



LAND&SEA

CARTWRIGHT'S CORNER BODY CORPORATE

**NOTICE FOR THE
18TH ANNUAL GENERAL MEETING OF THE MEMBERS
OF CARTWRIGHT'S CORNER BODY CORPORATE
SS 531/2005**

7 MARCH 2024

NOTICE IS HEREBY GIVEN TO:

- (a) All members
- (b) All bondholders

that the **18TH Annual General Meeting** of the members of the above Body Corporate will be held on **7 March 2024 at 17h30 on via a Zoom online conference call** for the following business:

Zoom Link : <https://us02web.zoom.us/j/88598881429>

AGENDA

1. ATTENDANCE REGISTER

To record the members present.

2. NOTICE

To read or take as read the Notice of the meeting.

3. PROXIES AND APOLOGIES

To record apologies of members not present and to accept proxies received within the prescribed period.

Any member entitled to vote may appoint a proxy to attend and speak and vote in his stead. The person so appointed need not be a member but may not be an employee of the Body Corporate. Proxy forms are included with this notice for this purpose. They should be forwarded to the Managing Agent (contact details on proxy form) or be handed to the Managing Agent prior to the commencement of the meeting.

The attention of the members is drawn to the fact that Clause 6 (5) the Sectional Titles Schemes Management Act prescribes that a person cannot be a proxy for more than two members.

4. QUORUM

A quorum comprises the number of owners holding at least one third of the votes present in person or by proxy or by a representative recognized by law and entitled to vote.

If a quorum is not obtained, the meeting will be adjourned for a week and there will be no quorum requirement at the adjourned meeting the following week. This means that if only one member is present, he or she will make the decisions on behalf of **ALL** the members of the body corporate which is clearly not desirable.

5. MINUTES OF PREVIOUS GENERAL MEETINGS

To approve the minutes of the Annual General Meeting held on 26 January 2023.
(Resolution No.1)

6. TRUSTEES REPORT

A report on the activities and decisions of the Trustee committee since the previous AGM is attached to this notice. There is also a 'Action Status Report' from the Building Manager after the Trustees Report.

7. FINANCIAL STATEMENTS

To consider the financial statements of Cartwright's Corner Body Corporate for the year ended **30 September 2023** as approved by the Trustees. **(Resolution No. 2)**

A copy of the approved financial statements of the body corporate is attached to this notice.

8. APPROVAL OF THE BUDGET

To approve, with or without amendments, the proposed budget for the period **1 October 2023 to 30 September 2024. (Resolution No. 3)**

9. SCHEDULE OF INSURED REPLACEMENT VALUES

To approve, with or without amendment, for insurance purposes the replacement value of the building and improvements to the common property and the schedule of replacement values of each unit (excluding the owner's interest in the land) **(Resolution No. 4)**

Confirmation that the Body Corporate is currently covered for **R100 000 000** public liability.

A copy of the insured replacement values is attached to this notice.

10. AUDITOR

To authorise the incoming trustees to appoint an auditor for the current financial year. **(Resolution No. 5)**

11. DETERMINATION OF NUMBER OF TRUSTEES FOR ENSUING YEAR

To determine the number of trustees to serve on the board until the next Annual General Meeting.

The management rules of the body corporate prescribe that the board of trustees shall consist of no less than two (2) members.

12. ELECTION OF TRUSTEES

To elect or re-elect persons to serve as trustees of Cartwright's Corner Body Corporate until the next annual general meeting.

The Trustee Committee consists at the present time of the following members:

Andre Hollander	Mark Middlehoven	Gill Spreeth	George Tulis	Lizo Ngqobongwana
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The above trustees shall retire at the meeting and shall be eligible for re-election.

Nominations by owners for the election of trustees shall be given in writing, accompanied by the written consent of the person nominated, so as to be received at the offices of Land and Sea Development Services (Pty) Ltd not later than 48 hours before the meeting: provided that trustees are also capable of being elected by way of nominations with the consent of the nominee given at the meeting itself should insufficient written nominations be received to comply with agenda item 11 above.

A nomination form is included with this notice for this purpose.

13. TEN YEAR MAINTENANCE PLAN

To approve, with or without amendment, the ten-year maintenance plan for the building. **(Resolution No. 6)**

A copy of the ten-year maintenance plan is attached to this notice.

14. ANY DIRECTIONS AND / OR RESTRICTIONS TO THE INCOMING TRUSTEES IN TERMS OF SECTION 39(1) OF THE ACT.

15. DETERMINATION OF THE DOMICILIUM CITANDI ET EXECUTANDI OF THE BODY CORPORATE.

The domicilium of the Body Corporate is **15 Grotto Mews, 3 Grotto Rd, Rondebosch, 7700** being the physical address of the managing agent.

16. CONFIRMATION THAT ANY AMENDMENT, SUBSTITUTION, ADDITION OR REPEAL OF THE RULES HAS BEEN SUBMITTED TO THE CHIEF OMBUD FOR APPROVAL.

17. DISCUSSION RE SPECIAL LEVY FOR HVAC REPLACEMENT (R 9 000 000)
18. DISCUSSION RE SPECIAL LEVY FOR SPALLING REPAIRS (R 6 600 000)
18. GENERAL/ANY OTHER BUSINESS

CIRCUMSTANCES OF NO VOTE

Except in cases where a special resolution or unanimous resolution is required under the Act, an owner shall not be entitled to vote at any general meeting if –

- (a) any contributions payable by him in respect of his section and his undivided share in the common property have not been duly paid; or
- (b) he persisted in breach of any of the conduct rules referred to in section 35(2)(b) of the Act, notwithstanding written warning by the trustees or managing agent to refrain from breaching such rule: Provided that any mortgagee shall be entitled to vote as such owner's proxy at any general meeting, even though paragraph (a) or the foregoing provisions of this paragraph may apply to such owner.



TASHRIQ BAPOO
MANAGING AGENT
LAND AND SEA DEVELOPMENT SERVICES (PTY) LTD
21 FEBRUARY 2024

PHYSICAL ADDRESS

UNIT 15 GROTTO MEWS
3 GROTTO ROAD
RONDEBOSCH
7700

POSTAL ADDRESS

POSTNET SUITE NO. 35
PRIVATE BAG X 18
RONDEBOSCH
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Directors: P.J. Calothi PrEng, B.Sc (Eng), MSAICE, MEASA; R.I. Calothi B.Comm (Finance & Economics)

CARTWRIGHTS CORNER BODY CORPORATE

SS 531/2005

MINUTES OF THE ANNUAL GENERAL MEETING OF CARTWRIGHTS CORNER BODY CORPORATE HELD ON THURSDAY 26 JANUARY 2023 AT 17h30 VIA A ZOOM ONLINE CONFERENCE CALL.

1. ATTENDANCE REGISTER

All members present confirmed their attendance via the zoom chat register.

2. NOTICE

The notice convening the meeting was taken as read.

3. PROXIES & APOLOGIES

The following proxies were noted:

Unit 505 appointing C. Goott
Unit 508 appointing A. Hollander
Unit 707 appointing M. Jordaan
Unit 1303 appointing M. Middelhoven
Unit 1601 appointing J. Sandstrom
Unit 2202 appointing C. van Zyl

Unit 507 appointing G. Spreeth
Unit 705 appointing C. Roper
Unit 1205 appointing A. Hollander
Unit 1506 appointing G. Spreeth
Unit 1604 appointing C. Goott

4. QUORUM

An adequate quorum of 37,90% of members were present by number and 36,45% by P.Q. value.
As the quorum was attained, the meeting proceeded.

5. MINUTES OF PREVIOUS GENERAL MEETINGS

- a. A query was raised by A. Vieira in relation to the Trustees Report regarding the electricity discussion and whether a proposal to investigate a solar power solution was or is being investigated. M. Middelhoven noted that the Trustees did investigate and discovered that the cost saving benefit was not feasible at the time. In lieu of the changes being proposed by government with regards to solar, the Trustees resolved to revisit this at a later stage.
- b. An owner queried whether the money owed to the BC by Kone has been received yet. M. Middelhoven noted that these funds have not physically been paid over but is being held by the BC in an interest-bearing account.
- c. A poll vote was taken to conclude the approval of the previous AGM minutes.
- d. The minutes of the 16th Annual General Meeting held on 5 May 2022 were approved as 100% of the members present voted in favour. **(Resolution No. 1)**

6. TRUSTEES REPORT

The Trustees Report as presented by the Chairman – 2022

OVERVIEW

The year again has been very busy with a lot of progress being made on the maintenance of the building, namely:

- Spalling and water proofing works in the top floors
- Replacement of the carpets and drapes in the entrance
- Starting the painting of the lobbies and stairwells

In addition, the trustees were given a few mandates and by and large we have achieved these:

- Investigate solar solutions – overall the cost savings were not worth taking further, perhaps this can be investigated again in the future.
- Finalise the new rules – this was done and the SGM notice should be sent out in Q1
- Ten Year Plan revision – completed and further discussion below.

TEN YEAR PLAN / MAINTENANCE BUDGET

The Trustees brought in professional consultants to revise and review the 10yp and the report is included as part of the AGM pack. I strongly advise that this document is closely interrogated and read as there are significant implications to the budget and levies. The most significant aspects are the HVAC / ventilation systems, and the Water proofing/ repairs to the exterior. The trustees have provided two possible budgets for consideration. There are several projects that cannot be pushed back, and others that when completed will hopefully help reduce operating costs (HVAC). The building is getting to the point where the major systems need to be upgraded or replaced and the planning, project management and timing will be key to get the most value.

BUDGET AND FINANCES

Through the year the trustees have, with the help of JD managed to achieve several projects but with significant cost savings for example:

1. Installation of the boom gates. Repair costs for the upper-level roller doors in 2021 was over R80 000.00. After boom installation the repair costs for 2022 was R12 000.00.
2. Using a phased approach to convert all lighting to LED. The budget for the monthly light expenses is being utilized so that only the approved budget was spent.
3. Bulk paint was bought by the BC and we are using our own painter to maintain Cartwrights on a permanent yearly basis. Company quotes received exceeding R200 000.00. With paint purchase and labour fees, we will be spending R50 000.00 instead.
4. Recycling now gets collected for free.
5. Constant monitoring done by building manager on electricity usage, power factor brought up from .34 to .99. Power factor determines if all incoming electricity is being fully utilized.

To make the budget easier to digest and interrogate we have provided a “Sankey diagram” which shows the various flows of the money. Looking at it, the biggest costs by far the municipal charges, especially the electricity – so energy saving initiatives will be key to improve the financials – the other big cost is security.

SECURITY

As you are aware several owners sent a letter requesting a SGM to discuss reinstating a third guard on the night shift, the trustees think that this is a topic worth debating and there are cost and risk trade-offs. As has been the general theme the last few years the Trustees have wherever possible tried to deploy CAPEX to reduce OPEX, in general this has worked well with most projects breaking even in 12 – 18 months. Regarding security, the tagging, remotes and CCTV systems have been upgraded and we now have a level of control over access that is really empowering, as an example, a domestic workers card can be only active during working hours and for the specific floors. I encourage you to speak to JD for an overview of how it is set up. The last obvious weakness is the unrestricted access to the stairwells and perhaps future trustees can find ways to resolve this as well.

CLOSING REMARKS

The year has been very busy, with large amounts of money being spent but the trustees feel with good results and tangible benefits to the building, not all are immediately visible but are critical for the overall longevity of the building.

Regards

Mark Middelhoven - Chairman

7. FINANCIAL STATEMENTS

- a. A. Vieira queried the following comment made by the auditors:

Page 5 – Independent Auditors Report

Management of the body corporates financial affairs and funds (Rules 26 (5)(c)(iii) and (iv))

In terms of relevant International Standards on Auditing we were unable to conduct an engagement relating to whether the financial records of the body corporate have been kept and its funds have been managed so as to provide a reasonable level of protection against theft or fraud, and whether the financial affairs of the body corporate appear to be effectively managed, as required by Rules 26(5)(c)(iii) and (iv). We have not gathered evidence to express any assurance opinion or conclusion thereon.

- b. Land & Sea will request an explanation of the statement above and advise the Trustees.
- c. A. Vieira queried Note 4. Trade and other receivables – Electricity.
The amount is significant and requested an explanation from the auditor as to what the amount relates to.
- d. A. Hollander noted a discrepancy under Note 12: Plants and fertilizer – R 488 984
G. Coetzee confirmed that this is an allocation error and is not relative to plants and fertilizer but refers to the chiller plant which forms part of the HVAC system. Auditors must correct this error.
- e. Note 19: Contingencies
A. Hollander enquired whether the note provided by the auditors was correct as it states that the BC would opt to pay Kone 10% of the total contract value. M. Middelhoven noted that this is not the case as the BC is in fact holding the penalty fee in a separate interest-bearing account.
- f. A. Hollander requested that the AFS is amended to reflect the correct standing regarding this matter.
- g. A poll vote was taken to conclude the approval of the previous AGM minutes.
- h. The audited financial statements were not approved, 4,88% of members voted in favour of approving and 95.12% of members voted in favour of not approving the financial statements. **(Resolution No. 2)**

8. APPROVAL OF BUDGET

- a. Three budget options were presented to the members as follows:

Option 1	- keep status quo, i.e. 10% effective from 1 October 2022, reserve fund of R 1 100 000
Option 2	- increase levies by 59%, reserve fund of R 4 600 000
Option 3	- increase levies by 81.42%, reserve fund of R 6 200 000
- b. M. Middelhoven noted that these options were based on the projections as shown in the 10-year maintenance plan. The replacement of the HVAC system was identified as the largest component on the 10-year plan and as per discussion and opinion from the members, it was resolved that the HVAC replacement cost should be removed from the 10-year plan and treated as a separate item. This would effectively eliminate the need to raise the levies by more than 10% as the HVAC costs will most likely be funded by means of a special levy.
- c. G. Coetzee enquired about which projects on the 10-year plan have been scheduled to be actioned in the foreseeable future. M. Middelhoven noted that the painting and waterproofing project (R 3 190 520) scheduled for 2024 is one of the urgent projects that needs to happen as the 23rd floor repairs to windows would fall under this allocation.
- d. This opened a debate around the legality of who should be responsible for the repairs to the 23rd floor windows. M. Middelhoven indicated that due to the contentious nature of the repairs, the Trustees sought a legal opinion and were advised that the body corporate is liable for the repairs in question.
The members requested for the legal opinion to be shared to all owners.
- e. The members resolved that the incoming Trustees must procure a second opinion in this regard.
- f. With regards to the approval of the budget, much discussion took place around the reserve fund requirements and the following proposals were suggested to be incorporated for the members to vote:

Option 1 -	increase levies by 15% effective from 1 October 2022
Option 2 -	increase levies by 32,35%, reserve fund of R 2 700 000
Option 3 -	keep status quo, 10% increase, reserve fund levy of R 1 100 000
- g. The suggestions above were incorporated into the poll and the members voted with the results as follows:
 - 50% of owners voted in favour of increasing levies by 15% effective from 1 October 2022
 - 15,91% of owners voted in favour of increasing levies by 32,35% with a reserve fund levy of R 2 700 000
 - 34,09% of owners voted in favour of keeping the status quo, 10% increase effective from 1 October 2022 with a reserve fund of R 1 100 000
- h. It was resolved that Option 1 was approved as approved by the members, to increase levies by 15% (as per the approved budget) effective from 1 October 2022. **(Resolution No. 3)**

9. SCHEDULE OF INSURED REPLACEMENT VALUES

- a. The schedule of insured replacement values was presented to the members.
- b. Confirmation that the Body Corporate is currently covered for R100 000 000 public liability.
- c. There were no queries to the sum insured replacement values.
- d. The sum insured values was approved as 100% of members voted in favour of approving the schedule.
(Resolution No. 4)

10. AUDITOR

- a. Cecil Kilpin & Co compiled the audit for the September 2022 year end.
- b. A poll vote was taken by the members and the results were as follows:
 - 33,33% of owners voted to re-appoint Cecil Kilpin & Co as the auditor for the 2023 year-end.
 - 66,66% of owners voted to authorize the incoming Trustees to appoint an auditor for the 2023 year-end.
- c. It was resolved that the incoming Trustees are authorized to appoint an auditor for the 2023 year-end.
(Resolution No. 5)

11. DETERMINATION OF NUMBER OF TRUSTEES FOR THE ENSUING YEAR

- a. A poll vote was taken by the members to determine the maximum number of Trustees and the results were as follows:
 - 34,15% of members voted in favour of appointing seven Trustees.
 - 65,85% of members voted in favour of appointing five Trustees.
- b. It was resolved by means of a majority vote to appoint five Trustees until the next AGM.

12. ELECTION OF TRUSTEES

- a. The following members were nominated prior to the meeting:

M. Middelhoven	C. Van Zyl
G. Spreeth	J. Sandstrom
L. Ngqobongwana	C. Goott
M. Jordaan	G. Tullis
A. Hollander	

- b. A poll vote was taken by the members to select five of the nine nominees and the results were as follows:

A. Hollander	- 37 votes
M. Middelhoven	- 23 votes
L. Ngqobongwana	- 23 votes
G. Tullis	- 23 votes
G. Spreeth	- 20 votes
M. Jordaan	- 20 votes
C. van Zyl	- 20 votes
C. Goott	- 19 votes
J. Sandstrom	- 19 votes

- c. The highest number of votes received were for A. Hollander, M. Middelhoven, L. Ngqobongwana and G. Tullis. The fifth Trustee vacancy was tied between three members on 20 votes each namely G. Spreeth, M. Jordaan and C. van Zyl. In a case of a tied vote, the P.Q (participation quota) weight of votes that were cast was taken into consideration and the votes cast for G. Spreeth had the highest values in terms of the P.Q.
- d. The following members were elected as Trustees until the next AGM:

A. Hollander	M. Middelhoven
G. Spreeth	G. Tullis
L. Ngqobongwana	

13. TEN YEAR MAINTENANCE PLAN

- a. The following items were funded from the reserve fund for repairs and maintenance:

Access Control	- R 562 289,73
Aerials Satellite dishes	- R 52 039,23
Building	- R 459 051,26

Carpets	- R 147 402,22
Electrical and lighting	- R 26 795
Fire systems & Equipment	- R 554 486,30
General	- R 34 281,50
HVAC & extraction	- R 239 813,67
Painting	- R 34 213
Transformer oil service	- R 109 825
Water storage and booster pumps	- R 31 025,25
Total	- R 2 251 222,16

b. A poll vote was taken by the members and the results were as follows:

- 34,21% of owners voted in favour of approving the 10-year plan
- 67,59% of owners voted against approving the 10-year plan

c. It was resolved that the 10-year plan is not approved. Several items on the plan needs to be removed and the plan must be amended accordingly. **(Resolution No. 6)**

14. ANY DIRECTIONS AND / OR RESTRICTIONS TO THE INCOMING TRUSTEES IN TERMS OF SECTION 39(1) OF THE ACT.

- A. Hollander suggested the incoming Trustees to look into indemnity cover for Trustees known as a Beddoe order;
- The members requested a second opinion to be obtained with respect to the replacement and liability of the 23rd floor window replacement.
- A request for owners who are willing to become Trustees must please submit a mini biography of themselves before they are elected.
- A mandate to the Trustees to look into having a hybrid meeting for the next AGM
- A cost benefit analysis for the replacement of the HVAC system
- To review and amend the 10 year plan

15. DETERMINATION OF THE DOMICILIUM CITANDI ET EXECUTANDI OF THE BODY CORPORATE.

There were no objections to keeping the domicilium at the offices of Land & Sea as follows:

Cartwrights Corner Body Corporate c/o Land & Sea
15 Grotto Mews
3 Grotto Road
Rondebosch
7700

16. CONFIRMATION BY THE AUDITORS THAT ANY AMENDMENT, SUBSTITUTION, ADDITION OR REPEAL OF THE RULES HAS BEEN SUBMITTED TO THE REGISTRAR OF DEEDS FOR FILING.

There have been no amendments, substitutions, additions, or repeals to the rules of the body corporate since the last AGM.

17. OTHER BUSINESS

a. REQUEST FROM VARIOUS OWNERS TO TRUSTEES TO CALL A SPECIAL GENERAL MEETING TO DISCUSS THE CURRENT SECURITY GUARD COMPLIMENT

The matter has been resolved. The owner that raised the query was happy that the Trustees have put the necessary measures in place to ensure that there is a guard patrolling the parking entrance.

There being no further business to discuss, the meeting was closed at 20h46

Chairman's report.

Dear owners.

PREAMBLE:

I am delighted at having been Nominated as Chair for the past year and have enjoyed working together with a proactive and positive board of Trustees. We have faced many challenges this last year, especially around that of finances and the costs of our levies. Professional and constructive input from our trustees on these challenges has resulted in what we believe will be financially viable proposals as discussed below under Finances.

At the last AGM held on the 26th of January, a new board of trustees were elected-namely:

1. Andre Hollander Chairman
2. Mark Middelhoven.
3. Lizo Ngqobongwana
4. Gill Spreeth
5. George Tullis

Cartwrights Corner requires that we invest in our building to ensure it remains appealing and to improve the returns in capital values, rents, and quality of living for all our owners, tenants, and guests. We are in a fortunate position of having an iconic building, architecturally noteworthy, conveniently located, with great views and not subject to load shedding. All this makes it a great place to own, live and stay provided it is kept in good condition.

10 YEAR MAINTENANCE PLAN:

As you are aware, the 10-year maintenance plan is a requirement for which we plan well in advance. This last year has seen us identifying several cost centres which have to be added to the maintenance plan. In addition to this, some Capex expenses are to be proposed in the AGM requiring a special levy as the sums are too large to include in the 10-year maintenance plan.

FINANCES: For the fiscal year of 2023 (Jan-Dec) our Total income exceeded our Total expensed by R829 803.00. However whilst much of this is due to good cost control our current 10 year maintenance reserve fund falls short of the anticipated funds required. Considerable debate ensued in rationalising the increase to the proposed reserve fund based on the following items that need to be added to the 10 year maintenance plan:

1. Carpet replacement
2. Adding back required security.
3. Upgrading Gym
4. 23rd floor window repairs
5. Ongoing unplanned expenses and breakdowns

The Reserve fund is proposed to be increased by 45%

SPECIAL LEVIES:

1. **HVAC:** Our HVAC system which will be obsolete by 2035, is needing replacement and we are proposing a special levy in order to timeously collect funds so that works can commence in 2030. Further details will be discussed under the agenda in the AGM. Scope of works amounts to R9million.
2. **SPALLING:** The upkeep of the exterior of our building is in serious need of a maintenance. As this is an expensive exercise, we are will also proposing a special levy. Substantial research was

undertaken, and the full scope of works is R6 6million. Further details will be discussed under the agenda in the AGM.

23RD FLOOR WINDOW'S: Various experts were consulted and it is the trustees accepted view that the windows on the top floor apartments were not correctly installed in 2005. The scope of works amounts to R960 000. The request for final written submissions on the 50/50 payment issue was sent and received in November 2023 by the Ombudsman and the matter is now with the adjudicator awaiting an adjudication order. The matter concerns the allocation of costs for the repairs. Owners will be able to decide whether they wish to commence this project. It is anticipated that not all owners would need this repair work to be done. Immediate repairs are needed to some of the more adversely effected apartments and these repairs are planned for the first quarter of 2024.

BUILDING MANAGEMENT: Cartwright corner has benefited greatly from the expertise and practical know how of our building manager JD Eats and his assistant Brent Filander. Many of the tasks that would previously have been contacted externally have been done internally by JD and his team and have resulted in significant savings. We estimate the savings to the capital budgets of Cartwright to be in the region of R110 000. As a large portion of Cartwrights Corner is let through booking.com and other Letting agents, we are pleased to report that the participation and communication between our Building Manager, Trustees and our agents have been constructive and have resulted in a good symbiotic working relationship.

SECURITY: This has been a major concern during 2023 and several initiatives and decisions were taken to improve our security arrangements. An additional guard was reinstated towards the end of 2023 and the board recently decided that this would be a permanent addition. The additional guard has returned our security compliment to 7 people on a 24/7 basis. This has had an immediate impact on reducing undesirable behaviour in and around our building. Access to Armagaurd's area supervisor in Cape Town to deal with problems as well as access to their armed response as needed was also put into place. The bottle store on the corner of Darling and Adderley as well as the bike repair shop on Longmarket are undesirable and efforts to address this with the applicable bodies will receive further attention in 2024.

CONDUCT RULES: Extensive work was carried out by the Trustees regarding the revision of the conduct rules. DVDM Sectional title attorneys were employed to assist in drafting acceptable amendments to the existing conduct rules. The trustees have reviewed these changes and a final TVDM approved version will be circulated to all owners for a special resolution to be passed at this AGM. Upon finalisation of all input and resolution, the amended rules will be submitted to CSOS (Community Schemes Ombud Service Act no 9 of 2011) for final approval.

CARPETS: The current carpeting installed in 2005 has worn well, but some floors are looking decidedly shabby. The carpet is still available and the Board has decided on a rolling program over 5 years starting with the five worst floors. Initial estimates are around R95k/floor.

LIFTS/KONE: This account was resolved in June 2023 with the following of note. Penalty was retained to the value of R903 393.20.

GENERAL: A detailed maintenance activity list concluded in the last year has been complied by our Building Manager and will be include in the AGM board pack

CLOSING: The preserving of our building requires dedicated and special care. We are most grateful for the combined effort of our trustees and our resident Building management team in coping with the many challenges in the past year. A special word of thanks also to the Owners and Agents in the building that have greatly contributed to the effective management thereof.

