is required to make estimates and assumptions that affect the amounts presented in the annual financial statements and related disclosures. Use of available information and the application of judgment is inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the annual financial statements.

Property, Plant and Equipment

Property, plant and equipment are tangible items that are held for use in the production or supply of goods or services, or for rental to others or for administrative purposes, and are expected to be used over a period of more than one year.

Costs include all costs incurred to bring the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Costs include 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.

Depreciation is provided, using the straight-line method to write down the cost, less estimated residual value, over the useful life of the property, plant and equipment, which is as follows :

<u>Item</u>	<u>Average Useful Life</u>
Computer Equipment	3 years
Plant and Machinery	5 years

The residual value, depreciation method and useful life of each asset are reviewed only where there is an indication that there has been a significant change from the previous estimate.

Financial Instruments

The company classifies its financial instruments into the following categories : receivables, cash and cash equivalents and payables.

Trade and Other Receivables

Trade and other receivables are stated at cost less an allowance for doubtful debts. The allowance raised is the amount needed to reduce the carrying value to the expected future cash flows.

Cash and Cash Equivalents

Cash comprises cash deposits with banks. Cash equivalents comprise highly liquid investments that are convertible to cash with insignificant risk of changes in value. Cash and cash equivalents

Trade and Other Payables

Trade and other payables are measured at fair value.

Revenue Recognition

Revenue comprises additional rates invoiced monthly by the City of Cape Town to all property owners in the special rating area of Scott Estate and Baviaanskloof in accordance with the Financial Agreement, whereby the City pays 97% of the annual budget to the company in twelve monthly instalments and retains 3% as a provision for bad debts.

Taxation

The company is exempt from normal taxation on its revenue income in terms of section 10(1)(e)(i)(cc) of the Income Tax Act. Any other receipts and accruals derived by the company are exempt up to R50,000 per annum.

Unauthorised, Irregular, Fruitless and Wasteful Expenditure

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

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

			<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
1. PROPERTY, PLANT AND EQUIPMENT				
	Cost	Accumulated Depreciation	Net Book Value	Net Book Value
Computer Equipment	19,999	19,998	1	2,778
Plant and Equipment	-	-	-	-
	<u>19,999</u>	<u>19,998</u>	<u>1</u>	<u>2,778</u>

Net Book Value is reconciled as follows:

	NBV at Begin	Additions/ (Disposals)	Depreciation	NBV at End
Computer Equipment	2,778	-	2,777	1
Plant and Equipment	-	-	2,525	-
	<u>2,778</u>	<u>-</u>	<u>5,302</u>	<u>1</u>

2. CASH AND CASH EQUIVALENTS

FNB Current Account	16,018	16,539
Investec Current Account	948,361	806,508
Investec Investment Account	820,453	607,804
	<u>1,784,832</u>	<u>1,430,851</u>

3. TRADE AND OTHER PAYABLES

Canary Gardens	53,600	-
H J Snell	16,966	-
J Birch	1,600	-
Harry Curtis & Co - Audit Fee	19,000	18,000
Hout Bay Volunteer EMS	-	7,000
KJ Madunga - Park Warden	1,825	3,375
Sino Siya Garden Service	2,450	-
Stanley Yonamu Art	8,000	-
Signature Consulting (Pty) Ltd - Tax Fee	750	750
Value Added Tax Payable	36,277	26,263
	<u>140,468</u>	<u>55,388</u>

SCOTT ESTATE BAVIAANSKLOOF COMMUNITY IMPROVEMENT DISTRICT NPC
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

(Continued)

	<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
4. TAXATION		
Other Income - Interest Received	117,108	139,830
Less: Expenditure Relating to Other Income	5,740	9,048
Less: Basic Exemption	50,000	50,000
Taxable Income	61,368	80,782
<u>Taxation at 27%</u>		
Current Year	16,569	21,812

The company is exempt from normal taxation on its revenue income in terms of section 10(1)(e)(i)(cc) of the Income Tax Act. Any other receipts and accruals derived by the company are exempt up to R50,000 per annum.