It has been a pleasure to represent you as your appointed trustees. We look forward to you joining us at the AGM.

Yours Sincerely,

Chairman and board of Trustees.

#	Start Date	Description	Action	Responsible Party	Action Progress	Completion Date	Project Status Updates
46	<u>14 December 2023</u>	HVAC Chiller Sensor	To replace faulty NTC sensor	MCM/JD/Brent	Completed	18-Dec-23	14.12.23 - December service noted the NTC sensor for chiller was faulty. Needs to be replaced. Quote - R2113,13 18.12.23 - MCM on site, sensor replaced. Complete.
45	<u>30 November 2023</u>	Cooling Towers	To replace Tower fan belts	MCM/JD/Brent	Completed	14.12.23	30.11.23 - November Service noted the Fan Belts of cooling towers worn through. Belts get replaced twice a year at this stage. Quote - R3001,50 14.12.23 - MCM on site for December service, tended to belt replacement at the same time. Complete
44	<u>30 November 2023</u>	Pool Filter	Filter Cracked and needs replacing	JD/Brent/Elite Pools	Completed	15-Dec-23	30.11.23 - During site walk noted filter had cracked. Reached out to Impro and Elite Pools. Await quotes. As crack is still minor not rush replacing but following normal procedure. 06.12.23 - Both quotes received, to discuss with trustees in this Fridays action meeting. 08.12.23 - 3/5 trustees present in action meeting. Voted for Elite pools, R11 529,85. To put as poll on Trustees WhatsApp group for formal record. 11.12.23 - Poll vote done on WhatsApp and approval sent to Elite Pools. 15.12.23 - Elite Pools on site, Filter replaced. Complete.
43	<u>23 November 2023</u>	Power Capacitors	Yearly Service for power capacitors	TM-Consulting/JD/Brent	Completed	13-Dec-23	23.11.23 - Contacted Tm-Consulting to book service. They informed me they will not do the Factor service on the same date as the transformer service as it is two difrent teams. Power factor service to take place 13/12/23 13.12.23 - Team on site, service attended. Complete
42	<u>14 November 2023</u>	Generator	Generator major Service	Jubilee/Brent/JD	Completed	18-Dec-23	14.11.23 - Contacted Jubilee to book service. 22.11.23 - Followed up, filters on route and Jubilee will book as soon as the parts arrive. 05.12.23 - Filters have arrived. Jubilee confirms they are behind schedule. Service booked for 18 Dec 2023. 18.12.23 - Jubilee on site, Service complete. In the last year generator has only had to run 9hrs. As long as no issue is picked up with the two-weekly start ups, next service can be skipped, but only if there was still no loadshedding.
41	<u>26 September 2023</u>	P2 full-Bore re-lining	Eroded Full-Bore to be re-lined	WDS/JD/Brent	Completed	30-Nov-23	26.09.23 - Major leak in P2 due to Full-bore erosion. Obtaining quotes. 07.11.23 - Costing sent to trustees. 10.11.23 - Full re-lining approved in action meeting, not just a patch re-line. await last quote. 15.11.23 - Final quote received. WDS approved. Await confirmation on repair date. 29.11.23 - WDS on site attending repair. 30.11.23 - Repair complete.
40	<u>22 September 2023</u>	Entrance Display panels	Paint silver lettering on display panels for better visibility	Brent/Jd	Completed	22-Sep-23	22.09.23 - While tending the fallen R. I instructed Brent to also paint the silver street name and number at reception entrance as they are not visible during the day time due to their reflective silver colour. Complete
39	<u>21 September 2023</u>	ISIC Inspection	Bi-Yearly Inspection	JD/ISIC/Brent	Completed	06-Oct-23	21.09.23 - As AMS have attended items as per previous report, contacted ISIC to book next inspection. ISIC confirms that they have booked for 03 October 2023. 03.10.23 - ISIC on site. Inspection went well. No new faults and happy with the previous items that have now been tended to. Flow rate to be confirmed this friday and sent to ISIC. Certificate to then be issued. 06.10.23 - Flow Rate confirmed. Certificate issued. Complete.
38	<u>20 September 2023</u>	Major Grundfos Service	Major service for main Domestic Pump System	TurnKey/JD/Brent	Completed	11-Dec-23	20.09.23 - Quote received for 3 yearly major service. To be attended in November. 09.11.23 - Follow up from Turn-Key RE funds. Resolution to be drawn as soon as service items 100% confirmed. 15.11.23 - Resolution drawn. Await Funds to be released. 23.11.23 - POP received and sent to Turn-Key. await service to take place. 01.12.23 - Turn-Key on site. First pumps have been removed to be serviced. Splitting service in two as this will allow the building to have uninterrupted water supply. 11.12.23 - All domestic Grundfos pumps have been serviced. Complete
37	<u>18 September 2023</u>	HVAC Condenser	Reconditioning of Condenser pump 1	MCM/JD/Trustees	Completed	25-Oct-23	18.09.23 - Noted that the air in common property was not smelling fresh. Investigated and found a fault code on monitoring panel in Plant room. Contacted MCM to send Technician. 19.09.23 - MCM on site. Managed to reset system. Reson for fault was noted as Condenser pump #1 that was leaking. Quote to be sent for repair. 22.09.23 - Quote received from MCM, R17 070,31. I am reaching out to Bernhard from DIG to confirm if the repair is urgent. 27.09.23 - Followed up with DIG. He is out of office on sites. will make contact next week. 05.10.23 - Confirmed by Bernard this repair will need to take place as it causes chiller strain. 06.10.23 - Sent MCM quote to trustees confirming investigation shows this will need to be actioned. Trustees approved. 13.10.23 - MCM confirms booked for 25 October 2023. 25.10.23 - MCM on site. Reconditioning complete.
36	<u>15 September 2023</u>	Tops water Supply	To re-connect Tops to common water supply	WSI/Brent/JD	Completed	02-Oct-23	15.09.23 - Tops management came to see me as they have no water on their incoming line. Valves are open and line has no water at all. Quick trace shows that the line goes towards Cash generator through the wall. But no exit point. Brent to trace. 19.09.23 - Cannot find anny connection or valve that would give water. Best assumption is that during the Cah generator conversion a line was blanked off that was not supposed to be. Sent all information on to plumbers and await quotes. 26.09.23 - Quotes received. WSI to connect water(R8.5k). To attend on Monday. 02.10.23 - WSI on site. Tops water line connected into refuse room line. Water restored, complete.
35	<u>15 September 2023</u>	Cartwrights Name signage	To replace R the blew off	Brent/JD	Completed	22-Sep-23	15.09.23 - Corner of Adderley and Long-Market, The R in Cartwrights Name logo fell off and was carried away in the night. To cut a new R from sheet metal on site and replace R. Await funds to buy Poxy. 19.09.23 - Clamping fee allows for purchase of Poxy. R cut and waiting For Poxy to cure. 22.09.23 - Brent replaced R. Painted to match - Complete.
34	<u>06 September 2023</u>	Pump SLA	To sign SLA with TurnKey Pumps	JD/Trustees/Brent	Completed	22-Sep-23	06.09.23 - Made contact with Stanley from turnKey pumps. Looking for new pump company and they were recommended by a lot of the surrounding buildings, we also asked them to quote on sub basement Pumps. Booked to do site walk on Friday 08/09/23. 08.09.23 - TurnKey on site. Inspected all pumps that would need Service agreement. They are Grundfos Certified. Await Proposal. 14.09.23 - SLA proposal received - Sent to trustees for perusal. 18.09.23 - Approval received to proceed with SLA agreement. 22.09.23 - Signed SLA sent back to TurnKey. SLA effective from 30 September 2023.

33	<u>24 August 2023</u>	Basement Lift Breakdown	To repair lift, No power being pushed through PC Board on Lifts side	Kone/Trustees/JD	Completed	02-Oct-23	24.08.23 - Noted the basement lift was not working at all. Kone on site for service and confirms there is no power to the lift. TM/c called out to inspect. Found 50amp breaker faulty, spare in main DB used as replacement. Power to electrical meter restored. Lift Panel still shows no power. 25.08.23 - Kone and TM/c back on site and tracing. 28.08.23 - Kone sent quote for 125k, Forwarded to the trustees. Chair asks that I get Tim from WAC's opinion on this. 29.08.23 - Tim shares Otis Branch manager detail. As this is still an Otis lift they should be cheaper with parts. 30.08.23 - Otis confirms will be on site 07 September 2023. 07.09.23 - On site, Confirms drive blew. Await quotation. Will also send an SLA proposal as small lift currently not under contract. 08.09.23 - Insurance confirms claim approved. Pay out R45k 14.09.23 - Otis quote received. Higher than Kone's coming in at R127 512.00. Feedback was very slow and still no SLA proposal as promised. Sent to Trustees for perusal. 18.09.23 - Kone quote approved by trustees. Resolution to be drawn up and signed round robin. 22.09.23 - Resolution almost fully signed, just Chair and on site trustee to sign. Kone Confirms work will take place on Wednesday 27/09/23 27.09.23 - Kone contacted me to inform me they will not be able to attend repair today due to emergency on another site. Confirms they will be on site following Monday. 02.10.23 - Kone on site attending Drive replacement. Repair complete.
32	<u>17 August 2023</u>	Petty Cash	To allocate Petty cash to BM	Trustees/L&S/JD	Completed	19-Jan-24	17.08.23 - Discussed at the Trustee meeting and agreed that a petty cash should be available for emergencies and to attend minor items on site at better cost.
31	<u>09 August 2023</u>	Major Stack pipe Tear	To Repair tear in 110mm waste stack pipe	Brent/JD/Schmidhauser	Completed	30-Aug-23	09.08.23 - ITC phoned me to inform me of water running down the geyser stack into 805. Traced upwards - 1005 completely dry. 905 has water running down the outside of the 110mm stack. To confirm source. 11.08.23 - continued tracing - Looks like the 110mm waste pipe has a tear in the concrete slab. Schmidhauser booked for Wednesday 16.08. No access prior. 16.08.23 - Inspected 905, Leakseems to be inside of slab. Need to get access into 1005 to confirm via camera inspection. No access until 21.08.23, Maintaining affected areas until then. 21.08.23 - Access gained, noted that there is water coming from further up against geyser stack. To keep tracing. 25.08.23 - Source still not found. 30.08.23 - Located source, 40mm Geyser overflow. leaking downwards resolved. To monitor dryin as some panels have warped.
30	<u>31 July 2023</u>	TVDM Rules Project	To get new rules drafted with TVDM city wide project.	Trustees/TVDM/L&S/JD	Draft Completed	20-Oct-23	31.07.23 - With relation to the CCID rules project all conduct rules and additional edits done by trustees sent to TVDM. TVDM to set meeting to discuss their way forward. 16.08.23 - Meeting held, basic breakdown of where they pull rules from and how they structure the conduct rules. Next step they will share draft proposal for trustees consideration and input. 22.08.23 - First draft received along with comment form. Sent to trustees for input. once all feedback received to revert to TVDM. 22.09.23 - 3/5 feedback received from trustees. 27.09.23 - Followed up with two remaining trustees for feedback. Both confirmed that they are happy with input from other trustees and have no further input. Sent to TVDM. 05.10.23 - Final Draft received back from TVDM. Sent to trustees for perusal. 17.10.23 - Trustee feedback complete. Trustee(Mark) to have meeting with TVDM for final input and discussions. 18.10.23 - Meeting held. 20.10.23 - Feedback given to the rest of trustees. To be sent to owners as draft. Will generate own line item. Draft Rules complete.
29	<u>27 July 2023</u>	Sub Basement Pumps (1/2)	To replace old Pumps and install Back-ups	TurnKey/JD/Brent	Completed	22-Sep-23	27.07.23 - 3 x quotations and explanations sent thought to trustees. Not all of the same type as some quoted on larger systems. 31.07.23 - Additional information requested by trustees. As contractors have been back and forth on this for some time two of them no longer willing to quote. Reaching out to new companies while obtaining quotes directly for installation to try and cut costs. Await feedback. 18.08.23 - Additional quote received. To update report and send to Trustees for perusal. 04.09.23 - Called around - TurnKey pumps highly recommended. Set meeting for 08 September 2023. 08.09.23 - Stan from Turkey pumps on site. Inspection done, await feedback. 14.09.23 - Quotation received. Comes in at R39k, a lot lower than any other so far. TurnKey confirms you do not need such a big system, just to ensure you have a back-up. 20.09.23 - No further feedback received from other companies, information shared with the trustees. 22.09.23 - While discussed in action meeting trustees present ask this please be put on poll vote for approval. Approved 4/5. Await new financial year to proceed with installation. Installation to be put in new line item.
28	<u>26 July 2023</u>	ISIC Inspection report Items	To attend Minor items found by ISIC in previous report	JD/AMS Fire/Brent/ISIC	Completed	20-Sep-23	26.07.23 - With the appointment of new broker and insurer the minor items on the ISIC sprinkler report have 3 months to be tended. No Major works needed. One small modification on line in Chiller plant room and some items inside of the shopfronts. Information sent to sub Contractor. Waiting for confirmation of site inspection to obtain quote. 14.08.23 - 1st quote received. 22.08.23 - No further feedback for quotes, as time restricted sent to trustees for perusal. 24.08.23 - Work approved via WhatsApp poll. 25.08.23 - Approval sent, await confirmation on start date. 14.09.23 - Funds Cleared. Deposit invoice paid. AMS Fire confirms start date for Monday 18.09. 18.09.23 - AMS on site and proceeds with ISIC items. 20.09.23 - Work complete. System fully pressured and running. To inform ISIC and schedule next inspection.
27	<u>25 July 2023</u>	Major Fire Asset Inspection and service	To Do a full cound and pressure check on all Hydrants and extinguishers	Transfire/JD/Brent	Completed	23-Aug-23	25.07.23 - The Hydrants/Extinguisher service is due for August. This is also a major as we have quiet a few extinguishers that are no longer compliant. Full inspection to be done. Transfire quotation received. To confirm date for Service. 08.08.23 - Date confirmed for 22/23.08. 23.08.23 - Service completed. Noted that there were some of the hose reel valves that will need tending soon.
26	<u>19 July 2023</u>	Train Chiller Oil	To Change Main Chiller unit oil and Filters	MCM/JD/Brent	Completed	30-Aug-23	19.07.23 - MCM Previously mentioned on site the Train chiller will need to have an oil change soon and that it would cost 300k. A miscommunication as when quote received it was just under 30k. 20.07.23 - Information sent to the trustees for feedback. Asked TM-Consulting if they can also please quote. 14.08.23 - Followed up with trustees as no feedback as yet. TM confirms not willing to quote on current system. 3/5 approval received for MCM. 21.08.23 - Approval sent to MCM. Await parts and confirmation on date for works to take place. 30.08.23 - MCM on site - Major oil service complete.

<u>25</u>	<u>19 June 2023</u>	Spalling Phase 3	To Start inspections on a few apartments experiencing worst ingress and get specification for the rest of the Building	JD/Trustees/Sky-Site/KFD Engineering	Completed	16-Jan-24	19.06.23 - Reached out to Sky-Site and followed up on the start of Phase 3. 27.06.23 - Followed up to find out how close Sky-Site is to be able to start inspections for 3rd phase recommendations. Confirms they are just completing another inspection and will update me shortly. 04.07.23 - Sky Site contacted Brian to correspond and book site visit. Proposal to then be completed and shared. Booked for the 13.07.23 - Brian confirms site meeting and inspection for Thursday the 20th of July 2023. 20.07.23 - KFD and Sky-Site on site. Inspection completed for 3 apartments with worst ingress - 705/707/1204. Recommendation to be sent. To share with trustees as soon as received. 01.08.23 - Recommendation received with quotation. Brian suggests that we attend the seals first as he believes they are the main cause for ingress. This would also significantly reduce the remaining building quote. Sent to trustees for perusal. 17.08.23 - 3/5 approval received in Trustee meeting. 18.08.23 - Approval sent to Sky-site. Await confirmation on start date. 25.08.23 - No confirmation yet. 08.09.23 - No dates yet, delayed due to weather. 22.09.23 - Discussed with Sky-Site. We are hoping the next rain will now be the last so the project can proceed. 30.10.23 - Weather cleared and phase 3 proceeding. 12.12.23 - Spalling Phase 3 completed. Inspection to be put in report and proposal for phase 4 (complete remaining building) to be sent. Await Phase 3 report. 16.01.24 - Phase 3 report received and shared with Trustees. Phase 3 Complete
<u>24</u>	<u>31 May 2023</u>	Cartwrights Name signage	To replace missing letters after wind storm and paint	Brent/JD	Completed	09-Jun-23	31.05.23 - R on Cartwrights Corner Blew off. Quotes previously obtained seemed excessive. Used a piece of sheet metal found on site and cut and R ourselves. Ordered Grey Bovine to paint letters and make more visible from the street. 07.06.23 - Paint delivered to site. 09.06.23 - Painting complete. Complete
<u>23</u>	<u>24 May 2023</u>	TDS Controller	To replace Treatment Controller	MCM/JD/Brent	Completed	21-Aug-23	24.05.23 - MCM informed me that the TDS controller for water treatment was faulty and will need to be replaced. Quote sent at the same time. Forwarded to the trustees. Feedback was it seems pricey and that it can wait a bit while more investigation gets done. 31.05.23 - Information sent to additional contractors for quotes. 19.06.23 - TM consulting send quote. Comes in at half the price of MCM's quote. Sent information for trustee perusal. Additional company recommended by Trustee. 22.06.23 - Information sent to new contractor. 04.07.23 - Followed up as no feedback received. Apologizes and confirms someone will be in contact to inspect. 11.07.23 - Endress on site to inspect. Not viable as they only do Large systems approximately 10x more expensive than what we have in. 02.08.23 - Sent update to trustees urging we move this along as we just recently had the system flushed. Chairman asks we ask MCM if they can do a better price. 10.08.23 - MCM responds with counter offer and sent to trustees. 14.08.23 - 3/5 approval received. 17.08.23 - Date confirmed for Monday 21/08/23 21.08.23 - MCM on site, New probe and controller installed and fully functional.
<u>22</u>	<u>16 May 2023</u>	10-Year plan	To meet and finalize maintenance and 10-Year plan budget	Trustees/L&S/JD	Completed	19-Jul-23	16.05.23 - Decided at Trustee meeting to set meeting as previously discussed to resolve the 10-year plan and ensure the best way forward. BM to remove Kone and HVAC from plan for now. HVAC inspection to be done by Engineer and then discussed. 06.06.23 - Updates to 10y-plan nearly complete. Final report from Engineer not received. Final draft of 10y-plan as BM sees it to be sent latest by CoB 15 June 2023. 14.06.23 - Excel breakdown and additional reports sent to Trustees. Final not completed as awaiting investigative report. To set Main maintenance meeting after. 20/21.06.23 - Reports received and shared. 27.06.23 - Resolved at trustee meeting to have meeting with Bernard re HVAC findings report and then set date for a full maintenance meeting. Meeting invite sent for Thursday the 6th of July 2023. 04.07.23 - Resolved via WhatsApp to hold Maintenance meeting on Tuesday the 18th of July. 18.07.23 - Meeting held. Adjustments made with large scale projects being removed with the intention of raising the funds via special levy. 19.07.23 - Sent updated sheet to all trustees. To have final discussion at financial meeting in September 2023. Action completed - To start new line item should there be any further changes at the financial meeting.
<u>21</u>	<u>15 May 2023</u>	Podium section repair	Damaged section of waterproofing to be fixed.	JD/Brent/Aspect Waterproofing	Completed	09-Jun-23	During December 2022, 1301's window blew off onto podium. Corner gauged a piece of the waterproofing out. We did a Temporary fix ourselves as the podium is due for a recoat end of 2023. 15.05.23 - Rep from Aspect on site. They installed original waterproofing and he wanted to please have a Photo for his new project application. No Issues. After walkthrough he noted that as a thank you (And a way of wanting to quote for future works) they would repair the previous mentioned Section at no Cost for the BC. 09.06.23 - Aspect on site tending repair. Complete
<u>20</u>	<u>10 May 2023</u>	MCM Major Service	To attend all major components as per Current SLA	MCM/JD/Brent	Completed	18-May-23	10.05.23 - MCM contacted to confirm date for yearly major service on Large SLA components. Note this does not include items on the secondary SLA that has never been implemented. 17.05.23 - MCM on site. Actioning Service. 18.05.23 - Service complete. Feedback as per normal system is old and will need tending to when the larger HVAC replacement takes place.
<u>19</u>	<u>09 May 2023</u>	Full-Bore Blockage	To replace/re-line leaking section of Full-Bore	JD/Brent/WDS	Completed	31-May-23	09.05.23 - As per Full-Bore service, report sent to the trustees. Bringing attention to the Blocked Section we were unable to open. Asking to Vote if I can replace. 1 Vote received. No Further feedback. 12.05.23 - George and Gill attended action meeting and gave instruction to Cast vote on the Whatsapp group. Vote sent and 3/5 approval received. To book WDS 16.05.23 - Sent WDS approval for replacement - Await Confirmation on date. 22.05.23 - Confirmation sent for 26th of May 2023. 26.05.23 - Postponed due to rain. 31.05.23 - WDS on site tending repair. Completed
<u>18</u>	<u>17 April 2023</u>	23rd Floor Leak	Tracing Leak in corner by 2307/2308	Brent/JD	Completed	05-May-23	17.04.23 - Leak noted on 23rd Floor due to Hallway Carpet being wet. Between 2307/2308. Started with trace. Keeping area dry with Wet vacuum, Morning and night. 21.04.23 - Leak slowing down on own as capet is drying up 25.04.23 - 2204 Notifies BM that water coming through her ceiling. Water Turned off in 2308, Trying to contact 2307 to do the same. 28.04.23 - Both units above 2204's water has been turned off. Water leak stopped. 29.04.23 - 2307 opens water and leak starts up again. Plumbers to inspect on Monday 1 May 2023. 01.05.23 - Plumber on site, confirms will have to get in leak detection. 04.05.23 - Leak detection finds no live leak in 2307 suspects outlet leak on 2nd floor bathroom. Opened up and note that outlet is faulty. 2307 responsible for the repair. 05.05.23 - 2204 confirms leak has not started up again. Completed

17	03 April 2023	Bathroom stack	To repair leaking connection on common property bathroom line	Schmidhauser/Brent/JD	Completed	04-Apr-23	03.04.23 - During walkthrough Brent noted leak coming down common bathroom stack. After tracing confirmed it is the same 70mm pipe that was leaking the previous time, on another bend. Plumber Called out. 04.04.23 - Plumber on site to attend. Replacing the entire 2m piece as it is in a bad condition and will just pull loose again. Completed and signed off.
16	29 March 2023	Kone Sign Off	To book and meet with Kone and complete sign off on the lift project.	Trustees/Kone/L&S/JD	Completed	11-Jul-23	29.03.23 - Completion CoC received from WAC. To book meeting and complete sign off. 30.03.23 - CoC Sent to Trustees. Andre raised a few items he would please like to see. As this is such a large scale sign off it is important for the trustees to be fully informed and on the same page. Especially since there is a 1bar penalty. 03.05.23 - Meeting held with WAC - Tim explained outstanding fees and penalty. Minutes sent to trustees. 11.05.23 - WAC requesting meeting with CC BC and Kone. Meeting booked for Wednesday the 17th of May 2023. 17.05.23 - Meeting held. AS per MoM sent, KONE offering some additional service time in Turn for no penalty. Trustees need to discuss and will revert. 24.05.23 - KONE Following up on a decision. 26.05.23 - BM Sent reply informing decision being discussed. Will revert in Coming Week. 02.06.23 - Chairman sent a reply to Kone (Refer to emails for indepth view). 09.06.23 - KONE sent reply - Proposal not accepted - Kone 'Demanding' full amounts for additional service. 12.06.23 - Chairman replies that he has asked WAC to audit KONE final statement as the amounts are greater than anticipated by Quilysure.
							14.06.23 - KONE requests payments be made ASAP. Chairman calls for a quick zoom call as WAC and KONE sheets do not match. 15.06.23 - Chairman shares detailed breakdown of meeting held (Refer to emails for in-depth review). KONE still not in agreement with final amount. L&S Drafting Resolution so long to ensure we are ready for funds to be released. 20.06.23 - Further investigation found a Vat calculation error from Kone. Final amount agreed upon and Resolution Drafted to be changed. 27.06.23 - Funds have been released. Invoices received from KONE not correct. Followed up with Raju. As soon as invoice received funds can be released. 03.07.23 - Phoned Raju as no invoice received yet. He apologizes and confirms his accountant is on leave and he will send through as soon as able. Note - KONE Pushed for the funds. All is ready to release on the BC side. Delay from KONE with invoice. 11.07.23 - Raju sent through Completion invoice. Tashriq immediately actioned and payment made, POP sent to Kone. Line item complete. To start a new line item for Remaining service plan and penalty fees.
15	28 March 2023	Generator Flush	To Flush Generator fuel tank and get new fuel	EVA/JD/Brent	Completed	07-Jun-23	28.03.23 - Noted at trustee meeting that the Fuel in tank has not been changed for some time and unsure of the lifespan. MM suggested draining a small amount from bottom to access. Sent all information to Jubilee. 10.04.23 - Followed up as no feedback received. 24.04.23 - Followed up again - feedback is that they are overly busy and struggling to meet demand. Across the board the same. 09.05.23 - Googled and tended the draining ourselves as nobody is getting back to us. 11.05.23 - EVA has a mechanical contact that can test diesel. When drained each drum is different colour and bits floating in Diesel. 19.05.23 - Confirmed Fuel is at decomposing point. Asked EVA to please ask his contact to quote on a flush as no feedback being received from Jubilee. 07.06.23 - Follow up. EVA confirm request was sent and he will follow up. 22.06.23 - Quote received from EVA. Still no feedback from Jubilee. Quote from EVA very well priced. R2300,00 for flush and service, R9746,70 for 400L Diesel. 30.06.23 - EVA on site. Flush and service completed
14	23 March 2023	Full-Bore Service	To flush and inspect all Full-Bores on site	Brent/WDS	Completed	08-May-23	23.03.23 - Contacted WDS to please book annual FullBore service. Await confirmation on date. 27.03.23 - Booking confirmed for Monday the 17th of April 2023 17.04.23 - WDS on Site, Breakdown on compressor so could not finish all Full-Bores. 02.05.23 - WDS back on site to complete Full-Bore Inspection. Final Bore could not be opened due to extreme blockage, Suspect rusted also as it is the last cast iron Bore. Blocked Full-Bore section to be moved to own line item. 08.05.23 - Report received. complete.
13	10 March 2023	Cleaners Room	To move cleaner room on site	Brent/Cleaners	Completed	27-Apr-23	10.04.23 - Diamond Sent us a claim for P1 store being used by cleaners and no payment having been received for the use in Months. Due to Diamond Properties Back claim and the fact that there is BC space available. We have moved the cleaners from the P1 Store down into the Basement - Old Telkom Room. This is also a lot warmer in winter for them. Vote has been taken On WhatsApp group to pay the claimed amount as we were using the store. 27.04.23 - Claim paid out to Diamon Properties. Cleaner room moved.
12	08 March 2023	Pump Service	To service site Pumps	JD/Swart Pumps/Brent	Completed	12-Apr-23	08.03.23 - Email sent to swart pumps to please confirm pricing and book service. Any major items popping up will be quoted on before repairs take place. 14.03.23 - Followed up. Werner inform he his mother has been hospitalized and he will be taking a week break. 22.03.23 - Werner made contact informing me he has booked the service for the coming week. As mentioned no additional repairs to be actioned before quoting. 04.04.23 - Swart Pumps on site starting service. Two Basement pumps to be attended first. 06.04.23 - Podium domestic pumps being attended. Roof and fire Boosters to be attended next week due to long weekend. 12.04.23 - Service complete.
11	08 March 2023	Camera/Access Control service	To service equipment	JD/EVA/Brent	Completed	15-Mar-23	08.03.23 - Contacted EVA to please book major service @ Cartwrights. 13.03.23 - Eva confirms booking for 15.03.23. 15.03.23 - EVA on site attending major service, Reception doors, Accentronix, UPS's, Cameras and Access Control.
10	07 March 2023	Entrance Foot Carpet	To replace old worn entrance foot carpet	JD/Trustees	Completed	26-May-23	07.03.23 - Foot Carpets at reception entrance and Basement lift extremely worn. Contacted 2 companies to please quote. Cortrex (they replaced reception Carpets) and Bentlytex. 08.03.23 - Bentlytex on site to measure. Cortrex informs me they do not do this type of carpet. 09.03.23 - Quote received from Bentlytex - Just over 18k. Seems high as this does not include the Small mat in front of basement lift, also does not include the logo. Gill(Trustee) informs me she has also asked her contact to quote(Weavetex). 14.03.23 - Weavetex on site. Measurements taken and options given. They were original installers so also have the logo on file. 15.03.23 - Weavetex Samples sent to Trustees. 16.03.23 - Weavetex quote received. 22.03.23 - All information sent to the trustees. Voted to please proceed with Weavetex. 27.03.23 - Confirmation sent. Asked Weavetex to please supply final invoice amount to draw up resolution. 31.03.23 - Invoice received and sent to L&S. Tashriq to draw up resolution. 06.04.23 - Resolution received and sent through to First trustee to sign via Robin. 12.04.23 - Resolution signed by all trustees. Sent to Land & Sea.

							19.04.23 - Final confirmation on artwork received before printing. Carpets should be delivered next week. 02.05.23 - Followed up, unfortunately a delay in printing so delivery has been pushed to the 26th of May 2023 26.05.23 - Carpets delivered. Installation complete.
9	09 February 2023	ISIC Sprinkler inspection	To complete Bi-Yearly ISIC inspection	JD/ISIC/Brent	Completed	02-May-23	09.02.23 - Sent all information to ISIC for quotation on Bi-Yearly inspection. 14.02.23 - Followed up as no feedback received. 16.02.23 - Additional information requested by ISIC, sent through. 21.02.23 - Quotation received, sent for trustee perusal. 22.02.23 - Full approval received and sent to ISIC. Await confirmation of start date. 24.02.23 - Confirmation received for Friday the 3rd of March 2023. 03.03.23 - ISIC on site doing inspection. To complete report and return. Estimated turn around time - 2 Weeks. 20.03.23 - Follow up sent to ask if they are happy or need any additional information. No Reply. 03.04.23 - Report Received, Asked for us to please have a meeting so I can ensure I fully comprehend the report before signing off. 04.04.23 - ISIC confirms they will send out invite. Invite received for 14/04/23. 14.04.23 - Meeting held. ISIC explained full certificate could not be issued as flow rate could not be confirmed. To confirm rate on video and send through to her. 18.04.23 - Flow rate confirmed and sent to ISIC. They confirm in order and will send me revised report and certificate. 02.05.23 - Revised report received. Full compliance certificate received. This is the first time since 2008 that cartwrights has had full sprinkler compliance issued. (3 minor items to be attended before next inspection. But not holding up compliance issued.)
8	05 February 2023	Roller Door Motor	To replace Roller door motor	JD/Trustees/EVA	Completed	08-Mar-23	05.02.23 - Security informed me the motor was 'slipping' and roller door not pulling up. EVA called out. This is the oldest motor left on the 4 doors, Clutch gears slipping due to worn cogs. This motor is way past its life span and it is recommended we change it out. Await quotations. 14.02.23 - EVA Quote Received. 16.02.23 - Information shared with Trustees in trustee meeting. Await another quote from K&K. 21.02.23 - Quote received from K&K, shared with trustees. EVA approved for the replacement of motor. Await on confirmation of installation date. 24.02.23 - Confirmation sent, work booked for 27/28 Feb 2023. 27.02.23 - EVA on site attending replacement. 28.02.23 - Installation complete. Noted error on Controller. Non compliant bypass done by previous contractor. Component ordered. 08.03.23 - Component arrived and installed. Short report sent to the Trustees. Fully completed.
7	27 January 2023	Reception Backlight	To replace blown ballast and install new LED lighting	Brent/Franchik	Completed	27-Jan-23	27.01.23 - Noted reception backlight flickering and DB keeps tripping. Franchik called out, found ballast blew and bad scorching of the area. Breaker replaced and wiring re-done. Lights changed to LED.
6	25 January 2023	DSTV cable connections	To Service connection point	JD/Brent/ASI Installations	Completed	15-Feb-23	25.01.23 - The owner of 1504 introduced me to their DSVT Fibre installer. They noted that some of the wiring was exposed and would like to quote on it. This was on the list so I asked them to please quote. 01.02.23 - I followed up as no feedback received, feedback received and site walk booked for 03/01/23. 03.02.23 - ASI Installations on site. Inspection complete await quotation. 08.02.23 - Followed up as no feedback received. 10.02.23 - Quotation received and confirmation sent. Service booked for 15/02/23. 15.02.23 - ASI on site. service complete. Noted the cover box for the connections on the roof will need replacing as not sealing correctly any more.
5	23 January 2023	Sprinkler Project completion	To complete final items on ISIC inspection after Major Sprinkler Project completion.	JD/Brent/Crossfire	Completed	14-Feb-23	23.01.23 - Sprinkler replacement project has been completed as per 2022 reports and block plan installed. Await confirmation on inspection to confirm all work in order. 06.02.23 - Followed up on date for inspection. 09.02.23 - Confirmed all quoted work has been completed. To settle final invoice with Cross-Fire. Over budget due to valves also needing to be replaced. Await resolution to share with the trustees. Sent information to ISIC to please quote on yearly inspection for compliance certificate. 14.02.23 - Resolution signed. Await funds then replacement project fully complete. ISIC inspection to be done - separate line item.
4	14 January 2023	Major Stack leak 04/05 inner-stack line	To find leak origin and resolve	Brent/WSI	Completed	09-Feb-23	14.01.23 - Tenant from 1005 informed me of a leak in bathroom ceiling. Inspection revealed leak was coming down stack. 16.01.23 - Traced leak up to 1304. 19.01.23 - Leak test done, leak downwards stopped all of a sudden (Sediment). 27.01.23 - Leak starts back up, as owner if we could attend and open up. Guests only checking out on the 4th of Feb. Bathroom blocked off as they have 2 bathrooms. 06.02.23 - WSI opened up, leak immediately found. Live leak on internal pipes feeding second bathroom. Repaired. To leave open to dry. 09.02.23 - Wall closed up - Plaster to dry and then to paint. Completed after Painting, Notified owner the pipes will need to be relined/replaced as they are all in a bad condition.
3	12 December 2022	Water Supply tanks	Replace old Jojo tanks on 24th floor	JD/Swart Pumps/Sky-Site	Completed	13-Mar-23	12.12.22 - Resolution signed and processed 14.12.22 - Deposit funds have been paid to secure the Tank replacement and not get new year increases. 16.01.23 - Tank delivery confirmed for the 4th of Feb 2023. 04.02.23 - Tanks delivered to site. HDPE pipes to be laid down 10.02.23. Notice to be sent to all owners giving 7 days warning that there will be no water during this installation. 08.02.23 - Brackets Sky-Site had made for hoisting was wrong. Await manufacturing of new brackets, lead time 10 working days. 20.02.23 - Followed up on installation date. Piping is ready. 23.02.23 - Date Confirmed for Thursday the 3rd of March. 28.02.23 - Notice sent for water Outages during tank change. 02.03.23 - Tank replacement - Tanks hoisted up to the Podium. Final connection could not be achieved due to faulty main connection. Swart Pump attended at no extra cost. Final connection postponed until Monday 13 March. Due to full schedule of contractors as well as weather forecast. 09.03.23 - Notice sent of possible Water outages on Monday. Should not but sending in case. 13.03.23 - Swart Pump on site, Main Valve in order. Installation project complete. New line item to be added for the wrapping of the tanks.

2	<u>02 December 2022</u>	2305 AC Unit	Replace BC Section	JD/TM-Consulting	Completed	27-Feb-23	02.12.22 - ITC brought to my attention that the split AC unit is not functioning. As this is both internal and external I just needed to confirm if this is a BC cost. Due to the nature of the set up BC is responsible for the external units. Initial quote just over 17k. 01.02.23 - Delays in feedback on this due to Holidays and the Family leave taken in December. TM - Consulting to send quote for comparison. 08.02.23 - TM confirm quote will be out by end on the week. 13.02.23 - Quote received. 16.02.23 - Shared information with the trustees at the trustee meeting. TM - Consulting approved. 17.02.23 - Approval sent - Confirmed to be on site 20th of Feb. 20.02.23 - On Site, Switch repaired. Noted a weak point in line. Part ordered await delivery for installation. 27.02.23 - Installed, full repair complete
1	<u>24 August 2022</u>	Spalling phase 2	To complete second half of the 22nd/23rd floor spalling.	JD/Trustees/Sky-site/KFD Engineering	Completed	10-Jun-23	24.08.22 - Phase one completed and second phase approved. This will complete the spalling on the remaining half of the 22nd/23rd floors. Additional inspections to be arranged as per first phase to ensure repairs are done to the fullest. Skysite busy on another major project, to start in October. 30.10.22 - Sky-Site on site setting up for project. 13.02.23 - Work nearing completion. Spalling worse than first phase. Have also had delays due to December holiday and High winds in the new year. Balcony flood tests to be completed. estimated date of completion 15/03/23 23.03.23 - Phase 2 complete. Await completion report from KFD engineering. 10.05.23 - Report received - Sent to trustees. Project went 39k over estimated budget due to ammount of spalling found. Phase 3 to be initiated - Inspection of remaining building for quote + spot repairs.

THE BODY CORPORATE OF CARTWRIGHT'S CORNER
(Scheme number 531/2005)
Financial statements
for the year ended 30 September 2023

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Index

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

Index	Page
Independent Auditor's Report	2 - 4
Trustees' Responsibilities and Approval	5
Trustees' Report	6 - 7
Statement of Financial Position	8
Statement of Comprehensive Income	9
Statement of Changes in Reserves	10
Statement of Cash Flows	11
Accounting Policies	12 - 13
Notes to the Financial Statements	14 - 19
The following supplementary information does not form part of the financial statements and is unaudited:	
Detailed Income Statement	20 - 21
Tax Computation	22

Independent Auditor's Report

To the Members of The Body Corporate of Cartwright's Corner

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of The Body Corporate of Cartwright's Corner (the body corporate) set out on pages 8 to 19, which comprise the statement of financial position as at 30 September 2023, statement of comprehensive income, statement of changes in reserves and statement of cash flows for the year then ended, and the 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 The Body Corporate of Cartwright's Corner as at 30 September 2023, 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 Sectional Titles Schemes Management Act.

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 body corporate 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 trustees are responsible for the other information. The other information comprises the information included in the document titled "The Body Corporate of Cartwright's Corner financial statements for the year ended 30 September 2023", which includes the Trustees' Report as required by the Sectional Titles Schemes Management Act and the supplementary information as set out on pages 20 to 22. 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.

Independent Auditor's Report

Responsibilities of the Trustees for the Financial Statements

The trustees 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 Sectional Titles Schemes Management Act, and for such internal control as the trustees 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 trustees are responsible for assessing the body corporate'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 trustees either intend to liquidate the body corporate 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 body corporate's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' 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 body corporate'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 body corporate 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 trustees 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.

Independent Auditor's Report

Report on Other Legal and Regulatory Requirements

In accordance with the Management Rules of the body corporate and in terms of Regulation 6 of the Sectional Titles Schemes Management Regulations 2016, Rules 26(5)(c)(ii), (iii) and (iv), we report as follows:

Compliance findings with accounting requirements (Rule 26(5)(c)(ii))

The trustees are responsible to ensure that the body corporate complies with management rules 21, 24 and 26 adopted in terms of the Sectional Title Schemes Management Regulations 2016, which includes the implementation of systems, processes and internal controls as the trustees determine is necessary.

If during the course of our audit of the financial statements of the body corporate we become aware of any instances of non-compliance with the accounting requirements set out in management rules 21, 24 and 26 (the Rules), we are required to report our findings. We identified the following instances of non-compliance with the Rules:

- Rule 21(2)(a) as a unanimous resolution was not obtained for loans made from body corporate funds;
- Rule 24(2) as the Reserve Fund was used to fund operating expenses of the body corporate.

Management of the body corporate's financial affairs and funds (Rules 26(5)(c)(iii) and (iv))

The assurance engagements, or part of an assurance engagement, as contemplated in Management Rule 26(5)(c)(iii) and (iv) do not meet the preconditions for an assurance engagement as determined by the relevant International Standards applicable to audit, review and other assurance engagements. The subject matters are not appropriate and there are no suitable criteria for their engagement relating to whether the books of account of the body corporate have been kept and its funds have been managed so as to provide a reasonable level of protection against theft or fraud, and whether the financial affairs of the body corporate appear to be effectively managed, as required by Management Rules 26(5)(c)(iii) and (iv). We have not performed any audit, review or other assurance engagement in relation to these matters and accordingly we do not express any assurance opinion or conclusion thereon.



Cecil Kilpin & Co
Chartered Accountants (SA)
Registered Auditors
Per Partner: Melanie Spencer

Century City
Date: 12 February 2024

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Trustees' Responsibilities and Approval

The trustees are required 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 body corporate as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities.

The financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgments and estimates.

The trustees acknowledge that they are ultimately responsible for the system of internal financial control established by the body corporate and place considerable importance on maintaining a strong control environment. To enable the trustees to meet these responsibilities, the trustees 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 body corporate and all employees are required to maintain the highest ethical standards in ensuring the body corporate's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the body corporate is on identifying, assessing, managing and monitoring all known forms of risk across the body corporate. While operating risk cannot be fully eliminated, the body corporate endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The trustees 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 trustees have reviewed the body corporate's cash flow forecast for the year to 30 September 2024 and, in the light of this review and the current financial position, they are satisfied that the body corporate has or has access to adequate resources to continue in operational existence for the foreseeable future.

The trustees are aware of the legislation that was introduced by the Sectional Titles Schemes Management Act on 7 October 2016. This legislation requires that the body corporate maintain a reserve fund of not less than 25% of the previous year's operational levies. In order to achieve this, the trustees will include an adjustment in the budgets for 2024 and 2025 to comply with Regulation 2(a) and 2(c).

The external auditors are responsible for independently auditing and reporting on the body corporate's financial statements. The financial statements have been examined by the body corporate's external auditors and their report is presented on pages 2 to 4.

The financial statements set out on pages 6 to 19, which have been prepared on the going concern basis, were approved by the board of trustees and were signed on its behalf by:

Approval of financial statements



Trustee **A. HOLLANDER**
Date: **8TH FEBRUARY 2024**



Trustee **L. NGQOBONAWANA**

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Trustees' Report

The trustees submit their report for the year ended 30 September 2023.

1. Review of activities

Main business and operations

The body corporate is engaged in governing the property and operates principally in South Africa.

The controlling body was established to administer the common property of the Sectional Scheme known as Cartwright's Corner, situated at 19 Adderley Street, Cape Town, being Erf number 9387, for which a Sectional Title Register was opened.

All expenses applicable to the common property and administration are recovered from the various section owners by means of a monthly levy in terms of the rules of the body corporate and are in accordance with the participation quota applicable to each section.

The operating results and state of affairs of the body corporate are fully set out in the attached financial statements and do not in our opinion require any further comment.

2. Events after the reporting period

The trustees are not aware of any matter or circumstance arising since the end of the financial year that has a material impact on the financial statements.

3. Contributions

Contributions paid by sections owners and interest earned during the year were insufficient to meet expenditure, resulting in a levy deficit of R (417,423) (2022: R 423,117).

4. Trustees

The trustees of the body corporate during the year and to the date of this report are as follows:

Name

M Middelhoven

G Spreeth

A Hollander

L Ngqobongwana

G Tullis

J Sandstorm

C Van Zyl

(Appointed 26 January 2023)

(Appointed 26 January 2023)

(Appointed 26 January 2023)

(Resigned 26 January 2023)

(Resigned 26 January 2023)

5. Managing Agent

The managing agent of the body corporate is Land & Sea Development Services (Pty) Ltd of:

Business address

15 Grotto Mews

3 Grotto Road

Rondebosch

7700

Postal address

Postnet Suite No.35

Private Bag X18

Rondebosch

7701

6. Management and conduct rules

There were no amendments or additions to the management and conduct rules.

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Trustees' Report

7. Estimates of income and expenditure for the 2024 financial year

A budget for the next financial year will be presented for approval at the forthcoming annual general meeting.

8. Insured replacement values

A schedule of the replacement values of all the units will be tabled for approval at the forthcoming annual general meeting.

9. Auditors

Cecil Kilpin & Co was the auditor for the year under review and their re-appointment is dependent on a resolution taken to that effect by the section owners at the forthcoming annual general meeting.

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Statement of Financial Position as at 30 September 2023

	Note(s)	2023 R	2022 R
Assets			
Non-Current Assets			
Property, plant and equipment	2	7,080,000	7,080,000
Current Assets			
Loans receivable	3	15,000	2,000
Trade and other receivables	4	677,365	684,601
Cash and cash equivalents	5	4,972,671	5,627,751
		5,665,036	6,314,352
Total Assets		12,745,036	13,394,352
Equity and Liabilities			
Owners' funds and reserves			
Non-distributable reserve		7,080,000	7,080,000
Reserve fund		1,470,673	1,800,505
Accumulated surplus		1,259,356	1,346,947
		9,810,029	10,227,452
Liabilities			
Current Liabilities			
Trade and other payables	6	2,853,481	3,118,297
Current tax payable		81,526	48,603
		2,935,007	3,166,900
Total Equity and Liabilities		12,745,036	13,394,352

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Statement of Comprehensive Income

	Note(s)	2023 R	2022 R
Revenue	7	8,178,937	7,778,870
Other income		3,247,736	2,634,638
Operating expenses		(12,115,264)	(10,157,667)
Operating (deficit) surplus		(688,591)	255,841
Investment revenue	13	352,699	222,044
Finance costs	14	-	(395)
(Deficit) surplus before taxation		(335,892)	477,490
Taxation	15	(81,531)	(54,373)
(Deficit) surplus		(417,423)	423,117

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Statement of Changes in Reserves

	Non-distributable reserves R	Reserve fund R	Accumulated surplus R	Total owners' funds and reserves R
Opening balance as previously reported	7,080,000	1,554,145	1,273,296	9,907,441
Adjustments				
Prior period error	-	-	(103,106)	(103,106)
Balance at 01 October 2021 as restated	7,080,000	1,554,145	1,170,190	9,804,335
Surplus	-	-	423,117	423,117
Transfer between reserves	-	246,360	(246,360)	-
Total changes	-	246,360	(246,360)	-
Balance at 01 October 2022	7,080,000	1,800,505	1,346,947	10,227,452
Deficit	-	-	(417,423)	(417,423)
Transfer between reserves	-	(329,832)	329,832	-
Total changes	-	(329,832)	329,832	-
Balance at 30 September 2023	7,080,000	1,470,673	1,259,356	9,810,029

Note(s)

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Statement of Cash Flows

	Note(s)	2023 R	2022 R
Cash flows from operating activities			
Cash (used in) generated from operations	17	(946,171)	1,072,355
Interest income		352,699	222,044
Finance costs		-	(395)
Tax paid	18	(48,608)	(79,107)
Net cash from operating activities		(642,080)	1,214,897
Cash flows from financing activities			
Loan receivable		(13,000)	(2,000)
Net cash from financing activities		(13,000)	(2,000)
Total cash movement for the year		(655,080)	1,212,897
Cash at the beginning of the year		5,627,751	4,414,854
Total cash at end of the year	5	4,972,671	5,627,751

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

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 International Financial Reporting Standard for Small and Medium-sized Entities, and the Sectional Titles Schemes Management Act. 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.

These accounting policies are consistent with the previous period.

1.1 Property, plant and equipment

Property, plant and equipment are tangible assets which the body corporate 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 body corporate and the cost can be measured reliably. Day to day servicing costs are included in surplus or deficit 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 body corporate.

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

Item	Depreciation method	Average useful life
Buildings	Straight line	Indefinite

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 deficit 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 deficit when the item is derecognised.

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Accounting Policies

1.2 Financial instruments

Trade and other receivables, loans and trade and other payables

Trade and other receivables, loans and trade and other payables are measured at cost less any impairment. At the end of 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 so, an impairment loss is recognised.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are initially and subsequently recorded at fair value.

In terms of the Sectional Titles Schemes Management Act a reserve fund is maintained for the purposes of future maintenance and repairs to common property.

1.3 Tax

Current tax assets and liabilities

Current tax for current and prior periods is, to the extent unpaid, recognised as a liability. If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess is recognised as an asset.

Tax expenses

The body corporate is taxed in terms of section 10(1)(e) of the Income Tax Act, 1962. In terms of this section, levy income and recoveries are fully exempt. All other income is exempt up to a maximum of R50,000 per annum. Therefore, taxation is calculated and provided for on investment income and other income greater than R50,000 per annum less a portion of deductible administrative expenses.

1.4 Impairment of assets

The body corporate assesses at each reporting date whether there is any indication that an asset may be impaired. If any such indication exists, the body corporate estimates the recoverable amount of the asset.

1.5 Provisions and contingencies

Provisions are recognised when the body corporate has an obligation at the reporting date as a result of a past event; it is probable that the body corporate will be required to transfer economic benefits in settlement; and the amount of the obligation can be estimated reliably.

Provisions are not recognised for future operating losses.

1.6 Revenue

The ordinary levies are accounted for on a straight-line basis over the financial year and divided amongst the section owners on a participation quota basis. The annual ordinary levies are agreed and approved by the members at the body corporate's annual general meeting.

Levies have been accounted for on the accrual basis and therefore includes outstanding amounts owing by the owners.

Interest is recognised, in surplus or deficit, using the effective interest rate method.

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Notes to the Financial Statements

	2023 R	2022 R
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2. Property, plant and equipment

	2023			2022		
	Cost or revaluation	Accumulated depreciation	Carrying value	Cost or revaluation	Accumulated depreciation	Carrying value
Buildings	7,080,000	-	7,080,000	7,080,000	-	7,080,000

Details of properties

This relates to unit 401(gym facility), the size of the unit is 314 square meters, it is situated at 19 Adderley Street, Cape Town.

The unit was donated by Old Mutual on 13 June 2012 to the Body Corporate.

The trustees resolved that the value of the gym facility should be the valuation as per the municipal account as at 30 September 2020.

3. Loans receivable

YD Yeats	15,000	-
The loan is secured, interest free and repayable in monthly installments of R 2,500 over 6 months		
B Filander	-	2,000
The loan was secured, interest free and repayable in monthly installments of R 1,000 over 5 months		
	-	2,000
	15,000	2,000

4. Trade and other receivables

Levies in arrears	159,013	298,199
Recoveries receivable - Electricity	370,993	317,076
Recoveries receivable - Sewerage	36,276	32,018
Recoveries receivable - Water	42,333	37,308
Deposit - City of Cape Town	68,750	-
	677,365	684,601

Ageing of levies in arrears

	2023					2022
	Current	30 days	60 days	90 days +	Total	Total
Levies in arrears	60,335	31,579	20,168	46,931	159,013	298,199

The detailed age analysis of levies in arrears is available for inspection at the registered office of the body corporate.

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Notes to the Financial Statements

	2023 R	2022 R
5. Cash and cash equivalents		
Cash and cash equivalents consist of:		
Administrative Fund - First National Bank 62915475265	1,318,750	1,792,018
Administrative Fund - First National Bank 74921102906	2,160,707	2,011,564
Administrative Fund - Netcash 51535438096	22,541	23,664
Reserve Fund - First National Bank 74921102435	1,470,673	1,800,505
	4,972,671	5,627,751

Reconciliation of Reserve Fund

Major capital items	Amount in the reserve at year end	Estimated total cost for 10 years	Percentage saved	Surplus (Deficit)
Electrical systems	76,277	2,041,765	3.74 %	(1,965,488)
Plumbing and drainage	50,681	1,356,579	3.74 %	(1,305,898)
Roof maintenance	108,660	2,908,574	3.74 %	(2,799,914)
Painting and waterproofing	239,091	6,399,890	3.74 %	(6,160,799)
Access control	35,879	960,380	3.74 %	(924,501)
Security systems	20,167	539,821	3.74 %	(519,654)
Swimming pool	9,339	250,000	3.74 %	(240,661)
Fire control systems	48,281	1,292,362	3.74 %	(1,244,081)
Pumps	40,219	1,076,575	3.74 %	(1,036,356)
Lifts	254,584	6,814,596	3.74 %	(6,560,012)
Fans and ventilation	141,948	3,799,615	3.74 %	(3,657,667)
HVAC system	433,099	11,593,049	3.74 %	(11,159,950)
General	12,448	333,190	3.74 %	(320,742)
	1,470,673	39,366,396		(37,895,723)

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Notes to the Financial Statements

	2023 R	2022 R
6. Trade and other payables		
Accrued expenses	419,151	896,241
Levies received in advance	433,489	558,244
Deposits received	5,000	5,000
Insurance claims control account	46,280	8,815
Provision for water and sewerage	1,937,661	1,638,097
Unallocated receipts	11,900	11,900
	2,853,481	3,118,297

Accrued expenses - age analysis by creditor

	2023				2022
	Current	30 days	60 days	90 days +	Total
AMS Fire Plumbing and Project	-	15,600	-	-	15,600
Cecil Kilpin & Co	20,671	-	-	-	20,671
City of Cape Town - Assessment rates	6,832	-	-	-	6,832
City of Cape Town - Electricity	299,561	-	-	-	299,561
City of Cape Town - Sewerage	19,277	-	-	-	19,277
City of Cape Town - Refuse	17,909	-	-	-	17,909
City of Cape Town - Water	25,501	-	-	-	25,501
Lift audit provision	-	-	-	13,800	13,800
Skysite	-	-	-	-	90,561
Total	389,751	15,600	-	13,800	419,151

7. Revenue

Administrative fund levies	7,018,867	5,087,416
Reserve fund levies	1,100,002	1,719,697
Lift replacement levies	-	922,801
CSOS levies	60,068	48,956
	8,178,937	7,778,870

8. Auditor's remuneration

Fees	19,366	18,354
Adjustment for previous year	-	115
	19,366	18,469

9. Capital expenditure

Lift project	-	7,789
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The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Notes to the Financial Statements

	2023 R	2022 R
10. Insurance policy details		
Insurance company	Guardrisk Insurance Company Ltd	
Policy Number	SB/FG612281	
Expiry date	31/07/2024	
Payment basis	Annually	
Fidelity cover sum insured	R7,974,494	
Insurance company	Old Mutual Insure Ltd	
Policy Number	22005000145	
Expiry date	31/07/2024	
Payment basis	Monthly	
Building sum insured	R546,634,415	
Public liability sum insured	R50,000,000	
Trustees indemnity sum insured	R10,000,000	
11. Repairs and maintenance - Administrative Fund		
Access control	39,511	-
Access tags and remotes	18,200	14,260
Building	49,948	92,224
Cameras	16,528	-
Carpets	1,070	-
Cleaning	542,445	488,985
Cleaning materials	17,064	11,992
Damp proofing	-	3,600
Electrical	21,518	93,482
Fire system and equipment	101,684	70,806
Flooring	-	3,212
Full bores cleaning	21,586	-
General	7,976	-
Generator	11,060	16,446
Generator - SLA	9,169	-
Gym	2,540	-
HVAC	33,081	192,273
Hygiene	-	2,957
Lifestyle centre	-	27,026
Lift	1,501	19,612
Lift maintenance	23,414	22,062
Lighting	34,658	4,583
Painting	69,630	38,345
Pest control	24,668	48,318
Plumbing	79,887	47,918
Pool	7,683	32,945
Refuse - recycling	-	2,100
Roller door	61,226	-
Security equipment	4,025	140,672
Water storage and booster pumps	13,603	36,393
Waterproofing and roof	-	41,649
Window cleaning	40,693	47,438
Windows and frames	35,763	15,828
	1,290,131	1,515,126

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Notes to the Financial Statements

	2023 R	2022 R
12. Repairs and maintenance - Reserve Fund		
Access control	219,126	-
Electrical systems	136,620	39,905
Fire control systems	597,023	-
General	205,769	-
HVAC systems	124,713	-
Lifts	237,823	-
Painting and waterproofing	613,198	696,737
Plumbing and drainage	84,220	-
	2,218,492	736,642
13. Investment revenue		
Interest revenue		
Bank	335,446	190,636
Overdue owners' accounts	17,253	31,408
	352,699	222,044
14. Finance costs		
South African Revenue Service	-	395
15. Taxation		
Major components of the tax expense		
Current taxation		
South African normal tax - year	81,526	48,603
South African normal tax - prior period (over) under provision	5	5,770
	81,531	54,373
The body corporate is subject to tax at the company rate of 27% on the net investment income, in excess of R 50,000, in terms of Section 10(1)(e) of the Income Tax Act. No provision has been made for 2023 tax as the body corporate has no taxable income. The body corporate's income tax number is 9247239164.		
16. Surplus (deficit) for the year		
Administrative Fund surplus (deficit)	701,067	(559,938)
Reserve Fund surplus (deficit)	(1,118,490)	983,055
	(417,423)	423,117

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Notes to the Financial Statements

	2023 R	2022 R
17. Cash (used in) generated from operations		
(Deficit) surplus before taxation	(335,892)	477,490
Adjustments for:		
Interest received	(352,699)	(222,044)
Finance costs	-	395
Changes in working capital:		
Trade and other receivables	7,236	(114,253)
Trade and other payables	(264,816)	930,767
	(946,171)	1,072,355
18. Tax paid		
Balance at beginning of the year	(48,603)	(73,337)
Current tax for the year recognised in loss	(81,531)	(54,373)
Balance at end of the year	81,526	48,603
	(48,608)	(79,107)
19. Commitments		
Reserve Fund expenditure		
Already contracted for but not provided for		
• Building	36,915	-
This committed expenditure relates to Spalling phase 3 and will be financed by existing cash resources.		

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Detailed Income Statement

	Note(s)	2023 R	2022 R
Revenue			
Administrative fund levies		7,018,867	5,087,416
Reserve fund levies		1,100,002	1,719,697
Lift replacement levies		-	922,801
CSOS levies		60,068	48,956
	7	8,178,937	7,778,870
Other income			
Debtors accounts written off		81,175	-
Penalties		-	2,000
Recoveries		3,166,561	2,623,917
Sundry creditors written off		-	8,721
		3,247,736	2,634,638
Expenses (Refer to page 21)		(12,115,264)	(10,157,667)
Operating (deficit) surplus		(688,591)	255,841
Investment income	13	352,699	222,044
Finance costs	14	-	(395)
		352,699	221,649
(Deficit) surplus before taxation		(335,892)	477,490
Taxation	15	(81,531)	(54,373)
(Deficit) surplus	16	(417,423)	423,117

The Body Corporate of Cartwright's Corner

(Scheme number: 531/2005)

Financial Statements for the year ended 30 September 2023

Detailed Income Statement

	Note(s)	2023 R	2022 R
Operating expenses			
Accounting fees		3,387	1,515
Administrative fees - Special levy		-	85,714
Airconditioning		171,568	-
Assessment rates		108,687	104,422
Auditors remuneration	8	19,366	18,469
Bank charges		6,464	8,132
CSOS levies		60,068	48,956
Capital expenditure	9	-	7,789
Electricity		4,339,968	3,935,834
Email domain		1,235	1,156
Employee costs		587,891	462,570
IT expenses		10,338	17,730
Insurance	10	467,742	401,099
Legal expenses		-	2,277
Levies paid - section 401		226,396	216,511
Management fees		270,922	253,244
Meter reading		188,439	188,439
Pragma service fees		-	46,046
Printing and stationery		-	4,772
Professional fees		88,229	96,507
Refuse		257,390	245,048
Rental paid		28,044	6,000
Repairs and maintenance - Administrative Fund	11	1,290,131	1,515,126
Repairs and maintenance - Reserve Fund	12	2,218,492	736,642
Security		1,318,783	1,336,668
Sewerage treatment		198,212	179,196
Sundry debtors written off		-	1,775
Telephone		22,147	26,329
Water		231,365	209,701
		12,115,264	10,157,667

The Body Corporate of Cartwright's Corner

(Scheme number: SS 531/2005)

Annual Financial Statements for the year ended 30 September 2023

Tax Computation

	2023 R
Income subject to income tax	
Interest received on bank / investments	335,446
Interest received on late payment of levies	17,253
Total income subject to income tax	352,699
Less: Basic exemption	(50,000)
Income subject to income tax	302,699
Allowable expenditure	
Audit fees	19,366
Accounting fees	3,387
Bank charges	6,464
Allowable expenditure	29,217
Allowable deductions	
Income subject to income tax	302,699
Total income	11,779,372
X Allowable expenditure	29,217
= Allowable deductions	751
Tax payable	
Income subject to income tax	302,699
Less: Allowable deductions	(751)
Taxable income (loss)	301,948
Tax payable at 27%	81,526



LAND & SEA

CARTWRIGHTS CORNER BODY CORPORATE

ADMINISTRATIVE LEVY BUDGET

1 OCTOBER 2023 - 30 SEPTEMBER 2024

	Estimate End 2023	Year 2023	Previous Budget 2023	Variance	October 2023	November 2023	December 2023	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	TOTAL BUDGET 2025	NOTES	
TOTAL INCOME	R9 872 670	R9 663 098	R209 572		R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R916 852	R916 852	R916 852	R10 805 088	
LEVY INCOME	R7 022 630	R7 029 008	-R6 378		R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R7 875 710	
Levies - Administrative Fund	R5 533 943	R5 533 943	R0		R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R6 209 084	12,2% Increase
Levies - Parking Bays	R1 023 289	R1 029 667	-R6 378		R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R1 148 780	12,2% Increase
Levies - Storeroom	R465 398	R465 398	R0		R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R517 846	12,2% Increase
UTILITY RECOVERIES	R2 753 679	R2 494 090	R259 589		R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R251 377	R251 377	R251 377	R2 819 378	
Recoveries - Airconditioning	R169 865	R168 343	R1 522		R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R15 571	R15 571	R15 571	R174 107	10% Increase 1st July
Recoveries - Electricity	R2 166 784	R1 937 838	R228 946		R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R198 622	R198 622	R198 622	R2 220 950	10% Increase 1st July
Recoveries - Sewerage Treatment	R192 361	R178 656	R13 705		R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R17 152	R17 152	R17 152	R195 726	7% Increase 1st July
Recoveries - Water	R224 669	R209 252	R15 416		R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R20 033	R20 033	R20 033	R228 596	7% Increase 1st July
OTHER INCOME	R96 361	R140 000	-R43 639		R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R110 000	
Access Tags & Remotes	R10 158	R20 000	-R9 842		R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R15 000	Estimate
Interest Received - Arrear Levies	R17 317	R20 000	-R2 683		R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R15 000	Estimate
Interest Received - Admin Fund	R68 886	R100 000	-R31 114		R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R80 000	Estimate
Penalties	R0	R0	R0		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
TOTAL EXPENSES	R9 753 065	R9 337 131	-R415 933		R866 520	R887 406	R927 772	R893 535	R865 452	R877 676	R877 676	R889 176	R886 676	R953 597	R947 373	R928 713	R10 801 571		
ADMINISTRATIVE EXPENSES	R873 664	R839 486	-R34 178		R66 129	R87 015	R64 829	R64 829	R64 829	R64 829	R64 829	R64 829	R64 829	R64 829	R64 856	R86 947	R68 287	R827 033	
Accounting Fees	R1 400	R1 402	R2		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R1 500	
Audit Fees	R20 735	R20 735	R0		R0	R22 186	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R22 186	7% Increase
Bank Charges	R6 330	R6 360	R30		R385	R385	R385	R385	R385	R385	R385	R385	R385	R385	R412	R412	R412	R4 701	
Email Domain	R1 235	R0	-R1 235		R1 300	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R1 300	
Insurance	R465 111	R464 689	-R422		R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R54 900	R37 740	R435 729	10% Increase 1st August + Fidelity
Legal Fees	R0	R10 000	R10 000		R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R10 000	
Levies - Unit 401	R226 396	R193 500	-R32 896		R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R208 817	Body Corporate Property
Meeting Costs	R0	R3 000	R3 000		R250	R250	R250	R250	R250	R250	R250	R250	R250	R250	R250	R250	R250	R3 000	
Professional Fees	R102 275	R100 000	-R2 275		R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R100 000	Estimate
Rental Paid - Parking	R28 044	R10 800	-R17 244		R900	R900	R900	R900	R900	R900	R900	R900	R900	R900	R900	R900	R900	R10 800	
Stationary & Printing	R0	R2 000	R2 000		R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R2 000	Estimate
STSM/CSOS Fees	R0	R2 000	R2 000		R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R2 000	Estimate
Telephone	R22 138	R25 000	R2 862		R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R25 000	Estimate
CONTRACTS	R2 598 127	R2 716 289	R118 163		R242 758	R242 758	R251 758	R271 073	R242 990	R255 214	R255 214	R255 214	R264 214	R285 165	R256 850	R256 850	R256 850	R3 080 059	
Airconditioning/HVAC	R188 250	R161 883	-R26 367		R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R214 210	7% Increase
Chiller Plant	R0	R48 223	R48 223		R3 864	R3 864	R3 864	R3 864	R4 096	R4 096	R4 096	R4 096	R4 096	R4 096	R4 096	R4 096	R4 096	R48 223	
Cleaning	R542 445	R538 606	-R3 839		R45 968	R45 968	R45 968	R45 968	R45 968	R49 186	R49 186	R49 186	R49 186	R49 186	R49 186	R49 186	R49 186	R574 139	7% Increase 1st March
Fibre Service - Bandwidth Data	R0	R18 000	R18 000		R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R18 000	
Generator - SLA	R20 229	R15 168	-R5 061		R0	R0	R9 000	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R18 000	
Lift - SLA	R21 366	R36 538	R15 172		R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R246 806	
Management Fees	R270 922	R269 775	-R1 147		R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R24 999	R24 999	R24 999	R285 267	7% Increase 1st July
Management Fees - Misc Fees	R0	R5 000	R5 000		R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R5 000	Estimate
Meter Reading	R188 439	R199 745	R11 306		R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R199 745	6% Increase 1st October
Pragma - Service Fees	R0	R36 576	R36 576		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Refuse - Recycling	R0	R0	R0		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Security Guarding	R1 318 783	R1 309 295	-R9 488		R112 583	R112 583	R112 583	R112 583	R112 583	R121 589	R121 589	R121 589	R121 589	R121 589	R121 589	R121 589	R121 589	R1 414 039	8% Increase 1st March
Water Storage & Booster Pumps	R7 000	R27 200	R20 200		R0	R0	R0	R7 000	R0	R0	R0	R0	R0	R0	R7 000	R0	R0	R14 000	
Window Cleaning	R40 693	R50 280	R9 587		R0	R0	R0	R21 315	R0	R0	R0	R0	R0	R0	R21 315	R0	R0	R42 630	
MUNICIPAL EXPENSES	R5 055 186	R4 548 558	-R506 628		R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R482 131	R482 131	R482 131	R5 405 812	
Assessment Rates	R109 313	R105 966	-R3 347		R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 828	R9 828	R9 828	R112 148	7% increase 1st July
Electricity	R4 291 980	R3 856 320	-R435 660		R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R418 000	R418 000	R418 000	R4 674 000	10% increase 1st July
Refuse	R255 403	R244 696	-R10 707		R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R23 808	R23 808	R23 808	R271 679	7% increase 1st July
Sewerage Treatment	R25 513	R2 412	-R23 101		R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 840	R12 840	R12 840	R146 520	7% increase 1st July
Sewerage Treatment Provision	R157 012	R157 012	R0		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Water	R38 259	R4 446	-R33 813		R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R17 655	R17 655	R17 655	R201 465	7% increase 1st July
Water Provision	R177 706	R177 706	R0		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
REPAIRS & MAINTENANCE	R652 394	R716 828	R64 434		R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R751 744	
Access Control	R37 837	R20 000	-R17 837		R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000	
Access Tags & Remotes	R18 200	R15 000	-R3 200		R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R15 000	
Alarms / Intercoms	R0	R15 000	R15 000		R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R15 000	
Building	R49 631	R50 000	R369		R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000	
Cameras	R16 528	R10 500	-R6																

Full Bores Cleaning	R21 585	R10 000	-R11 585
General	R7 976	R20 000	R12 024
Generator	R0	R20 000	R20 000
Gym	R2 540	R10 000	R7 460
HVAC & Chiller Plant	R39 477	R60 000	R20 523
Lift	R1 500	R10 000	R8 500
Lighting	R32 058	R72 000	R39 942
Painting	R83 124	R20 000	-R63 124
Pest Control	R24 667	R76 328	R51 661
Pool	R7 683	R10 000	R2 317
Plumbing	R67 894	R50 000	-R17 894
Roller Door	R60 239	R13 000	-R47 239
Security Equipment	R4 025	R0	-R4 025
Signage	R0	R10 000	R10 000
Transformers Service	R0	R17 000	R17 000
Water Storage & Booster Pumps	R6 602	R40 000	R33 398
Window & Frames	R64 960	R40 000	-R24 960
SALARIES & WAGES	R573 694	R515 970	-R57 724
Building Manager	R405 539	R350 386	-R55 153
Handyman	R157 743	R147 584	-R10 159
Training	R0	R10 000	R10 000
Serverance Provision	R0	R8 000	R8 000
Workmans Compensation	R10 412	R0	-R10 412
ADMINISTRATIVE SURPLUS / SHORTFALL	R119 605	R325 967	
RESERVE SURPLUS / SHORTFALL	-R923 220	-R1 829 418	
TOTAL SURPLUS / SHORTFALL	-R803 614	-R1 503 451	
RESERVE FUND BALANCE	R3 546 364		

R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000
R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000
R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000
R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R5 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R10 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0
R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R5 000
R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R63 744
R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R55 052	R55 052	R108 604	R55 052	R55 052	R55 052	R55 052	R55 052	R66 552	R55 052	R58 801	R58 801	R58 801	R58 801	R58 801	R736 924
R38 052	R38 052	R76 104	R38 052	R38 052	R38 052	R38 052	R38 052	R38 052	R38 052	R38 052	R40 716	R40 716	R40 716	R40 716	R502 669
R15 500	R15 500	R31 000	R15 500	R15 500	R15 500	R15 500	R15 500	R15 500	R15 500	R15 500	R16 585	R16 585	R16 585	R16 585	R204 755
R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R10 000
R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R8 000
R0	R0	R0	R0	R0	R0	R0	R0	R11 500	R0	R0	R0	R0	R0	R0	R11 500
R28 428	R7 542	-R32 824	R1 413	R29 496	R17 272	R17 272	R5 772	R8 272	-R36 745	-R30 521	-R11 861	R3 517			
R15 833	R15 931	R16 031	R16 131	R16 232	R16 334	R16 436	R16 538	R16 642	R16 746	R16 850	R16 956	R196 659			
R44 261	R23 474	-R16 793	R17 544	R45 728	R33 605	R33 707	R22 310	R24 914	-R19 999	-R13 671	R5 095	R200 176			
R3 562 197	R3 578 128	R3 594 159	R3 610 290	R3 626 522	R3 642 856	R3 659 291	R3 675 830	R3 692 471	R3 709 217	R3 726 067	R3 743 023	R3 743 023			

7% Increase 1st July
7% Increase 1st July



CARTWRIGHTS CORNER BODY CORPORATE

RESERVE FUND LEVY BUDGET

1 OCTOBER 2023 - 30 SEPTEMBER 2024

	Esimtate Year End 2023	Previous Budget 2023	Variance	October 2023	November 2023	December 2023	January 2024	February 2024	March 2024	April 2024	May	2024 June	2024 July	2024 August 2024	September 2024	TOTAL BUDGET 2025	NOTES
TOTAL INCOME	R1 368 805	R1 100 000	R268 805	R110 998	R111 097	R111 197	R111 297	R111 398	R111 499	R111 601	R111 704	R111 807	R111 911	R112 016	R112 121	R1 338 646	3% Decrease
LEVY INCOME	R1 368 805	R1 100 000	R268 805	R110 998	R111 097	R111 197	R111 297	R111 398	R111 499	R111 601	R111 704	R111 807	R111 911	R112 016	R112 121	R1 338 646	
Levies - Reserve Fund	R1 100 000	R1 100 000	R0	R88 833	R88 833	R88 833	R88 833	R88 833	R88 833	R88 833	R88 833	R88 833	R88 833	R88 833	R88 833	R1 066 000	
Interest Received - Reserve Fund	R268 805	R0	R268 805	R22 165	R22 264	R22 363	R22 463	R22 564	R22 666	R22 768	R22 871	R22 974	R23 078	R23 183	R23 288	R272 646	Body Corporate Property
TOTAL EXPENSES	R2 292 025	R2 929 418	R637 394	R95 166	R95 166	R95 166	R95 166	R95 166	R95 166	R95 166	R95 166	R95 166	R95 166	R95 166	R95 166	R1 141 987	
Access Control	R195 928	R21 866	-R174 062	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R19 700	
Aerials / Satellite Dishes	R52 039	R5 762	-R46 277	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Body Corporate Property
Alarms / Intercoms	R0	R33 375	R33 375	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Building	R653 947	R18 632	-R635 315	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Carpets	R171 488	R64 549	-R106 939	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Body Corporate Property
Chiller Plant	R0	R161 980	R161 980	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
City of Cape Town - Deposit	R68 750	R0	-R68 750	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Electrics	R26 795	R172 813	R146 018	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R442 250	Body Corporate Property
Fans & Ventilation	R0	R0	R0	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	
Fire Control Systems	R581 423	R90 906	-R490 517	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R121 000	
General	R0	R111 154	R111 154	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R43 000	Body Corporate Property
Generator	R0	R56 629	R56 629	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Gym	R0	R69 150	R69 150	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
HVAC & Extraction	R22 273	R118 098	R95 825	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Body Corporate Property
Levies - Unit 401	R30 103	R30 103	R0	R2 431	R2 431	R2 431	R2 431	R2 431	R2 431	R2 431	R2 431	R2 431	R2 431	R2 431	R2 431	R29 172	
Lifts	R237 823	R150 000	-R87 823	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R72 000	
Painting & Waterproofing	R34 213	R195 528	R161 315	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R40 000	Body Corporate Property
Pool	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Plumbing	R0	R107 840	R107 840	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R34 000	
Pumps	R84 220	R73 739	-R10 481	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R115 000	Body Corporate Property
Roller Door	R23 198	R51 897	R28 699	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Roofing	R0	R190 380	R190 380	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R100 005	
Security Systems	R0	R200 094	R200 094	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R21 860	Body Corporate Property
Signage	R0	R9 984	R9 984	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Transformers Oil Service	R109 825	R30 228	-R79 597	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Window & Frames	R0	R964 712	R964 712	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Body Corporate Property
SURPLUS / SHORTFALL	-R923 220	-R1 829 418	R906 199	R15 833	R15 931	R16 031	R16 131	R16 232	R16 334	R16 436	R16 538	R16 642	R16 746	R16 850	R16 956	R196 659	
RESERVE FUND BALANCE	R3 546 364			R3 562 197	R3 578 128	R3 594 159	R3 610 290	R3 626 522	R3 642 856	R3 659 291	R3 675 830	R3 692 471	R3 709 217	R3 726 067	R3 743 023	R3 743 023	



CARTWRIGHTS CORNER BODY CORPORATE

LEVY SCHEDULE

1 OCTOBER 2023 - 30 SEPTEMBER 2024

Parking Bay Rate (R/m²) *

R45,09

Storeroom Rate (R/m²) *

R45,09

Unit Number	Apartment Sections				Exclusive Use*						Total Admin Levy	Reserve Fund Levy	CSOS Levy
	Section Number	Section Area	Participation Quota	Section Levy	Parking Bay Number	Parking Bay Area	Parking Levy	Storeroom Number	Storeroom Area	Storeroom Levy			
102	102	195	1,6994	R8 793,10							R8 793,10	R1 509,63	R40,00
103	103	171	1,4903	R7 711,16							R7 711,16	R1 323,88	R40,00
104	101	264	2,3009	R11 905,40							R11 905,40	R2 043,97	R40,00
105	101	405	3,5296	R18 262,99							R18 262,99	R3 135,46	R40,00
401 (BC)	401	314	2,7366	R14 159,82					71	R3 201,59	R17 361,41	R2 431,01	R40,00
501	501	71	0,6188	R3 201,82	D12	12	R541,11				R3 742,93	R549,70	R40,00
502	502	59	0,5142	R2 660,59	C18	12	R541,11				R3 201,70	R456,78	R40,00
503	503	70	0,6101	R3 156,80	B25	12	R541,11				R4 239,02	R541,97	R40,00
					B26	12	R541,11						
504	504	56	0,4881	R2 525,54	D16	12	R541,11				R3 066,65	R433,60	R40,00
505	505	77	0,6711	R3 472,43	C25	13	R586,21	S17	4	R180,37	R4 239,01	R596,16	R40,00
506	506	59	0,5142	R2 660,59	D15	13	R586,21				R3 246,80	R456,78	R40,00
507	507	70	0,6101	R3 156,80	D5	12	R541,11	S38	13	R586,21	R4 284,12	R541,97	R40,00
508	508	45	0,3922	R2 029,34	B17	13	R586,21				R2 615,55	R348,40	R40,00
601	601	71	0,6188	R3 201,82	D15	13	R586,21				R3 788,03	R549,70	R40,00
602	602	59	0,5142	R2 660,59	C37	13	R586,21				R3 246,80	R456,78	R40,00
603	603	70	0,6101	R3 156,80	D37	12	R541,11				R3 697,91	R541,97	R40,00
604	604	56	0,4881	R2 525,54	D24	12	R541,11				R3 066,65	R433,60	R40,00
605	605	77	0,6711	R3 472,43	C33	11	R496,02				R3 968,45	R596,16	R40,00
606	606	59	0,5142	R2 660,59	D14	12	R541,11				R3 201,70	R456,78	R40,00
607	607	70	0,6101	R3 156,80	D8	12	R541,11				R4 239,02	R541,97	R40,00
					D9	12	R541,11						
608	608	45	0,3922	R2 029,34	D6	12	R541,11				R2 570,45	R348,40	R40,00
701	701	71	0,6188	R3 201,82	B3	12	R541,11				R3 742,93	R549,70	R40,00
702	702	59	0,5142	R2 660,59	B8	13	R586,21				R3 787,91	R456,78	R40,00
					B9	12	R541,11						
703	703	70	0,6101	R3 156,80	D53	12	R541,11				R3 697,91	R541,97	R40,00
704	704	56	0,4881	R2 525,54	C14	12	R541,11				R3 066,65	R433,60	R40,00
705	705	77	0,6711	R3 472,43	C43	13	R586,21	S18	5	R225,46	R4 870,31	R596,16	R40,00
					C44	13	R586,21						
706	706	59	0,5142	R2 660,59							R2 660,59	R456,78	R40,00
707	707	70	0,6101	R3 156,80	C46	12	R541,11	S47	5	R225,46	R4 464,48	R541,97	R40,00
					C47	12	R541,11						
708	708	45	0,3922	R2 029,34	C8	12	R541,11	S14	10	R450,93	R3 021,38	R348,40	R40,00
801	801	71	0,6188	R3 201,82	C40	13	R586,21				R3 788,03	R549,70	R40,00
802	802	59	0,5142	R2 660,59	B2	12	R541,11				R3 201,70	R456,78	R40,00
803	803	70	0,6101	R3 156,80	C41	13	R586,21				R3 743,01	R541,97	R40,00
804	804	56	0,4881	R2 525,54	D32	12	R541,11				R3 066,65	R433,60	R40,00
805	805	77	0,6711	R3 472,43	D4	12	R541,11	S37	5	R225,46	R4 239,00	R596,16	R40,00
806	806	59	0,5142	R2 660,59	C21	12	R541,11				R3 201,70	R456,78	R40,00
807	807	70	0,6101	R3 156,80	C12	12	R541,11	S16	8	R360,74	R4 058,65	R541,97	R40,00
808	808	45	0,3922	R2 029,34	D19	15	R676,39	S49	5	R225,46	R3 607,58	R348,40	R40,00
								S50	15	R676,39			
901	901	71	0,6188	R3 201,82	D17	12	R541,11				R3 742,93	R549,70	R40,00
902	902	59	0,5142	R2 660,59	B12	12	R541,11				R3 201,70	R456,78	R40,00
903	903	70	0,6101	R3 156,80	C26	12	R541,11				R3 697,91	R541,97	R40,00
904	904	56	0,4881	R2 525,54	B13	12	R541,11				R3 066,65	R433,60	R40,00
905	905	77	0,6711	R3 472,43	D29	12	R541,11				R4 554,65	R596,16	R40,00
					D30	12	R541,11						
906	906	59	0,5142	R2 660,59	B30	13	R586,21	S11	7	R315,65	R4 103,56	R456,78	R40,00
					B31	12	R541,11						
907	907	70	0,6101	R3 156,80	D49	12	R541,11	S35	16	R721,49	R5 185,97	R541,97	R40,00
					D52	12	R541,11	S51	5	R225,46			
908	908	45	0,3922	R2 029,34	B21	13	R586,21				R2 615,55	R348,40	R40,00
1001	1001	71	0,6188	R3 201,82	B6	12	R541,11				R3 742,93	R549,70	R40,00
1002	1002	59	0,5142	R2 660,59	A18	12	R541,11				R3 201,70	R456,78	R40,00
1003	1003	70	0,6101	R3 156,80	B20	13	R586,21	S7	11	R496,02	R4 239,03	R541,97	R40,00
1004	1004	56	0,4881	R2 525,54	C11	12	R541,11				R3 066,65	R433,60	R40,00
1005	1005	77	0,6711	R3 472,43	C45	12	R541,11	S53	5	R225,46	R4 239,00	R596,16	R40,00
1006	1006	59	0,5142	R2 660,59	C13	12	R541,11				R3 201,70	R456,78	R40,00
1007	1007	70	0,6101	R3 156,80	B10	12	R541,11				R4 239,02	R541,97	R40,00
					C28	12	R541,11						
1008	1008	45	0,3922	R2 029,34	D34	12	R541,11				R2 570,45	R348,40	R40,00
1101	1101	83	0,7234	R3 743,04	C2	12	R541,11				R4 284,15	R642,62	R40,00
1102	1102	65	0,5665	R2 931,20	A7	12	R541,11				R3 472,31	R503,24	R40,00
1103	1103	104	0,9064	R4 689,93	D31	12	R541,11				R5 231,04	R805,19	R40,00
1104	1104	104	0,9064	R4 689,93	C15	12	R541,11	S22	10	R450,93	R5 681,97	R805,19	R40,00
1105	1105	65	0,5665	R2 931,20	A40	12	R541,11				R3 472,31	R503,24	R40,00
					D40	15	R676,39						
1106	1106	83	0,7234	R3 743,04	A23	12	R541,11				R4 284,15	R642,62	R40,00
1112					A4, A13, A36, C9, C10	62	R2 795,75	See EU schedule	376	R16 954,90	R19 750,65		R40,00
1201	1201	83	0,7234	R3 743,04	A1	12	R541,11	S26	18	R811,67	R6 132,95	R642,62	R40,00
					D18	12	R541,11	S27	11	R496,02			
1202	1202	65	0,5665	R2 931,20	A37	12	R541,11				R3 472,31	R503,24	R40,00
1203	1203	104	0,9064	R4 689,93	B5	12	R541,11	S56	16	R721,49	R6 493,64	R805,19	R40,00
					B16	12	R541,11						
1204	1204	104	0,9064	R4 689,93	D41	13	R586,21				R5 862,35	R805,19	R40,00
					D42	13	R586,21						
1205	1205	65	0,5665	R2 931,20	D51	12	R541,11	S58	16	R721,49	R4 193,80	R503,24	R40,00
1206	1206	83	0,7234	R3 743,04	D7	12	R541,11				R4 284,15	R642,62	R40,00
1301	1301	83	0,7234	R3 743,04	D1	14	R631,30	S60	16	R721,49	R5 095,83	R642,62	R40,00
1302	1302	65	0,5665	R2 931,20	A11	12	R541,11				R3 472,31	R503,24	R40,00
1303	1303	104	0,9064	R4 689,93	A22	12	R541,11				R5 772,15	R805,19	R40,00
					A33	12	R541,11						
1304	1304	104	0,9064	R4 689,93	D48	12	R541,11				R5 231,04	R805,19	R40,00

1305	1305	65	0,5665	R2 931,20	A39	12	R541,11				R3 472,31	R503,24	R40,00
1306	1306	83	0,7234	R3 743,04	A21	12	R541,11	S59	5	R225,46	R4 509,61	R642,62	R40,00
1401	1401	83	0,7234	R3 743,04	D43	13	R586,21	S31	6	R270,56	R6 132,97	R642,62	R40,00
					D44	13	R586,21	S32	5	R225,46			
								S62	16	R721,49			
1402	1402	65	0,5665	R2 931,20	A12	12	R541,11	S5	17	R766,58	R4 238,89	R503,24	R40,00
1403	1403	104	0,9064	R4 689,93	C3	12	R541,11				R5 772,15	R805,19	R40,00
					C4	12	R541,11						
1404	1404	104	0,9064	R4 689,93	D27	12	R541,11	S61	5	R225,46	R5 997,61	R805,19	R40,00
					D28	12	R541,11						
1405	1405	65	0,5665	R2 931,20	A14	13	R586,21				R3 517,41	R503,24	R40,00
1406	1406	83	0,7234	R3 743,04	D47	12	R541,11				R4 825,26	R642,62	R40,00
					D50	12	R541,11						
1501	1501	83	0,7234	R3 743,04	C29	12	R541,11				R4 825,26	R642,62	R40,00
					C30	12	R541,11						
1502	1502	65	0,5665	R2 931,20	D45	12	R541,11	S29	13	R586,21	R4 599,63	R503,24	R40,00
								S30	12	R541,11			
1503	1503	104	0,9064	R4 689,93	C24	12	R541,11				R5 231,04	R805,19	R40,00
1504	1504	104	0,9064	R4 689,93	C5	12	R541,11	S65	5	R225,46	R5 456,50	R805,19	R40,00
1505	1505	65	0,5665	R2 931,20	C19	12	R541,11				R3 472,31	R503,24	R40,00
1506	1506	83	0,7234	R3 743,04	C38	13	R586,21	S20	8	R360,74	R5 276,20	R642,62	R40,00
					C39	13	R586,21						
1601	1601	83	0,7234	R3 743,04	D20	12	R541,11				R4 825,26	R642,62	R40,00
					D21	12	R541,11						
1602	1602	65	0,5665	R2 931,20	A26	12	R541,11				R3 472,31	R503,24	R40,00
1603	1603	104	0,9064	R4 689,93	B18	11	R496,02				R6 268,17	R805,19	R40,00
					C22	12	R541,11						
					C23	12	R541,11						
1604	1604	104	0,9064	R4 689,93	D13	12	R541,11				R5 231,04	R805,19	R40,00
1605	1605	65	0,5665	R2 931,20	D33	12	R541,11				R3 472,31	R503,24	R40,00
1606	1606	83	0,7234	R3 743,04	C35	13	R586,21				R4 915,46	R642,62	R40,00
					C36	13	R586,21						
1701	1701	82	0,7147	R3 698,03	B34	12	R541,11				R4 239,14	R634,89	R40,00
1702	1702	65	0,5665	R2 931,20	A19	12	R541,11				R3 472,31	R503,24	R40,00
1703	1703	104	0,9064	R4 689,93	A34	12	R541,11				R5 772,15	R805,19	R40,00
					A35	12	R541,11						
1704	1704	131	1,1417	R5 907,43	A6	12	R541,11				R6 989,65	R1 014,21	R40,00
					D3	12	R541,11						
1705	1705	120	1,0458	R5 411,22	D46	12	R541,11	S7	11	R496,02	R6 448,35	R929,02	R40,00
1801	1801	82	0,7147	R3 698,03	C20	12	R541,11				R4 239,14	R634,89	R40,00
1802	1802	65	0,5665	R2 931,20	A17	12	R541,11				R3 472,31	R503,24	R40,00
1803	1803	104	0,9064	R4 689,93	A24	12	R541,11				R6 313,26	R805,19	R40,00
					A25	12	R541,11						
					C27	12	R541,11						
1804	1804	131	1,1417	R5 907,43	B24	12	R541,11	S63	5	R225,46	R6 674,00	R1 014,21	R40,00
1805	1805	120	1,0458	R5 411,22	B27	13	R586,21				R5 997,43	R929,02	R40,00
1901	1901	82	0,7147	R3 698,03	B11	13	R586,21	S71	5	R225,46	R5 050,81	R634,89	R40,00
					D2	12	R541,11						
1902	1902	65	0,5665	R2 931,20	A20	12	R541,11	S69	5	R225,46	R3 697,77	R503,24	R40,00
1903	1903	104	0,9064	R4 689,93	A38	12	R541,11	S28	10	R450,93	R6 268,18	R805,19	R40,00
					D26	13	R586,21						
1904	1904	131	1,1417	R5 907,43	D35	12	R541,11	S72	16	R721,49	R7 756,24	R1 014,21	R40,00
					D36	13	R586,21						
1905	1905	120	1,0458	R5 411,22	A28	12	R541,11				R5 952,33	R929,02	R40,00
2001	2001	82	0,7147	R3 698,03	C42	13	R586,21				R4 284,24	R634,89	R40,00
2002	2002	65	0,5665	R2 931,20	A27	12	R541,11	S3	18	R811,67	R4 283,98	R503,24	R40,00
2003	2003	104	0,9064	R4 689,93	B1	12	R541,11				R5 231,04	R805,19	R40,00
2004	2004	131	1,1417	R5 907,43	A29	12	R541,11	S21	9	R405,84	R7 395,49	R1 014,21	R40,00
					A30	12	R541,11						
2005	2005	120	1,0458	R5 411,22	A31	11	R496,02	S73	5	R225,46	R6 673,81	R929,02	R40,00
					A32	12	R541,11						
2101	2101	120	1,0458	R5 411,22	A2	13	R586,21	S74	16	R721,49	R7 936,42	R929,02	R40,00
					A3	12	R541,11	S23	15	R676,39			
2102	2102	130	1,1329	R5 861,89	C6	12	R541,11	S52	15	R676,39	R7 079,39	R1 006,39	R40,00
2103	2103	130	1,1329	R5 861,89	D22	12	R541,11				R6 944,11	R1 006,39	R40,00
					D23	12	R541,11						
2104	2104	120	1,0458	R5 411,22	B28	12	R541,11				R5 952,33	R929,02	R40,00
2201	2201	119	1,0371	R5 366,20	B32	12	R541,11	S68	16	R721,49	R7 891,40	R921,29	R40,00
					B33	12	R541,11	S70	16	R721,49			
2202	2202	130	1,1329	R5 861,89	A15	16	R721,49		8	R360,74	R7 665,61	R1 006,39	R40,00
					A16	16	R721,49						
2203	2203	130	1,1329	R5 861,89	C16	12	R541,11	S77	5	R225,46	R7 169,57	R1 006,39	R40,00
					C17	12	R541,11						
2204	2204	119	1,0371	R5 366,20	A5	13	R586,21	S75	5	R225,46	R6 718,98	R921,29	R40,00
					C7	12	R541,11						
2301	2301	138	1,2027	R6 223,05	C48	12	R541,11				R7 305,27	R1 068,40	R40,00
					C49	12	R541,11						
2302	2302	120	1,0458	R5 411,22	A41	12	R541,11				R6 493,44	R929,02	R40,00
					A42	12	R541,11						
2303	2303	141	1,2288	R6 358,10	A44	13	R586,21	S76	16	R721,49	R8 928,40	R1 091,58	R40,00
					A45	12	R541,11	S78	16	R721,49			
2304	2304	137	1,1940	R6 178,04	C31	13	R586,21				R7 305,36	R1 060,67	R40,00
					C32	12	R541,11						
2305	2305	138	1,2027	R6 223,05	D38	15	R676,39				R7 575,83	R1 068,40	R40,00
					D39	15	R676,39						
2306	2306	120	1,0458	R5 411,22	B29	27	R1 217,51				R7 260,03	R929,02	R40,00
					C1	14	R631,30						
2307	2307	137	1,1940	R6 178,04	D10	12	R541,11				R7 260,26	R1 060,67	R40,00
					D11	12	R541,11						
2308	2308	122	1,0632	R5 501,25	A8	13	R586,21	S43	5	R225,46	R6 899,13	R944,48	R40,00
					A9	13	R586,21						
11474		100,0000	R517 423,58		R95 731,70			957,00	R43 153,81	R655 632,70	R88 833,33	R5 040,00	

* Exclusive Use Rate equal to Section Rate



LAND & SEA

CARTWRIGHTS CORNER BODY CORPORATE

ADMINISTRATIVE LEVY BUDGET

1 OCTOBER 2023 - 30 SEPTEMBER 2024

	Estimate End 2023	Year 2023	Previous Budget 2023	Variance	October 2023	November 2023	December 2023	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	TOTAL BUDGET 2025	NOTES	
TOTAL INCOME	R9 872 670	R9 663 098	R209 572		R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R894 948	R916 852	R916 852	R916 852	R10 805 088	
LEVY INCOME	R7 022 630	R7 029 008	-R6 378		R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R656 309	R7 875 710	
Levies - Administrative Fund	R5 533 943	R5 533 943	R0		R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R517 424	R6 209 084	12,2% Increase
Levies - Parking Bays	R1 023 289	R1 029 667	-R6 378		R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R95 732	R1 148 780	12,2% Increase
Levies - Storeroom	R465 398	R465 398	R0		R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R43 154	R517 846	12,2% Increase
UTILITY RECOVERIES	R2 753 679	R2 494 090	R259 589		R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R229 472	R251 377	R251 377	R251 377	R2 819 378	
Recoveries - Airconditioning	R169 865	R168 343	R1 522		R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R14 155	R15 571	R15 571	R15 571	R174 107	10% Increase 1st July
Recoveries - Electricity	R2 166 784	R1 937 838	R228 946		R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R180 565	R198 622	R198 622	R198 622	R2 220 950	10% Increase 1st July
Recoveries - Sewerage Treatment	R192 361	R178 656	R13 705		R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R16 030	R17 152	R17 152	R17 152	R195 726	7% Increase 1st July
Recoveries - Water	R224 669	R209 252	R15 416		R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R18 722	R20 033	R20 033	R20 033	R228 596	7% Increase 1st July
OTHER INCOME	R96 361	R140 000	-R43 639		R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R9 167	R110 000	
Access Tags & Remotes	R10 158	R20 000	-R9 842		R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R15 000	Estimate
Interest Received - Arrear Levies	R17 317	R20 000	-R2 683		R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R15 000	Estimate
Interest Received - Admin Fund	R68 886	R100 000	-R31 114		R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R6 667	R80 000	Estimate
Penalties	R0	R0	R0		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
TOTAL EXPENSES	R9 753 065	R9 337 131	-R415 933		R866 520	R887 406	R927 772	R893 535	R865 452	R877 676	R877 676	R889 176	R886 676	R953 597	R947 373	R928 713	R10 801 571		
ADMINISTRATIVE EXPENSES	R873 664	R839 486	-R34 178		R66 129	R87 015	R64 829	R64 829	R64 829	R64 829	R64 829	R64 829	R64 829	R64 829	R64 856	R86 947	R68 287	R827 033	
Accounting Fees	R1 400	R1 402	R2		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R1 500	
Audit Fees	R20 735	R20 735	R0		R0	R22 186	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R22 186	7% Increase
Bank Charges	R6 330	R6 360	R30		R385	R385	R385	R385	R385	R385	R385	R385	R385	R385	R412	R412	R412	R4 701	
Email Domain	R1 235	R0	-R1 235		R1 300	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R1 300	
Insurance	R465 111	R464 689	-R422		R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R34 309	R54 900	R37 740	R435 729	10% Increase 1st August + Fidelity
Legal Fees	R0	R10 000	R10 000		R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R10 000	
Levies - Unit 401	R226 396	R193 500	-R32 896		R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R17 401	R208 817	Body Corporate Property
Meeting Costs	R0	R3 000	R3 000		R250	R250	R250	R250	R250	R250	R250	R250	R250	R250	R250	R250	R250	R3 000	
Professional Fees	R102 275	R100 000	-R2 275		R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R8 333	R100 000	Estimate
Rental Paid - Parking	R28 044	R10 800	-R17 244		R900	R900	R900	R900	R900	R900	R900	R900	R900	R900	R900	R900	R900	R10 800	
Stationary & Printing	R0	R2 000	R2 000		R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R2 000	Estimate
STSM/CSOS Fees	R0	R2 000	R2 000		R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R167	R2 000	Estimate
Telephone	R22 138	R25 000	R2 862		R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R2 083	R25 000	Estimate
CONTRACTS	R2 598 127	R2 716 289	R118 163		R242 758	R242 758	R251 758	R271 073	R242 990	R255 214	R255 214	R255 214	R264 214	R285 165	R256 850	R256 850	R256 850	R3 080 059	
Airconditioning/HVAC	R188 250	R161 883	-R26 367		R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R17 851	R214 210	7% Increase
Chiller Plant	R0	R48 223	R48 223		R3 864	R3 864	R3 864	R3 864	R4 096	R4 096	R4 096	R4 096	R4 096	R4 096	R4 096	R4 096	R4 096	R48 223	
Cleaning	R542 445	R538 606	-R3 839		R45 968	R45 968	R45 968	R45 968	R45 968	R49 186	R49 186	R49 186	R49 186	R49 186	R49 186	R49 186	R49 186	R574 139	7% Increase 1st March
Fibre Service - Bandwidth Data	R0	R18 000	R18 000		R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R1 500	R18 000	
Generator - SLA	R20 229	R15 168	-R5 061		R0	R0	R9 000	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R18 000	
Lift - SLA	R21 366	R36 538	R15 172		R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R20 567	R246 806	
Management Fees	R270 922	R269 775	-R1 147		R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R23 363	R24 999	R24 999	R24 999	R285 267	7% Increase 1st July
Management Fees - Misc Fees	R0	R5 000	R5 000		R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R5 000	Estimate
Meter Reading	R188 439	R199 745	R11 306		R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R16 645	R199 745	6% Increase 1st October
Pragma - Service Fees	R0	R36 576	R36 576		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Refuse - Recycling	R0	R0	R0		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Security Guarding	R1 318 783	R1 309 295	-R9 488		R112 583	R112 583	R112 583	R112 583	R112 583	R121 589	R121 589	R121 589	R121 589	R121 589	R121 589	R121 589	R121 589	R1 414 039	8% Increase 1st March
Water Storage & Booster Pumps	R7 000	R27 200	R20 200		R0	R0	R0	R7 000	R0	R0	R0	R0	R0	R0	R7 000	R0	R0	R14 000	
Window Cleaning	R40 693	R50 280	R9 587		R0	R0	R0	R21 315	R0	R0	R0	R0	R0	R0	R21 315	R0	R0	R42 630	
MUNICIPAL EXPENSES	R5 055 186	R4 548 558	-R506 628		R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R439 935	R482 131	R482 131	R482 131	R5 405 812	
Assessment Rates	R109 313	R105 966	-R3 347		R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 185	R9 828	R9 828	R9 828	R112 148	7% increase 1st July
Electricity	R4 291 980	R3 856 320	-R435 660		R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R380 000	R418 000	R418 000	R418 000	R4 674 000	10% increase 1st July
Refuse	R255 403	R244 696	-R10 707		R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R22 251	R23 808	R23 808	R23 808	R271 679	7% increase 1st July
Sewerage Treatment	R25 513	R2 412	-R23 101		R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 000	R12 840	R12 840	R12 840	R146 520	7% increase 1st July
Sewerage Treatment Provision	R157 012	R157 012	R0		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Water	R38 259	R4 446	-R33 813		R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R16 500	R17 655	R17 655	R17 655	R201 465	7% increase 1st July
Water Provision	R177 706	R177 706	R0		R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
REPAIRS & MAINTENANCE	R652 394	R716 828	R64 434		R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R62 645	R751 744	
Access Control	R37 837	R20 000	-R17 837		R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000	
Access Tags & Remotes	R18 200	R15 000	-R3 200		R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R15 000	
Alarms / Intercoms	R0	R15 000	R15 000		R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R1 250	R15 000	
Building	R49 631	R50 000	R369		R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000	
Cameras	R16 528	R10 500	-R6																

Full Bores Cleaning	R21 585	R10 000	-R11 585
General	R7 976	R20 000	R12 024
Generator	R0	R20 000	R20 000
Gym	R2 540	R10 000	R7 460
HVAC & Chiller Plant	R39 477	R60 000	R20 523
Lift	R1 500	R10 000	R8 500
Lighting	R32 058	R72 000	R39 942
Painting	R83 124	R20 000	-R63 124
Pest Control	R24 667	R76 328	R51 661
Pool	R7 683	R10 000	R2 317
Plumbing	R67 894	R50 000	-R17 894
Roller Door	R60 239	R13 000	-R47 239
Security Equipment	R4 025	R0	-R4 025
Signage	R0	R10 000	R10 000
Transformers Service	R0	R17 000	R17 000
Water Storage & Booster Pumps	R6 602	R40 000	R33 398
Window & Frames	R64 960	R40 000	-R24 960
SALARIES & WAGES	R573 694	R515 970	-R57 724
Building Manager	R405 539	R350 386	-R55 153
Handyman	R157 743	R147 584	-R10 159
Training	R0	R10 000	R10 000
Serverance Provision	R0	R8 000	R8 000
Workmans Compensation	R10 412	R0	-R10 412
ADMINISTRATIVE SURPLUS / SHORTFALL	R119 605	R325 967	
RESERVE SURPLUS / SHORTFALL	-R923 220	-R1 829 418	
TOTAL SURPLUS / SHORTFALL	-R803 614	-R1 503 451	
RESERVE FUND BALANCE	R3 546 364		

R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000
R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000
R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000
R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R5 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R10 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0
R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R417	R5 000
R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R5 312	R63 744
R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R1 667	R20 000
R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R4 167	R50 000
R55 052	R55 052	R108 604	R55 052	R55 052	R55 052	R55 052	R55 052	R66 552	R55 052	R58 801	R58 801	R58 801	R58 801	R58 801	R736 924
R38 052	R38 052	R76 104	R38 052	R38 052	R38 052	R38 052	R38 052	R38 052	R38 052	R38 052	R40 716	R40 716	R40 716	R40 716	R502 669
R15 500	R15 500	R31 000	R15 500	R15 500	R15 500	R15 500	R15 500	R15 500	R15 500	R15 500	R16 585	R16 585	R16 585	R16 585	R204 755
R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R833	R10 000
R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R667	R8 000
R0	R0	R0	R0	R0	R0	R0	R0	R11 500	R0	R0	R0	R0	R0	R0	R11 500
R28 428	R7 542	-R32 824	R1 413	R29 496	R17 272	R17 272	R5 772	R8 272	-R36 745	-R30 521	-R11 861				R3 517
R14 739	R14 831	R14 923	R15 017	R15 110	R15 205	R55 275	R55 620	R55 968	R56 318	R56 670	R57 024				R426 700
R43 167	R22 373	-R17 901	R16 429	R44 607	R32 477	R72 547	R61 392	R64 240	R19 573	R26 149	R45 163				R430 217
R3 561 103	R3 575 933	R3 590 857	R3 605 873	R3 620 984	R3 636 189	R3 691 464	R3 747 084	R3 803 052	R3 859 370	R3 916 040	R3 973 064				R3 973 064

7% Increase 1st July
7% Increase 1st July



CARTWRIGHTS CORNER BODY CORPORATE

RESERVE FUND LEVY BUDGET

1 OCTOBER 2023 - 30 SEPTEMBER 2024

	Esimtate Year End 2023	Previous Budget 2023	Variance	October 2023	November 2023	December 2023	January 2024	February 2024	March 2024	April 2024	May	2024 June	2024 July	2024 August 2024	September 2024	TOTAL BUDGET 2025	NOTES
TOTAL INCOME	R1 368 805	R1 100 000	R268 805	R110 998	R111 090	R111 183	R111 276	R111 370	R111 464	R151 535	R151 880	R152 228	R152 577	R152 929	R153 284	R1 581 814	45% Increase on 1st April
LEVY INCOME	R1 368 805	R1 100 000	R268 805	R110 998	R111 090	R111 183	R111 276	R111 370	R111 464	R151 535	R151 880	R152 228	R152 577	R152 929	R153 284	R1 581 814	
Levies - Reserve Fund	R1 100 000	R1 100 000	R0	R88 833	R88 833	R88 833	R88 833	R88 833	R88 833	R128 808	R128 808	R128 808	R128 808	R128 808	R128 808	R1 305 850	
Interest Received - Reserve Fund	R268 805	R0	R268 805	R22 165	R22 257	R22 350	R22 443	R22 537	R22 631	R22 726	R23 072	R23 419	R23 769	R24 121	R24 475	R275 964	Body Corporate Property
TOTAL EXPENSES	R2 292 025	R2 929 418	R637 394	R96 260	R96 260	R96 260	R96 260	R96 260	R96 260	R96 260	R96 260	R96 260	R96 260	R96 260	R96 260	R1 155 115	
Access Control	R195 928	R21 866	-R174 062	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R1 642	R19 700	
Aerials / Satellite Dishes	R52 039	R5 762	-R46 277	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Alarms / Intercoms	R0	R33 375	R33 375	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Building	R653 947	R18 632	-R635 315	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Carpets	R171 488	R64 549	-R106 939	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Chiller Plant	R0	R161 980	R161 980	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
City of Cape Town - Deposit	R68 750	R0	-R68 750	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Electrics	R26 795	R172 813	R146 018	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R36 854	R442 250	
Fans & Ventilation	R0	R0	R0	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	R8 667	
Fire Control Systems	R581 423	R90 906	-R490 517	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R10 083	R121 000	
General	R0	R111 154	R111 154	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R3 583	R43 000	
Generator	R0	R56 629	R56 629	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Gym	R0	R69 150	R69 150	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
HVAC & Extraction	R22 273	R118 098	R95 825	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Levies - Unit 401	R30 103	R30 103	R0	R3 525	R3 525	R3 525	R3 525	R3 525	R3 525	R3 525	R3 525	R3 525	R3 525	R3 525	R3 525	R42 300	
Lifts	R237 823	R150 000	-R87 823	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R6 000	R72 000	
Painting & Waterproofing	R34 213	R195 528	R161 315	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R3 333	R40 000	
Pool	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Plumbing	R0	R107 840	R107 840	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R2 833	R34 000	
Pumps	R84 220	R73 739	-R10 481	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R9 583	R115 000	
Roller Door	R23 198	R51 897	R28 699	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Roofing	R0	R190 380	R190 380	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R8 334	R100 005	
Security Systems	R0	R200 094	R200 094	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R1 822	R21 860	
Signage	R0	R9 984	R9 984	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Transformers Oil Service	R109 825	R30 228	-R79 597	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Window & Frames	R0	R964 712	R964 712	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
SURPLUS / SHORTFALL	-R923 220	-R1 829 418	R906 199	R14 739	R14 831	R14 923	R15 017	R15 110	R15 205	R55 275	R55 620	R55 968	R56 318	R56 670	R57 024	R426 700	
RESERVE FUND BALANCE	R3 546 364			R3 561 103	R3 575 933	R3 590 857	R3 605 873	R3 620 984	R3 636 189	R3 691 464	R3 747 084	R3 803 052	R3 859 370	R3 916 040	R3 973 064	R3 973 064	



CARTWRIGHTS CORNER BODY CORPORATE

LEVY SCHEDULE

1 OCTOBER 2023 - 30 SEPTEMBER 2024

Parking Bay Rate (R/m²) *

R45,09

Storeroom Rate (R/m²) *

R45,09

Unit Number	Apartment Sections				Exclusive Use*						Total Admin Levy	Reserve Fund Levy	CSOS Levy
	Section Number	Section Area	Participation Quota	Section Levy	Parking Bay Number	Parking Bay Area	Parking Levy	Storeroom Number	Storeroom Area	Storeroom Levy			
102	102	195	1,6994	R8 793,10							R8 793,10	R2 188,97	R40,00
103	103	171	1,4903	R7 711,16							R7 711,16	R1 919,63	R40,00
104	101	264	2,3009	R11 905,40							R11 905,40	R2 963,75	R40,00
105	101	405	3,5296	R18 262,99							R18 262,99	R4 546,42	R40,00
401 (BC)	401	314	2,7366	R14 159,82					71	R3 201,59	R17 361,41	R3 524,97	R40,00
501	501	71	0,6188	R3 201,82	D12	12	R541,11				R3 742,93	R797,07	R40,00
502	502	59	0,5142	R2 660,59	C18	12	R541,11				R3 201,70	R662,33	R40,00
503	503	70	0,6101	R3 156,80	B25	12	R541,11				R4 239,02	R785,86	R40,00
					B26	12	R541,11						
504	504	56	0,4881	R2 525,54	D16	12	R541,11				R3 066,65	R628,71	R40,00
505	505	77	0,6711	R3 472,43	C25	13	R586,21	S17	4	R180,37	R4 239,01	R864,43	R40,00
506	506	59	0,5142	R2 660,59	D15	13	R586,21				R3 246,80	R662,33	R40,00
507	507	70	0,6101	R3 156,80	D5	12	R541,11	S38	13	R586,21	R4 284,12	R785,86	R40,00
508	508	45	0,3922	R2 029,34	B17	13	R586,21				R2 615,55	R505,19	R40,00
601	601	71	0,6188	R3 201,82	D15	13	R586,21				R3 788,03	R797,07	R40,00
602	602	59	0,5142	R2 660,59	C37	13	R586,21				R3 246,80	R662,33	R40,00
603	603	70	0,6101	R3 156,80	D37	12	R541,11				R3 697,91	R785,86	R40,00
604	604	56	0,4881	R2 525,54	D24	12	R541,11				R3 066,65	R628,71	R40,00
605	605	77	0,6711	R3 472,43	C33	11	R496,02				R3 968,45	R864,43	R40,00
606	606	59	0,5142	R2 660,59	D14	12	R541,11				R3 201,70	R662,33	R40,00
607	607	70	0,6101	R3 156,80	D8	12	R541,11				R4 239,02	R785,86	R40,00
					D9	12	R541,11						
608	608	45	0,3922	R2 029,34	D6	12	R541,11				R2 570,45	R505,19	R40,00
701	701	71	0,6188	R3 201,82	B3	12	R541,11				R3 742,93	R797,07	R40,00
702	702	59	0,5142	R2 660,59	B8	13	R586,21				R3 787,91	R662,33	R40,00
					B9	12	R541,11						
703	703	70	0,6101	R3 156,80	D53	12	R541,11				R3 697,91	R785,86	R40,00
704	704	56	0,4881	R2 525,54	C14	12	R541,11				R3 066,65	R628,71	R40,00
705	705	77	0,6711	R3 472,43	C43	13	R586,21	S18	5	R225,46	R4 870,31	R864,43	R40,00
					C44	13	R586,21						
706	706	59	0,5142	R2 660,59							R2 660,59	R662,33	R40,00
707	707	70	0,6101	R3 156,80	C46	12	R541,11	S47	5	R225,46	R4 464,48	R785,86	R40,00
					C47	12	R541,11						
708	708	45	0,3922	R2 029,34	C8	12	R541,11	S14	10	R450,93	R3 021,38	R505,19	R40,00
801	801	71	0,6188	R3 201,82	C40	13	R586,21				R3 788,03	R797,07	R40,00
802	802	59	0,5142	R2 660,59	B2	12	R541,11				R3 201,70	R662,33	R40,00
803	803	70	0,6101	R3 156,80	C41	13	R586,21				R3 743,01	R785,86	R40,00
804	804	56	0,4881	R2 525,54	D32	12	R541,11				R3 066,65	R628,71	R40,00
805	805	77	0,6711	R3 472,43	D4	12	R541,11	S37	5	R225,46	R4 239,00	R864,43	R40,00
806	806	59	0,5142	R2 660,59	C21	12	R541,11				R3 201,70	R662,33	R40,00
807	807	70	0,6101	R3 156,80	C12	12	R541,11	S16	8	R360,74	R4 058,65	R785,86	R40,00
808	808	45	0,3922	R2 029,34	D19	15	R676,39	S49	5	R225,46	R3 607,58	R505,19	R40,00
								S50	15	R676,39			
901	901	71	0,6188	R3 201,82	D17	12	R541,11				R3 742,93	R797,07	R40,00
902	902	59	0,5142	R2 660,59	B12	12	R541,11				R3 201,70	R662,33	R40,00
903	903	70	0,6101	R3 156,80	C26	12	R541,11				R3 697,91	R785,86	R40,00
904	904	56	0,4881	R2 525,54	B13	12	R541,11				R3 066,65	R628,71	R40,00
905	905	77	0,6711	R3 472,43	D29	12	R541,11				R4 554,65	R864,43	R40,00
					D30	12	R541,11						
906	906	59	0,5142	R2 660,59	B30	13	R586,21	S11	7	R315,65	R4 103,56	R662,33	R40,00
					B31	12	R541,11						
907	907	70	0,6101	R3 156,80	D49	12	R541,11	S35	16	R721,49	R5 185,97	R785,86	R40,00
					D52	12	R541,11	S51	5	R225,46			
908	908	45	0,3922	R2 029,34	B21	13	R586,21				R2 615,55	R505,19	R40,00
1001	1001	71	0,6188	R3 201,82	B6	12	R541,11				R3 742,93	R797,07	R40,00
1002	1002	59	0,5142	R2 660,59	A18	12	R541,11				R3 201,70	R662,33	R40,00
1003	1003	70	0,6101	R3 156,80	B20	13	R586,21	S7	11	R496,02	R4 239,03	R785,86	R40,00
1004	1004	56	0,4881	R2 525,54	C11	12	R541,11				R3 066,65	R628,71	R40,00
1005	1005	77	0,6711	R3 472,43	C45	12	R541,11	S53	5	R225,46	R4 239,00	R864,43	R40,00
1006	1006	59	0,5142	R2 660,59	C13	12	R541,11				R3 201,70	R662,33	R40,00
1007	1007	70	0,6101	R3 156,80	B10	12	R541,11				R4 239,02	R785,86	R40,00
					C28	12	R541,11						
1008	1008	45	0,3922	R2 029,34	D34	12	R541,11				R2 570,45	R505,19	R40,00
1101	1101	83	0,7234	R3 743,04	C2	12	R541,11				R4 284,15	R931,80	R40,00
1102	1102	65	0,5665	R2 931,20	A7	12	R541,11				R3 472,31	R729,70	R40,00
1103	1103	104	0,9064	R4 689,93	D31	12	R541,11				R5 231,04	R1 167,52	R40,00
1104	1104	104	0,9064	R4 689,93	C15	12	R541,11	S22	10	R450,93	R5 681,97	R1 167,52	R40,00
1105	1105	65	0,5665	R2 931,20	A40	12	R541,11				R3 472,31	R729,70	R40,00
					D40	15	R676,39						
1106	1106	83	0,7234	R3 743,04	A23	12	R541,11				R4 284,15	R931,80	R40,00
1112					A4, A13, A36, C9, C10	62	R2 795,75	See EU schedule	376	R16 954,90	R19 750,65		R40,00
1201	1201	83	0,7234	R3 743,04	A1	12	R541,11	S26	18	R811,67	R6 132,95	R931,80	R40,00
					D18	12	R541,11	S27	11	R496,02			
1202	1202	65	0,5665	R2 931,20	A37	12	R541,11				R3 472,31	R729,70	R40,00
1203	1203	104	0,9064	R4 689,93	B5	12	R541,11	S56	16	R721,49	R6 493,64	R1 167,52	R40,00
					B16	12	R541,11						
1204	1204	104	0,9064	R4 689,93	D41	13	R586,21				R5 862,35	R1 167,52	R40,00
					D42	13	R586,21						
1205	1205	65	0,5665	R2 931,20	D51	12	R541,11	S58	16	R721,49	R4 193,80	R729,70	R40,00
1206	1206	83	0,7234	R3 743,04	D7	12	R541,11				R4 284,15	R931,80	R40,00
1301	1301	83	0,7234	R3 743,04	D1	14	R631,30	S60	16	R721,49	R5 095,83	R931,80	R40,00
1302	1302	65	0,5665	R2 931,20	A11	12	R541,11				R3 472,31	R729,70	R40,00
1303	1303	104	0,9064	R4 689,93	A22	12	R541,11				R5 772,15	R1 167,52	R40,00
					A33	12	R541,11						
1304	1304	104	0,9064	R4 689,93	D48	12	R541,11				R5 231,04	R1 167,52	R40,00

1305	1305	65	0,5665	R2 931,20	A39	12	R541,11				R3 472,31	R729,70	R40,00
1306	1306	83	0,7234	R3 743,04	A21	12	R541,11	S59	5	R225,46	R4 509,61	R931,80	R40,00
1401	1401	83	0,7234	R3 743,04	D43	13	R586,21	S31	6	R270,56	R6 132,97	R931,80	R40,00
					D44	13	R586,21	S32	5	R225,46			
								S62	16	R721,49			
1402	1402	65	0,5665	R2 931,20	A12	12	R541,11	S5	17	R766,58	R4 238,89	R729,70	R40,00
1403	1403	104	0,9064	R4 689,93	C3	12	R541,11				R5 772,15	R1 167,52	R40,00
					C4	12	R541,11						
1404	1404	104	0,9064	R4 689,93	D27	12	R541,11	S61	5	R225,46	R5 997,61	R1 167,52	R40,00
					D28	12	R541,11						
1405	1405	65	0,5665	R2 931,20	A14	13	R586,21				R3 517,41	R729,70	R40,00
1406	1406	83	0,7234	R3 743,04	D47	12	R541,11				R4 825,26	R931,80	R40,00
					D50	12	R541,11						
1501	1501	83	0,7234	R3 743,04	C29	12	R541,11				R4 825,26	R931,80	R40,00
					C30	12	R541,11						
1502	1502	65	0,5665	R2 931,20	D45	12	R541,11	S29	13	R586,21	R4 599,63	R729,70	R40,00
								S30	12	R541,11			
1503	1503	104	0,9064	R4 689,93	C24	12	R541,11				R5 231,04	R1 167,52	R40,00
1504	1504	104	0,9064	R4 689,93	C5	12	R541,11	S65	5	R225,46	R5 456,50	R1 167,52	R40,00
1505	1505	65	0,5665	R2 931,20	C19	12	R541,11				R3 472,31	R729,70	R40,00
1506	1506	83	0,7234	R3 743,04	C38	13	R586,21	S20	8	R360,74	R5 276,20	R931,80	R40,00
					C39	13	R586,21						
1601	1601	83	0,7234	R3 743,04	D20	12	R541,11				R4 825,26	R931,80	R40,00
					D21	12	R541,11						
1602	1602	65	0,5665	R2 931,20	A26	12	R541,11				R3 472,31	R729,70	R40,00
1603	1603	104	0,9064	R4 689,93	B18	11	R496,02				R6 268,17	R1 167,52	R40,00
					C22	12	R541,11						
					C23	12	R541,11						
1604	1604	104	0,9064	R4 689,93	D13	12	R541,11				R5 231,04	R1 167,52	R40,00
1605	1605	65	0,5665	R2 931,20	D33	12	R541,11				R3 472,31	R729,70	R40,00
1606	1606	83	0,7234	R3 743,04	C35	13	R586,21				R4 915,46	R931,80	R40,00
					C36	13	R586,21						
1701	1701	82	0,7147	R3 698,03	B34	12	R541,11				R4 239,14	R920,59	R40,00
1702	1702	65	0,5665	R2 931,20	A19	12	R541,11				R3 472,31	R729,70	R40,00
1703	1703	104	0,9064	R4 689,93	A34	12	R541,11				R5 772,15	R1 167,52	R40,00
					A35	12	R541,11						
1704	1704	131	1,1417	R5 907,43	A6	12	R541,11				R6 989,65	R1 470,60	R40,00
					D3	12	R541,11						
1705	1705	120	1,0458	R5 411,22	D46	12	R541,11	S7	11	R496,02	R6 448,35	R1 347,08	R40,00
1801	1801	82	0,7147	R3 698,03	C20	12	R541,11				R4 239,14	R920,59	R40,00
1802	1802	65	0,5665	R2 931,20	A17	12	R541,11				R3 472,31	R729,70	R40,00
1803	1803	104	0,9064	R4 689,93	A24	12	R541,11				R6 313,26	R1 167,52	R40,00
					A25	12	R541,11						
					C27	12	R541,11						
1804	1804	131	1,1417	R5 907,43	B24	12	R541,11	S63	5	R225,46	R6 674,00	R1 470,60	R40,00
1805	1805	120	1,0458	R5 411,22	B27	13	R586,21				R5 997,43	R1 347,08	R40,00
1901	1901	82	0,7147	R3 698,03	B11	13	R586,21	S71	5	R225,46	R5 050,81	R920,59	R40,00
					D2	12	R541,11						
1902	1902	65	0,5665	R2 931,20	A20	12	R541,11	S69	5	R225,46	R3 697,77	R729,70	R40,00
1903	1903	104	0,9064	R4 689,93	A38	12	R541,11	S28	10	R450,93	R6 268,18	R1 167,52	R40,00
					D26	13	R586,21						
1904	1904	131	1,1417	R5 907,43	D35	12	R541,11	S72	16	R721,49	R7 756,24	R1 470,60	R40,00
					D36	13	R586,21						
1905	1905	120	1,0458	R5 411,22	A28	12	R541,11				R5 952,33	R1 347,08	R40,00
2001	2001	82	0,7147	R3 698,03	C42	13	R586,21				R4 284,24	R920,59	R40,00
2002	2002	65	0,5665	R2 931,20	A27	12	R541,11	S3	18	R811,67	R4 283,98	R729,70	R40,00
2003	2003	104	0,9064	R4 689,93	B1	12	R541,11				R5 231,04	R1 167,52	R40,00
2004	2004	131	1,1417	R5 907,43	A29	12	R541,11	S21	9	R405,84	R7 395,49	R1 470,60	R40,00
					A30	12	R541,11						
2005	2005	120	1,0458	R5 411,22	A31	11	R496,02	S73	5	R225,46	R6 673,81	R1 347,08	R40,00
					A32	12	R541,11						
2101	2101	120	1,0458	R5 411,22	A2	13	R586,21	S74	16	R721,49	R7 936,42	R1 347,08	R40,00
					A3	12	R541,11	S23	15	R676,39			
2102	2102	130	1,1329	R5 861,89	C6	12	R541,11	S52	15	R676,39	R7 079,39	R1 459,27	R40,00
2103	2103	130	1,1329	R5 861,89	D22	12	R541,11				R6 944,11	R1 459,27	R40,00
					D23	12	R541,11						
2104	2104	120	1,0458	R5 411,22	B28	12	R541,11				R5 952,33	R1 347,08	R40,00
2201	2201	119	1,0371	R5 366,20	B32	12	R541,11	S68	16	R721,49	R7 891,40	R1 335,87	R40,00
					B33	12	R541,11	S70	16	R721,49			
2202	2202	130	1,1329	R5 861,89	A15	16	R721,49		8	R360,74	R7 665,61	R1 459,27	R40,00
					A16	16	R721,49						
2203	2203	130	1,1329	R5 861,89	C16	12	R541,11	S77	5	R225,46	R7 169,57	R1 459,27	R40,00
					C17	12	R541,11						
2204	2204	119	1,0371	R5 366,20	A5	13	R586,21	S75	5	R225,46	R6 718,98	R1 335,87	R40,00
					C7	12	R541,11						
2301	2301	138	1,2027	R6 223,05	C48	12	R541,11				R7 305,27	R1 549,18	R40,00
					C49	12	R541,11						
2302	2302	120	1,0458	R5 411,22	A41	12	R541,11				R6 493,44	R1 347,08	R40,00
					A42	12	R541,11						
2303	2303	141	1,2288	R6 358,10	A44	13	R586,21	S76	16	R721,49	R8 928,40	R1 582,80	R40,00
					A45	12	R541,11	S78	16	R721,49			
2304	2304	137	1,1940	R6 178,04	C31	13	R586,21				R7 305,36	R1 537,97	R40,00
					C32	12	R541,11						
2305	2305	138	1,2027	R6 223,05	D38	15	R676,39				R7 575,83	R1 549,18	R40,00
					D39	15	R676,39						
2306	2306	120	1,0458	R5 411,22	B29	27	R1 217,51				R7 260,03	R1 347,08	R40,00
					C1	14	R631,30						
2307	2307	137	1,1940	R6 178,04	D10	12	R541,11				R7 260,26	R1 537,97	R40,00
					D11	12	R541,11						
2308	2308	122	1,0632	R5 501,25	A8	13	R586,21	S43	5	R225,46	R6 899,13	R1 369,49	R40,00
					A9	13	R586,21						
11474		100,0000		R517 423,58	R95 731,70		957,00		R43 153,81		R655 632,70		R128 808,35
													R5 040,00

* Exclusive Use Rate equal to Section Rate

BODY CORPORATE:		CARTWRIGHTS CORNER BODY CORPORATE													
INSURER:		OLD MUTUAL INSURE													
POLICY NO:		22005000145													
TOTAL SUM INSURED:		R 544 182 585.00													
PROPERTY TYPE:		RESIDENTIAL													
BASE SUM INSURED:		R 528 812 835.00													
UNIT NO:	SECTION NO:	FLOOR AREA:	PQ %	BASE SUM INSURED:	IMPROVEMENTS SUM INSURED	BOND HOLDER SUM INSURED	TOTAL SUM INSURED:	BOND HOLDER:	UNIT OWNER:	PREMIUM - SECTION / UNIT:	IMPROVEMENTS/ BOND HOLDER PREMIUM:	CURRENT PERIOD OF INSURANCE PREMIUM:	FURTHER REINSTATEMENT PERIOD PREMIUM:	SASRIA PREMIUM:	TOTAL PREMIUM:
	501	71	0.7081	R 3 744 461.08			R 3 744 461.08			R 187.22	R -	R 9.36	R 5.15	R 19.04	R 220.77
	502	59	0.5884	R 3 111 594.42			R 3 111 594.42			R 155.58	R -	R 7.78	R 4.28	R 15.82	R 183.46
	503	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	504	56	0.5585	R 2 953 377.76			R 2 953 377.76			R 147.67	R -	R 7.38	R 4.06	R 15.02	R 174.13
	505	77	0.7679	R 4 060 894.41			R 4 060 894.41			R 203.04	R -	R 10.15	R 5.58	R 20.65	R 239.43
	506	59	0.5884	R 3 111 594.42			R 3 111 594.42			R 155.58	R -	R 7.78	R 4.28	R 15.82	R 183.46
	507	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	508	45	0.4488	R 2 373 249.98			R 2 373 249.98	FIRSTRAND BANK LTD	RKL MASHILE	R 118.66	R -	R 5.93	R 3.26	R 12.07	R 139.93
	601	71	0.7081	R 3 744 461.08			R 3 744 461.08			R 187.22	R -	R 9.36	R 5.15	R 19.04	R 220.77
	602	59	0.5884	R 3 111 594.42		R 229 075.00	R 3 340 669.42			R 155.58	R 11.45	R 8.35	R 4.59	R 16.99	R 196.96
	603	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	604	56	0.5585	R 2 953 377.76			R 2 953 377.76			R 147.67	R -	R 7.38	R 4.06	R 15.02	R 174.13
	605	77	0.7679	R 4 060 894.41			R 4 060 894.41			R 203.04	R -	R 10.15	R 5.58	R 20.65	R 239.43
	606	59	0.5884	R 3 111 594.42			R 3 111 594.42			R 155.58	R -	R 7.78	R 4.28	R 15.82	R 183.46
	607	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	608	45	0.4488	R 2 373 249.98			R 2 373 249.98			R 118.66	R -	R 5.93	R 3.26	R 12.07	R 139.93
	701	71	0.7081	R 3 744 461.08			R 3 744 461.08			R 187.22	R -	R 9.36	R 5.15	R 19.04	R 220.77
	702	59	0.5884	R 3 111 594.42			R 3 111 594.42			R 155.58	R -	R 7.78	R 4.28	R 15.82	R 183.46
	703	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	704	56	0.5585	R 2 953 377.76			R 2 953 377.76			R 147.67	R -	R 7.38	R 4.06	R 15.02	R 174.13
	705	77	0.7679	R 4 060 894.41			R 4 060 894.41			R 203.04	R -	R 10.15	R 5.58	R 20.65	R 239.43
	706	59	0.5884	R 3 111 594.42			R 3 111 594.42			R 155.58	R -	R 7.78	R 4.28	R 15.82	R 183.46
	707	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	708	45	0.4488	R 2 373 249.98			R 2 373 249.98			R 118.66	R -	R 5.93	R 3.26	R 12.07	R 139.93
	801	71	0.7081	R 3 744 461.08			R 3 744 461.08			R 187.22	R -	R 9.36	R 5.15	R 19.04	R 220.77
	802	59	0.5884	R 3 111 594.42			R 3 111 594.42			R 155.58	R -	R 7.78	R 4.28	R 15.82	R 183.46
	803	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	804	56	0.5585	R 2 953 377.76			R 2 953 377.76			R 147.67	R -	R 7.38	R 4.06	R 15.02	R 174.13
	805	77	0.7679	R 4 060 894.41			R 4 060 894.41			R 203.04	R -	R 10.15	R 5.58	R 20.65	R 239.43
	806	59	0.5884	R 3 111 594.42			R 3 111 594.42			R 155.58	R -	R 7.78	R 4.28	R 15.82	R 183.46
	807	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	808	45	0.4488	R 2 373 249.98			R 2 373 249.98			R 118.66	R -	R 5.93	R 3.26	R 12.07	R 139.93
	901	71	0.7081	R 3 744 461.08			R 3 744 461.08			R 187.22	R -	R 9.36	R 5.15	R 19.04	R 220.77
	902	59	0.5884	R 3 111 594.42			R 3 111 594.42			R 155.58	R -	R 7.78	R 4.28	R 15.82	R 183.46
	903	70	0.6981	R 3 691 722.20			R 3 691 722.20			R 184.59	R -	R 9.23	R 5.08	R 18.77	R 217.66
	904	56	0.5585	R 2 953 377.76			R 2 953 377.76			R 147.67	R -	R 7.38	R 4.06	R 15.02	R 174.13

	905	77	0.7679	R	4 060 894.41		R	37 707.00	R	4 098 601.41			R	203.04	R	1.89	R	10.25	R	5.64	R	20.84	R	241.65
	906	59	0.5884	R	3 111 594.42				R	3 111 594.42			R	155.58	R	-	R	7.78	R	4.28	R	15.82	R	183.46
	907	70	0.6981	R	3 691 722.20				R	3 691 722.20			R	184.59	R	-	R	9.23	R	5.08	R	18.77	R	217.66
	908	45	0.4488	R	2 373 249.98				R	2 373 249.98			R	118.66	R	-	R	5.93	R	3.26	R	12.07	R	139.93
	1001	71	0.7081	R	3 744 461.08				R	3 744 461.08			R	187.22	R	-	R	9.36	R	5.15	R	19.04	R	220.77
	1002	59	0.5884	R	3 111 594.42				R	3 111 594.42			R	155.58	R	-	R	7.78	R	4.28	R	15.82	R	183.46
	1003	70	0.6981	R	3 691 722.20				R	3 691 722.20			R	184.59	R	-	R	9.23	R	5.08	R	18.77	R	217.66
	1004	56	0.5585	R	2 953 377.76				R	2 953 377.76			R	147.67	R	-	R	7.38	R	4.06	R	15.02	R	174.13
	1005	77	0.7679	R	4 060 894.41				R	4 060 894.41			R	203.04	R	-	R	10.15	R	5.58	R	20.85	R	239.43
	1006	59	0.5884	R	3 111 594.42				R	3 111 594.42			R	155.58	R	-	R	7.78	R	4.28	R	15.82	R	183.46
	1007	70	0.6981	R	3 691 722.20				R	3 691 722.20			R	184.59	R	-	R	9.23	R	5.08	R	18.77	R	217.66
	1008	45	0.4488	R	2 373 249.98				R	2 373 249.98			R	118.66	R	-	R	5.93	R	3.26	R	12.07	R	139.93
	1101	83	0.8278	R	4 377 327.75				R	4 377 327.75			R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1102	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1103	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1104	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1105	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1106	83	0.8278	R	4 377 327.75				R	4 377 327.75			R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1201	83	0.8278	R	4 377 327.75				R	4 377 327.75			R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1202	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1203	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1204	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1205	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1206	85	0.8477	R	4 482 805.52				R	4 482 805.52			R	224.14	R	-	R	11.21	R	6.16	R	22.79	R	264.30
	1301	83	0.8278	R	4 377 327.75				R	4 377 327.75	INVESTEC BANK LTD	DC SIMONSZ	R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1302	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1303	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1304	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1305	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1306	83	0.8278	R	4 377 327.75				R	4 377 327.75			R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1401	83	0.8278	R	4 377 327.75				R	4 377 327.75			R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1402	63	0.6263	R	3 322 549.98				R	3 322 549.98			R	166.13	R	-	R	8.31	R	4.57	R	16.89	R	195.90
	1403	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1404	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1405	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1406	85	0.8477	R	4 482 805.52				R	4 482 805.52			R	224.14	R	-	R	11.21	R	6.16	R	22.79	R	264.30
	1501	83	0.8278	R	4 377 327.75				R	4 377 327.75			R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1502	85	0.8477	R	4 482 805.52				R	4 482 805.52			R	224.14	R	-	R	11.21	R	6.16	R	22.79	R	264.30
	1503	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1504	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1505	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1506	83	0.8278	R	4 377 327.75				R	4 377 327.75			R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1601	83	0.8278	R	4 377 327.75				R	4 377 327.75	ABSA BANK LTD	CAPE NICHE TRAVEL AND TOURS CC	R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1602	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1603	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1604	104	1.0372	R	5 484 844.40				R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38
	1605	65	0.6482	R	3 428 027.75				R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12
	1606	83	0.8278	R	4 377 327.75				R	4 377 327.75			R	218.87	R	-	R	10.94	R	6.02	R	22.26	R	258.09
	1701	82	0.8178	R	4 324 588.86				R	4 324 588.86			R	216.23	R	-	R	10.81	R	5.95	R	21.99	R	254.98

	1702	65	0.6482	R	3 428 027.75			R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12	
	1703	104	1.0372	R	5 484 844.40			R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38	
	1704	131	1.3065	R	6 908 794.39			R	6 908 794.39			R	345.44	R	-	R	17.27	R	9.50	R	35.13	R	407.34	
	1705	120	1.1968	R	6 328 666.62			R	6 328 666.62			R	316.43	R	-	R	15.82	R	8.70	R	32.18	R	373.14	
	1801	82	0.8178	R	4 324 588.86			R	4 324 588.86			R	216.23	R	-	R	10.81	R	5.95	R	21.99	R	254.98	
	1802	65	0.6482	R	3 428 027.75			R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12	
	1803	104	1.0372	R	5 484 844.40			R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38	
	1804	131	1.3065	R	6 908 794.39			R	6 908 794.39			R	345.44	R	-	R	17.27	R	9.50	R	35.13	R	407.34	
	1805	120	1.1968	R	6 328 666.62			R	6 328 666.62			R	316.43	R	-	R	15.82	R	8.70	R	32.18	R	373.14	
	1901	82	0.8178	R	4 324 588.86			R	4 324 588.86			R	216.23	R	-	R	10.81	R	5.95	R	21.99	R	254.98	
	1902	65	0.6482	R	3 428 027.75			R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12	
	1903	104	1.0372	R	5 484 844.40			R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38	
	1904	131	1.3065	R	6 908 794.39			R	6 908 794.39			R	345.44	R	-	R	17.27	R	9.50	R	35.13	R	407.34	
	1905	120	1.1968	R	6 328 666.62			R	6 328 666.62			R	316.43	R	-	R	15.82	R	8.70	R	32.18	R	373.14	
	2001	82	0.8178	R	4 324 588.86			R	4 324 588.86			R	216.23	R	-	R	10.81	R	5.95	R	21.99	R	254.98	
	2002	65	0.6482	R	3 428 027.75			R	3 428 027.75			R	171.40	R	-	R	8.57	R	4.71	R	17.43	R	202.12	
	2003	104	1.0372	R	5 484 844.40			R	5 484 844.40			R	274.24	R	-	R	13.71	R	7.54	R	27.89	R	323.38	
	2004	131	1.3065	R	6 908 794.39			R	6 908 794.39			R	345.44	R	-	R	17.27	R	9.50	R	35.13	R	407.34	
	2005	120	1.1968	R	6 328 666.62			R	6 328 666.62			R	316.43	R	-	R	15.82	R	8.70	R	32.18	R	373.14	
	2101	120	1.1968	R	6 328 666.62			R	6 328 666.62			R	316.43	R	-	R	15.82	R	8.70	R	32.18	R	373.14	
	2102	130	1.2965	R	6 856 055.51			R	6 856 055.51			R	342.80	R	-	R	17.14	R	9.43	R	34.86	R	404.23	
	2103	130	1.2965	R	6 856 055.51			R	6 856 055.51			R	342.80	R	-	R	17.14	R	9.43	R	34.86	R	404.23	
	2201	119	1.1868	R	6 275 927.73			R	6 275 927.73			R	313.80	R	-	R	15.69	R	8.63	R	31.91	R	370.03	
	2202	130	1.2965	R	6 856 055.51			R	6 856 055.51			R	342.80	R	-	R	17.14	R	9.43	R	34.86	R	404.23	
	2203	130	1.2965	R	6 856 055.51			R	6 856 055.51			R	342.80	R	-	R	17.14	R	9.43	R	34.86	R	404.23	
	2204	119	1.1868	R	6 275 927.73			R	6 275 927.73			R	313.80	R	-	R	15.69	R	8.63	R	31.91	R	370.03	
	2301	138	1.3763	R	7 277 966.61			R	7 277 966.61			R	363.90	R	-	R	18.19	R	10.01	R	37.01	R	429.11	
	2302	120	1.1968	R	6 328 666.62			R	6 328 666.62	STANDARD BANK LTD	MJ VOLKWYN & A KEUSSEYAN	R	316.43	R	-	R	15.82	R	8.70	R	32.18	R	373.14	
	2303	141	1.4062	R	7 436 183.28			R	7 436 183.28			R	371.81	R	-	R	18.59	R	10.22	R	37.81	R	438.44	
	2304	137	1.3663	R	7 225 227.72		R	2 185 048.00	R	9 410 275.72			R	361.26	R	109.25	R	23.53	R	12.94	R	47.85	R	554.83
	2305	138	1.3763	R	7 277 966.61			R	7 277 966.61			R	363.90	R	-	R	18.19	R	10.01	R	37.01	R	429.11	
	2306	120	1.1968	R	6 328 666.62			R	6 328 666.62			R	316.43	R	-	R	15.82	R	8.70	R	32.18	R	373.14	
	2307	137	1.3663	R	7 225 227.72			R	7 225 227.72			R	361.26	R	-	R	18.06	R	9.93	R	36.74	R	426.00	
	2308	122	1.2167	R	6 434 144.40			R	6 434 144.40			R	321.71	R	-	R	16.09	R	8.85	R	32.72	R	379.36	
SUB-TOTALS		10027	100	R	528 812 835.00	R	-	R	2 451 830.00	R	531 264 665.00	R	26 440.64	R	122.59	R	1 328.16	R	730.49	R	2 701.33	R	31 323.22	

PROPERTY TYPE:		COMMERCIAL													
BASE SUM INSURED:		R 15 369 750.00													
UNIT NO:	SECTION NO:	FLOOR AREA:	PQ %	BASE SUM INSURED:	IMPROVEMENTS SUM INSURED	BOND HOLDER SUM INSURED	TOTAL SUM INSURED:	BOND HOLDER:	UNIT OWNER:	PREMIUM - SECTION / UNIT:	IMPROVEMENTS/BOND HOLDER PREMIUM:	CURRENT PERIOD OF INSURANCE PREMIUM:	FURTHER REINSTATEMENT PERIOD PREMIUM:	SASRIA PREMIUM:	TOTAL PREMIUM:
	101	669	49.5923	R 7 622 211.08			R 7 622 211.08			R 381.11	R -	R 19.06	R 10.48	R 310.27	R 720.91
	102	195	14.4552	R 2 221 720.72			R 2 221 720.72			R 111.09	R -	R 5.55	R 3.05	R 90.44	R 210.13
	103	171	12.6761	R 1 948 278.17			R 1 948 278.17			R 97.41	R -	R 4.87	R 2.68	R 79.31	R 184.27
	401	314	23.2765	R 3 577 540.03			R 3 577 540.03			R 178.88	R -	R 8.94	R 4.92	R 145.63	R 338.37
SUB-TOTALS		1349	100.00	R 15 369 750.00	R -	R -	R 15 369 750.00			R 768.49	R -	R 38.42	R 21.13	R 625.64	R 1 453.68

TOTALS	11376		R 544 182 585.00	R -	R 2 451 830.00	R 546 634 415.00				R 27 209.13	R 122.59	R 1 366.59	R 751.62	R 3 326.97	R 32 776.90
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CAPITAL ITEM	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
ELECTRICAL SYSTEMS	R442 250	R187 200	R203 760	R221 803	R176 049	R190 933	R207 087	R224 622	R243 657	R264 320	
Address current common area compliancy issues as per Schmidhauser report	R270 250										As per report done by Schmidhauser. High importance as the building has no CoC currently. And I cannot find record of any original document.
Repair common area DB Annually	R50 000	R54 000	R58 320	R62 986	R68 024	R73 466	R79 344	R85 691	R92 547	R99 950	With all recent evidence showing how big an issue Electricity is this is a recommended Item for us. We would know we are compliant yearly and not an item me or Brent would be able to do since even with basic studies we would not be able to sign off.
Generator Service Estimate (MOVE TO ADMIN)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Accurate and must stay.
Generator Replacement	R50 000	R54 000	R58 320	R62 986	R68 024	R73 466	R79 344	R85 691	R92 547	R99 950	Generator is very old. Still running as not in constant use. But smart to start saving as soon as possible. We could decrease ammount for first year if needed but would not push it any further
Lighting + Phased installation of LED lights instead of fluorescent lighting.	R72 000	R79 200	R87 120	R95 832	R40 000	R44 000	R48 400	R53 240	R58 564	R64 420	Went on the last years budget and as we still have 13k left due to me staging it we would be fine to start of on the same ammount. By 2027 all lighting will be LED and we would then just maintain going forward.
Transformer Service (MOVE TO ADMIN)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Accurate and must stay - Major service and oil change done end of 2022 (fell in 2023 Budget year). Next Change to be budgeted for 2033.
PLUMBING & DRAINAGE	R34 000	R36 380	R38 927	R41 651	R44 567	R47 687	R51 025	R54 597	R58 418	R62 508	
Address current common area maintenance & plumbing issues as per Schmidhauser plumbing report				R59 708							As with the Electrical there is currently no CoC for Cartwrights Plumbing. Note that this ammount does not guarantee a CoC, as additional items may arise. This is a must to ensure we have noted all issues on the system.
Annual Plumbing Maintenance & Repairs	R34 000	R36 380	R38 927	R41 651	R44 567	R47 687	R51 025	R54 597	R58 418	R62 508	As most stacks run through the apartments this is not an item that will be feasible to to put on an SLA as arranging access would take up too much time to be effective. Brent Tends to most minor common property leaks and all other pipes are built in closed off stacks, so wont be able to to 'service'. 7% INCREASE applied from 2024 going forward.
ROOF MAINTENANCE BUDGETS	R100 005	R86 400	R116 640	R0	R244 888	R0	R158 687	R871 050	R1 599 204	R0	
Maintain silver reflective coatings		R86 400			R108 839			R871 050			These items are standard maintenance and replacement worked out with current product used. Replacement for podium waterproofing in 2032 should not be left any later. Can be maintained with fresh coats every 2 years until then.
General waterproofing/masonry repairs (MOVE ADMIN)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Podium roof maintenance	R100 000		R116 640		R136 049		R158 687		R1 599 204		

PAINTING AND WATERPROOFING	R40 000	R44 000	R48 000	R52 000	R56 000	R60 000	R64 000	R68 000	R72 000	R76 000	
General Internal Painting	R40 000	R44 000	R48 000	R52 000	R56 000	R60 000	R64 000	R68 000	R72 000	R76 000	Painting plan set to keep all areas in top condition. Amounts can be shifted. Larger amounts covering areas that have not yet been tended too and then just to up-keep each year. Allowance is for materials only.

ACCESS CONTROL	R16 500	R72 791	R0	R13 890	R125 527	R36 039	R40 880	R0	R146 000	R260 999	
Front Entrance Dorma Doors x 2 Annual Service (already in admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	In admin Budget
Front Entrance Dorma Doors x 2 Replacement		R35 000					R38 500				
Roller Shutter Motors x 2 (P1 & P2)					R35 000					R49 000	
Roller Shutter Motors x 2 (B1 & B2)					R35 000					R49 000	
Roller Shutter Doors & Motors x 4 Service (already in admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	In admin budget
Motion Beams x 4 Sets	R1 500			R1 890			R2 380			R2 999	
ET Nice Booms x 2											
Front Door Intercom & Hikvision Basement Exit	R15 000					R22 039					Intercom in front reception Malfunctioning. Temporary repair has taken place. Will need to upgrade.
Controllers x 2 (2 Door)									R36 000	R40 000	In admin budget
Controllers x 4 (Lifts)									R110 000	R120 000	
Controller Service (in admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
UPS Batteries x 16 (add to admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
2 x Accentronix Service (in admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	In admin budget)
2 x Accentronix Replace				R12 000		R14 000					
1 X Access PC		R37 791			R55 527						Computer already 4 years old. Need to ensure it does not get used to Breakdown point.

SECURITY SYSTEMS	R21 860	R235 000	R8 188	R4 409	R0	R33 324	R12 409	R19 435	R7 996	R6 997	
HIK Vision NVR 16 Channel			R8 188					R12 031			Currently in order - 32 channel has already passed expected lifespan of 5 years. Ammounts to move with items untill replacement required.
HIK Vision NVR 32 Channel	R18 360					R26 977					
Service Cameras x 33 (in admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	In admin budget
Cameras x 32 (replacement)		R235 000									As with NVR cameras now passing expected lifespan. Important to know they will need replacing soon as slowly issues are arrising.
Monitors x 5	R3 500			R4 409			R5 554			R6 997	
Network POE Switches						R6 347	R6 855	R7 404	R7 996		

SWIMMING POOL	R0	R0	R150 000	R0	R0	R0	R0	R0	R100 000	R0	
System			R150 000								Pool Filter sytem to be upgdgraded in 2026. expected lifespan of heating pump ends in 2031
Pool Relining									R100 000		Lining Replacement as expected lifespan will be at an end.

Contingency for Chlorinator and other minor parts (move to admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Brent Cleans and does basic services but needs Items to attend. Salt/chemicals etc. Move to admin budget
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FIRE CONTROL SYSTEMS	R121 000	R220 000	R0	R0	R175 691	R0	R238 031	R110 000	R200 000	R0	
16KL Water Tank											No replacement needed in current 10year plan
2 x 40HP Pumps and Motors							R238 031				
Grundvos 1,1kw Jockey Pump					R85 691						
Fire Booster Control Panel & coms	R80 000										Important - Mindfull that should there be a fire the pumps on podium would have to be manually turned on after initial water in 16kl tank has been used. As per pump reports from 2021
ZITON ZP3 Fire Panel		R50 000									Current panel on last legs and wont be able to push out much further. Able to get system to a very good functionality. Should breakdown occur parts no longer available.
3 x Extinguishant Fire Panels (Gas Surpression)											Not part of current 10 year plan as on regular service since installed 2021
4 x Extinguishant Bottles (Gas Surpression)									R200 000		Can not move. Suppression gas has lifespan an has to be replaced.
Building Rewiring (Fire Panel)		R100 000									Recommended to not postpone as it forms part of compliance and current wiring not up to standard.
Building Equipment Compliancy (Fire equipment)		R70 000			R90 000			R110 000			Extinguisher/Hydrants and hose reel as example. Does not last forever and needs to be upgraded.
Optical Sensors	R41 000										Sensors noted broken in Basement after last service and will have to be replaced.
2 x annual service (in admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	In admin budget

PUMPS	R115 000	R27 500	R30 250	R77 275	R212 922	R40 263	R298 348	R48 718	R53 590	R112 189	
2 X Sump Pumps	R25 000										Multiple plumbing reports have now pointed out the issues with our sump/grey pumps. As this is our first line of defense in case of a flood this cannot be left any longer.
2 x Grey Water Pumps	R25 000										
2 x Grundvos Domestic Water Pumps					R88 160		R102 829				
2 x Grundvos Roof Pumps					R88 160		R102 829				
Grundvos Major Service	R40 000			R44 000			R48 400			R53 240	
Building Annual Pump Contingency	R25 000	R27 500	R30 250	R33 275	R36 603	R40 263	R44 289	R48 718	R53 590	R58 949	Accurate and should not be moved

LIFTS	R72 000	R92 760	R83 981	R108 195	R97 955	R126 199	R114 255	R147 198	R133 267	R555 501	
Kone Lifts x 4 & Small Lift (Replacement)										R383 809	
Main and Basement Lift SLA (move to admin budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Trustees input as no formal decision has been made for the way forward in regards to monthly service contract.
Independent Audit (forms part of consulting fees)		R15 000		R17 496		R20 407		R23 803		R27 764	
Annual Lift Contingency	R72 000	R77 760	R83 981	R90 699	R97 955	R105 792	R114 255	R123 395	R133 267	R143 928	

FANS/VENTILATION	R104 000	R114 400	R125 840	R138 424	R152 266	R167 493	R184 242	R202 667	R222 933	R245 227	
HVAC component not part of current SLA	R104 000	R114 400	R125 840	R138 424	R152 266	R167 493	R184 242	R202 667	R222 933	R245 227	Accurate and should not be moved, Not part of current SLA.

HVAC SYSTEMS	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
Water Treatment (already in budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Accurate - Forms part of current SLA
Service as per current SLA (already in budget)	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	Accurate - Forms part of current SLA - Does not include all components

GENERAL	R43 000	R16 200	R17 496	R49 696	R20 407	R22 040	R57 683	R25 707	R27 764	R67 253	
Carpets and Furnishings	R15 000	R16 200	R17 496	R18 896	R20 407	R22 040	R23 803	R25 707	R27 764	R29 985	Used small amounts as other major projects in play. But Carpet will require much higher input later when replacement is considered.
Office Equipment	R28 000	R0	R0	R30 800	R0	R0	R33 880	R0	R0	R37 268	Standard - Laptop from PEX now shutting down and will have to be replaced.

BUDGET SUMMARY	R1 109 615	R1 132 631	R823 081	R707 343	R1 306 273	R723 978	R1 426 649	R1 771 994	R2 864 829	R1 650 993	
Electrics	R442 250	R187 200	R203 760	R221 803	R176 049	R190 933	R207 087	R224 622	R243 657	R264 320	
Plumbing	R34 000	R36 380	R38 927	R41 651	R44 567	R47 687	R51 025	R54 597	R58 418	R62 508	
Roofing Maintenance	R100 005	R86 400	R116 640	R0	R244 888	R0	R158 687	R871 050	R1 599 204	R0	
Painting and Waterproofing	R40 000	R44 000	R48 000	R52 000	R56 000	R60 000	R64 000	R68 000	R72 000	R76 000	
Access Control	R16 500	R72 791	R0	R13 890	R125 527	R36 039	R40 880	R0	R146 000	R260 999	
Security Systems	R21 860	R235 000	R8 188	R4 409	R0	R33 324	R12 409	R19 435	R7 996	R6 997	
Swimming Pool	R0	R0	R150 000	R0	R0	R0	R0	R0	R100 000	R0	
Fire Control Systems	R121 000	R220 000	R0	R0	R175 691	R0	R238 031	R110 000	R200 000	R0	
Pumps	R115 000	R27 500	R30 250	R77 275	R212 922	R40 263	R298 348	R48 718	R53 590	R112 189	
Lifts	R72 000	R92 760	R83 981	R108 195	R97 955	R126 199	R114 255	R147 198	R133 267	R555 501	
Fans/Ventilation	R104 000	R114 400	R125 840	R138 424	R152 266	R167 493	R184 242	R202 667	R222 933	R245 227	
HVAC	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	
General	R43 000	R16 200	R17 496	R49 696	R20 407	R22 040	R57 683	R25 707	R27 764	R67 253	



LAND&SEA

CARTWRIGHTS CORNER BODY CORPORATE

SPECIAL LEVY SCHEDULE

1 MARCH 2024 - 28 FEBRUARY 2029

Special Levy

R9 000 000,00

Unit Number	Section Number	Section Area	Participation Quota	Monthly Special Levy
102	102	195	1,6994	R2 549,10
103	103	171	1,4903	R2 235,45
104	101	264	2,3009	R3 451,35
105	101	405	3,5296	R5 294,40
401 (BC)	401	314	2,7366	R4 104,90
501	501	71	0,6188	R928,20
502	502	59	0,5142	R771,30
503	503	70	0,6101	R915,15
504	504	56	0,4881	R732,15
505	505	77	0,6711	R1 006,65
506	506	59	0,5142	R771,30
507	507	70	0,6101	R915,15
508	508	45	0,3922	R588,30
601	601	71	0,6188	R928,20
602	602	59	0,5142	R771,30
603	603	70	0,6101	R915,15
604	604	56	0,4881	R732,15
605	605	77	0,6711	R1 006,65
606	606	59	0,5142	R771,30
607	607	70	0,6101	R915,15
608	608	45	0,3922	R588,30
701	701	71	0,6188	R928,20
702	702	59	0,5142	R771,30
703	703	70	0,6101	R915,15
704	704	56	0,4881	R732,15
705	705	77	0,6711	R1 006,65
706	706	59	0,5142	R771,30
707	707	70	0,6101	R915,15
708	708	45	0,3922	R588,30
801	801	71	0,6188	R928,20
802	802	59	0,5142	R771,30
803	803	70	0,6101	R915,15
804	804	56	0,4881	R732,15
805	805	77	0,6711	R1 006,65
806	806	59	0,5142	R771,30
807	807	70	0,6101	R915,15
808	808	45	0,3922	R588,30
901	901	71	0,6188	R928,20
902	902	59	0,5142	R771,30
903	903	70	0,6101	R915,15
904	904	56	0,4881	R732,15
905	905	77	0,6711	R1 006,65
906	906	59	0,5142	R771,30
907	907	70	0,6101	R915,15
908	908	45	0,3922	R588,30
1001	1001	71	0,6188	R928,20
1002	1002	59	0,5142	R771,30
1003	1003	70	0,6101	R915,15
1004	1004	56	0,4881	R732,15
1005	1005	77	0,6711	R1 006,65
1006	1006	59	0,5142	R771,30
1007	1007	70	0,6101	R915,15
1008	1008	45	0,3922	R588,30
1101	1101	83	0,7234	R1 085,10
1102	1102	65	0,5665	R849,75

1103	1103	104	0,9064	R1 359,60
1104	1104	104	0,9064	R1 359,60
1105	1105	65	0,5665	R849,75
1106	1106	83	0,7234	R1 085,10
1201	1201	83	0,7234	R1 085,10
1202	1202	65	0,5665	R849,75
1203	1203	104	0,9064	R1 359,60
1204	1204	104	0,9064	R1 359,60
1205	1205	65	0,5665	R849,75
1206	1206	83	0,7234	R1 085,10
1301	1301	83	0,7234	R1 085,10
1302	1302	65	0,5665	R849,75
1303	1303	104	0,9064	R1 359,60
1304	1304	104	0,9064	R1 359,60
1305	1305	65	0,5665	R849,75
1306	1306	83	0,7234	R1 085,10
1401	1401	83	0,7234	R1 085,10
1402	1402	65	0,5665	R849,75
1403	1403	104	0,9064	R1 359,60
1404	1404	104	0,9064	R1 359,60
1405	1405	65	0,5665	R849,75
1406	1406	83	0,7234	R1 085,10
1501	1501	83	0,7234	R1 085,10
1502	1502	65	0,5665	R849,75
1503	1503	104	0,9064	R1 359,60
1504	1504	104	0,9064	R1 359,60
1505	1505	65	0,5665	R849,75
1506	1506	83	0,7234	R1 085,10
1601	1601	83	0,7234	R1 085,10
1602	1602	65	0,5665	R849,75
1603	1603	104	0,9064	R1 359,60
1604	1604	104	0,9064	R1 359,60
1605	1605	65	0,5665	R849,75
1606	1606	83	0,7234	R1 085,10
1701	1701	82	0,7147	R1 072,05
1702	1702	65	0,5665	R849,75
1703	1703	104	0,9064	R1 359,60
1704	1704	131	1,1417	R1 712,55
1705	1705	120	1,0458	R1 568,70
1801	1801	82	0,7147	R1 072,05
1802	1802	65	0,5665	R849,75
1803	1803	104	0,9064	R1 359,60
1804	1804	131	1,1417	R1 712,55
1805	1805	120	1,0458	R1 568,70
1901	1901	82	0,7147	R1 072,05
1902	1902	65	0,5665	R849,75
1903	1903	104	0,9064	R1 359,60
1904	1904	131	1,1417	R1 712,55
1905	1905	120	1,0458	R1 568,70
2001	2001	82	0,7147	R1 072,05
2002	2002	65	0,5665	R849,75
2003	2003	104	0,9064	R1 359,60
2004	2004	131	1,1417	R1 712,55
2005	2005	120	1,0458	R1 568,70
2101	2101	120	1,0458	R1 568,70
2102	2102	130	1,1329	R1 699,35
2103	2103	130	1,1329	R1 699,35
2104	2104	120	1,0458	R1 568,70
2201	2201	119	1,0371	R1 555,65
2202	2202	130	1,1329	R1 699,35
2203	2203	130	1,1329	R1 699,35
2204	2204	119	1,0371	R1 555,65
2301	2301	138	1,2027	R1 804,05
2302	2302	120	1,0458	R1 568,70
2303	2303	141	1,2288	R1 843,20

2304	2304	137	1,1940	R1 791,00
2305	2305	138	1,2027	R1 804,05
2306	2306	120	1,0458	R1 568,70
2307	2307	137	1,1940	R1 791,00
2308	2308	122	1,0632	R1 594,80
11474			100,0000	R150 000,00



LAND&SEA

CARTWRIGHTS CORNER BODY CORPORATE

SPECIAL LEVY SCHEDULE

1 MARCH 2024 - 28 FEBRUARY 2027

Special Levy

R9 000 000,00

Unit Number	Section Number	Section Area	Participation Quota	Monthly Special Levy
102	102	195	1,6994	R4 248,50
103	103	171	1,4903	R3 725,75
104	101	264	2,3009	R5 752,25
105	101	405	3,5296	R8 824,00
401 (BC)	401	314	2,7366	R6 841,50
501	501	71	0,6188	R1 547,00
502	502	59	0,5142	R1 285,50
503	503	70	0,6101	R1 525,25
504	504	56	0,4881	R1 220,25
505	505	77	0,6711	R1 677,75
506	506	59	0,5142	R1 285,50
507	507	70	0,6101	R1 525,25
508	508	45	0,3922	R980,50
601	601	71	0,6188	R1 547,00
602	602	59	0,5142	R1 285,50
603	603	70	0,6101	R1 525,25
604	604	56	0,4881	R1 220,25
605	605	77	0,6711	R1 677,75
606	606	59	0,5142	R1 285,50
607	607	70	0,6101	R1 525,25
608	608	45	0,3922	R980,50
701	701	71	0,6188	R1 547,00
702	702	59	0,5142	R1 285,50
703	703	70	0,6101	R1 525,25
704	704	56	0,4881	R1 220,25
705	705	77	0,6711	R1 677,75
706	706	59	0,5142	R1 285,50
707	707	70	0,6101	R1 525,25
708	708	45	0,3922	R980,50
801	801	71	0,6188	R1 547,00
802	802	59	0,5142	R1 285,50
803	803	70	0,6101	R1 525,25
804	804	56	0,4881	R1 220,25
805	805	77	0,6711	R1 677,75
806	806	59	0,5142	R1 285,50
807	807	70	0,6101	R1 525,25
808	808	45	0,3922	R980,50
901	901	71	0,6188	R1 547,00
902	902	59	0,5142	R1 285,50
903	903	70	0,6101	R1 525,25
904	904	56	0,4881	R1 220,25
905	905	77	0,6711	R1 677,75
906	906	59	0,5142	R1 285,50
907	907	70	0,6101	R1 525,25
908	908	45	0,3922	R980,50
1001	1001	71	0,6188	R1 547,00
1002	1002	59	0,5142	R1 285,50
1003	1003	70	0,6101	R1 525,25
1004	1004	56	0,4881	R1 220,25
1005	1005	77	0,6711	R1 677,75
1006	1006	59	0,5142	R1 285,50
1007	1007	70	0,6101	R1 525,25
1008	1008	45	0,3922	R980,50
1101	1101	83	0,7234	R1 808,50
1102	1102	65	0,5665	R1 416,25

1103	1103	104	0,9064	R2 266,00
1104	1104	104	0,9064	R2 266,00
1105	1105	65	0,5665	R1 416,25
1106	1106	83	0,7234	R1 808,50
1201	1201	83	0,7234	R1 808,50
1202	1202	65	0,5665	R1 416,25
1203	1203	104	0,9064	R2 266,00
1204	1204	104	0,9064	R2 266,00
1205	1205	65	0,5665	R1 416,25
1206	1206	83	0,7234	R1 808,50
1301	1301	83	0,7234	R1 808,50
1302	1302	65	0,5665	R1 416,25
1303	1303	104	0,9064	R2 266,00
1304	1304	104	0,9064	R2 266,00
1305	1305	65	0,5665	R1 416,25
1306	1306	83	0,7234	R1 808,50
1401	1401	83	0,7234	R1 808,50
1402	1402	65	0,5665	R1 416,25
1403	1403	104	0,9064	R2 266,00
1404	1404	104	0,9064	R2 266,00
1405	1405	65	0,5665	R1 416,25
1406	1406	83	0,7234	R1 808,50
1501	1501	83	0,7234	R1 808,50
1502	1502	65	0,5665	R1 416,25
1503	1503	104	0,9064	R2 266,00
1504	1504	104	0,9064	R2 266,00
1505	1505	65	0,5665	R1 416,25
1506	1506	83	0,7234	R1 808,50
1601	1601	83	0,7234	R1 808,50
1602	1602	65	0,5665	R1 416,25
1603	1603	104	0,9064	R2 266,00
1604	1604	104	0,9064	R2 266,00
1605	1605	65	0,5665	R1 416,25
1606	1606	83	0,7234	R1 808,50
1701	1701	82	0,7147	R1 786,75
1702	1702	65	0,5665	R1 416,25
1703	1703	104	0,9064	R2 266,00
1704	1704	131	1,1417	R2 854,25
1705	1705	120	1,0458	R2 614,50
1801	1801	82	0,7147	R1 786,75
1802	1802	65	0,5665	R1 416,25
1803	1803	104	0,9064	R2 266,00
1804	1804	131	1,1417	R2 854,25
1805	1805	120	1,0458	R2 614,50
1901	1901	82	0,7147	R1 786,75
1902	1902	65	0,5665	R1 416,25
1903	1903	104	0,9064	R2 266,00
1904	1904	131	1,1417	R2 854,25
1905	1905	120	1,0458	R2 614,50
2001	2001	82	0,7147	R1 786,75
2002	2002	65	0,5665	R1 416,25
2003	2003	104	0,9064	R2 266,00
2004	2004	131	1,1417	R2 854,25
2005	2005	120	1,0458	R2 614,50
2101	2101	120	1,0458	R2 614,50
2102	2102	130	1,1329	R2 832,25
2103	2103	130	1,1329	R2 832,25
2104	2104	120	1,0458	R2 614,50
2201	2201	119	1,0371	R2 592,75
2202	2202	130	1,1329	R2 832,25
2203	2203	130	1,1329	R2 832,25
2204	2204	119	1,0371	R2 592,75
2301	2301	138	1,2027	R3 006,75
2302	2302	120	1,0458	R2 614,50
2303	2303	141	1,2288	R3 072,00

2304	2304	137	1,1940	R2 985,00
2305	2305	138	1,2027	R3 006,75
2306	2306	120	1,0458	R2 614,50
2307	2307	137	1,1940	R2 985,00
2308	2308	122	1,0632	R2 658,00
11474				100,0000
				R250 000,00



LAND&SEA

CARTWRIGHTS CORNER BODY CORPORATE

SPALLING REPAIRS - 3 YEAR SPECIAL LEVY SCHEDULE

1 MARCH 2024 - 28 FEBRUARY 2027

Special Levy

R6 500 000

Unit Number	Section Number	Section Area	Participation Quota	Monthly Special Levy
102	102	195	1,6994	R3 068,36
103	103	171	1,4903	R2 690,82
104	101	264	2,3009	R4 154,40
105	101	405	3,5296	R6 372,89
401 (BC)	401	314	2,7366	R4 941,08
501	501	71	0,6188	R1 117,28
502	502	59	0,5142	R928,42
503	503	70	0,6101	R1 101,57
504	504	56	0,4881	R881,29
505	505	77	0,6711	R1 211,71
506	506	59	0,5142	R928,42
507	507	70	0,6101	R1 101,57
508	508	45	0,3922	R708,14
601	601	71	0,6188	R1 117,28
602	602	59	0,5142	R928,42
603	603	70	0,6101	R1 101,57
604	604	56	0,4881	R881,29
605	605	77	0,6711	R1 211,71
606	606	59	0,5142	R928,42
607	607	70	0,6101	R1 101,57
608	608	45	0,3922	R708,14
701	701	71	0,6188	R1 117,28
702	702	59	0,5142	R928,42
703	703	70	0,6101	R1 101,57
704	704	56	0,4881	R881,29
705	705	77	0,6711	R1 211,71
706	706	59	0,5142	R928,42
707	707	70	0,6101	R1 101,57
708	708	45	0,3922	R708,14
801	801	71	0,6188	R1 117,28
802	802	59	0,5142	R928,42
803	803	70	0,6101	R1 101,57
804	804	56	0,4881	R881,29
805	805	77	0,6711	R1 211,71
806	806	59	0,5142	R928,42
807	807	70	0,6101	R1 101,57
808	808	45	0,3922	R708,14
901	901	71	0,6188	R1 117,28
902	902	59	0,5142	R928,42
903	903	70	0,6101	R1 101,57
904	904	56	0,4881	R881,29
905	905	77	0,6711	R1 211,71
906	906	59	0,5142	R928,42
907	907	70	0,6101	R1 101,57
908	908	45	0,3922	R708,14
1001	1001	71	0,6188	R1 117,28
1002	1002	59	0,5142	R928,42
1003	1003	70	0,6101	R1 101,57
1004	1004	56	0,4881	R881,29
1005	1005	77	0,6711	R1 211,71
1006	1006	59	0,5142	R928,42
1007	1007	70	0,6101	R1 101,57
1008	1008	45	0,3922	R708,14
1101	1101	83	0,7234	R1 306,14
1102	1102	65	0,5665	R1 022,85

1103	1103	104	0,9064	R1 636,56
1104	1104	104	0,9064	R1 636,56
1105	1105	65	0,5665	R1 022,85
1106	1106	83	0,7234	R1 306,14
1201	1201	83	0,7234	R1 306,14
1202	1202	65	0,5665	R1 022,85
1203	1203	104	0,9064	R1 636,56
1204	1204	104	0,9064	R1 636,56
1205	1205	65	0,5665	R1 022,85
1206	1206	83	0,7234	R1 306,14
1301	1301	83	0,7234	R1 306,14
1302	1302	65	0,5665	R1 022,85
1303	1303	104	0,9064	R1 636,56
1304	1304	104	0,9064	R1 636,56
1305	1305	65	0,5665	R1 022,85
1306	1306	83	0,7234	R1 306,14
1401	1401	83	0,7234	R1 306,14
1402	1402	65	0,5665	R1 022,85
1403	1403	104	0,9064	R1 636,56
1404	1404	104	0,9064	R1 636,56
1405	1405	65	0,5665	R1 022,85
1406	1406	83	0,7234	R1 306,14
1501	1501	83	0,7234	R1 306,14
1502	1502	65	0,5665	R1 022,85
1503	1503	104	0,9064	R1 636,56
1504	1504	104	0,9064	R1 636,56
1505	1505	65	0,5665	R1 022,85
1506	1506	83	0,7234	R1 306,14
1601	1601	83	0,7234	R1 306,14
1602	1602	65	0,5665	R1 022,85
1603	1603	104	0,9064	R1 636,56
1604	1604	104	0,9064	R1 636,56
1605	1605	65	0,5665	R1 022,85
1606	1606	83	0,7234	R1 306,14
1701	1701	82	0,7147	R1 290,43
1702	1702	65	0,5665	R1 022,85
1703	1703	104	0,9064	R1 636,56
1704	1704	131	1,1417	R2 061,40
1705	1705	120	1,0458	R1 888,25
1801	1801	82	0,7147	R1 290,43
1802	1802	65	0,5665	R1 022,85
1803	1803	104	0,9064	R1 636,56
1804	1804	131	1,1417	R2 061,40
1805	1805	120	1,0458	R1 888,25
1901	1901	82	0,7147	R1 290,43
1902	1902	65	0,5665	R1 022,85
1903	1903	104	0,9064	R1 636,56
1904	1904	131	1,1417	R2 061,40
1905	1905	120	1,0458	R1 888,25
2001	2001	82	0,7147	R1 290,43
2002	2002	65	0,5665	R1 022,85
2003	2003	104	0,9064	R1 636,56
2004	2004	131	1,1417	R2 061,40
2005	2005	120	1,0458	R1 888,25
2101	2101	120	1,0458	R1 888,25
2102	2102	130	1,1329	R2 045,51
2103	2103	130	1,1329	R2 045,51
2104	2104	120	1,0458	R1 888,25
2201	2201	119	1,0371	R1 872,54
2202	2202	130	1,1329	R2 045,51
2203	2203	130	1,1329	R2 045,51
2204	2204	119	1,0371	R1 872,54
2301	2301	138	1,2027	R2 171,54
2302	2302	120	1,0458	R1 888,25
2303	2303	141	1,2288	R2 218,67

2304	2304	137	1,1940	R2 155,83
2305	2305	138	1,2027	R2 171,54
2306	2306	120	1,0458	R1 888,25
2307	2307	137	1,1940	R2 155,83
2308	2308	122	1,0632	R1 919,67
11474				100,0000
				R180 555,71



LAND&SEA

CARTWRIGHTS CORNER BODY CORPORATE

SPALLING REPAIRS - 5 YEAR SPECIAL LEVY SCHEDULE

1 MARCH 2024 - 28 FEBRUARY 2029

Special Levy

R6 500 000

Unit Number	Section Number	Section Area	Participation Quota	Monthly Special Levy
102	102	195	1,6994	R1 841,02
103	103	171	1,4903	R1 614,49
104	101	264	2,3009	R2 492,64
105	101	405	3,5296	R3 823,73
401 (BC)	401	314	2,7366	R2 964,65
501	501	71	0,6188	R670,37
502	502	59	0,5142	R557,05
503	503	70	0,6101	R660,94
504	504	56	0,4881	R528,78
505	505	77	0,6711	R727,03
506	506	59	0,5142	R557,05
507	507	70	0,6101	R660,94
508	508	45	0,3922	R424,88
601	601	71	0,6188	R670,37
602	602	59	0,5142	R557,05
603	603	70	0,6101	R660,94
604	604	56	0,4881	R528,78
605	605	77	0,6711	R727,03
606	606	59	0,5142	R557,05
607	607	70	0,6101	R660,94
608	608	45	0,3922	R424,88
701	701	71	0,6188	R670,37
702	702	59	0,5142	R557,05
703	703	70	0,6101	R660,94
704	704	56	0,4881	R528,78
705	705	77	0,6711	R727,03
706	706	59	0,5142	R557,05
707	707	70	0,6101	R660,94
708	708	45	0,3922	R424,88
801	801	71	0,6188	R670,37
802	802	59	0,5142	R557,05
803	803	70	0,6101	R660,94
804	804	56	0,4881	R528,78
805	805	77	0,6711	R727,03
806	806	59	0,5142	R557,05
807	807	70	0,6101	R660,94
808	808	45	0,3922	R424,88
901	901	71	0,6188	R670,37
902	902	59	0,5142	R557,05
903	903	70	0,6101	R660,94
904	904	56	0,4881	R528,78
905	905	77	0,6711	R727,03
906	906	59	0,5142	R557,05
907	907	70	0,6101	R660,94
908	908	45	0,3922	R424,88
1001	1001	71	0,6188	R670,37
1002	1002	59	0,5142	R557,05
1003	1003	70	0,6101	R660,94
1004	1004	56	0,4881	R528,78
1005	1005	77	0,6711	R727,03
1006	1006	59	0,5142	R557,05
1007	1007	70	0,6101	R660,94
1008	1008	45	0,3922	R424,88
1101	1101	83	0,7234	R783,68
1102	1102	65	0,5665	R613,71

1103	1103	104	0,9064	R981,93
1104	1104	104	0,9064	R981,93
1105	1105	65	0,5665	R613,71
1106	1106	83	0,7234	R783,68
1201	1201	83	0,7234	R783,68
1202	1202	65	0,5665	R613,71
1203	1203	104	0,9064	R981,93
1204	1204	104	0,9064	R981,93
1205	1205	65	0,5665	R613,71
1206	1206	83	0,7234	R783,68
1301	1301	83	0,7234	R783,68
1302	1302	65	0,5665	R613,71
1303	1303	104	0,9064	R981,93
1304	1304	104	0,9064	R981,93
1305	1305	65	0,5665	R613,71
1306	1306	83	0,7234	R783,68
1401	1401	83	0,7234	R783,68
1402	1402	65	0,5665	R613,71
1403	1403	104	0,9064	R981,93
1404	1404	104	0,9064	R981,93
1405	1405	65	0,5665	R613,71
1406	1406	83	0,7234	R783,68
1501	1501	83	0,7234	R783,68
1502	1502	65	0,5665	R613,71
1503	1503	104	0,9064	R981,93
1504	1504	104	0,9064	R981,93
1505	1505	65	0,5665	R613,71
1506	1506	83	0,7234	R783,68
1601	1601	83	0,7234	R783,68
1602	1602	65	0,5665	R613,71
1603	1603	104	0,9064	R981,93
1604	1604	104	0,9064	R981,93
1605	1605	65	0,5665	R613,71
1606	1606	83	0,7234	R783,68
1701	1701	82	0,7147	R774,26
1702	1702	65	0,5665	R613,71
1703	1703	104	0,9064	R981,93
1704	1704	131	1,1417	R1 236,84
1705	1705	120	1,0458	R1 132,95
1801	1801	82	0,7147	R774,26
1802	1802	65	0,5665	R613,71
1803	1803	104	0,9064	R981,93
1804	1804	131	1,1417	R1 236,84
1805	1805	120	1,0458	R1 132,95
1901	1901	82	0,7147	R774,26
1902	1902	65	0,5665	R613,71
1903	1903	104	0,9064	R981,93
1904	1904	131	1,1417	R1 236,84
1905	1905	120	1,0458	R1 132,95
2001	2001	82	0,7147	R774,26
2002	2002	65	0,5665	R613,71
2003	2003	104	0,9064	R981,93
2004	2004	131	1,1417	R1 236,84
2005	2005	120	1,0458	R1 132,95
2101	2101	120	1,0458	R1 132,95
2102	2102	130	1,1329	R1 227,31
2103	2103	130	1,1329	R1 227,31
2104	2104	120	1,0458	R1 132,95
2201	2201	119	1,0371	R1 123,53
2202	2202	130	1,1329	R1 227,31
2203	2203	130	1,1329	R1 227,31
2204	2204	119	1,0371	R1 123,53
2301	2301	138	1,2027	R1 302,93
2302	2302	120	1,0458	R1 132,95
2303	2303	141	1,2288	R1 331,20

2304	2304	137	1,1940	R1 293,50
2305	2305	138	1,2027	R1 302,93
2306	2306	120	1,0458	R1 132,95
2307	2307	137	1,1940	R1 293,50
2308	2308	122	1,0632	R1 151,80
11474				100,0000
				R108 333,33