

KNIGHTSBRIDGE BODY CORPORATE

REPORT OF THE CHAIRPERSON / TRUSTEES 2015

BODY CORPORATE OF KNIGHTSBRIDGE MANSIONS BODY CORPORATE

I have pleasure in presenting my Chairperson's Report, which forms part of the audited financial statements of Knightsbridge Mansions Body Corporate for the year ending December 2015.

GENERAL REVIEW

The principle business of the Body Corporate is the control, management and administration of the common property of the Body Corporate. The common property is that part of the Body Corporate that does not form part of a Section and comprises parking (even though the parking may be an Exclusive Use Area), driveway, gardens, foundations and the roof of each building.

LONG TERM BORROWINGS

The Body Corporate has no long-term borrowings.

LEVIES

The Body Corporate's main source of income is the levy charged against each Owner in relation to the Participation Quota.

FINANCIAL RESULTS

The financial results for the year ended December 2015 accompany this report.

MANAGING AGENT

IHFM are the Managing Agent

TRUSTEES

Kim Steenkamp

Ed West

Leslie McKenzie

Phillip Lourandos

The year 2015 saw the initiation of two major projects , one being the electrical compliance for the entire building. The trustees obtained 3 quotes and chose a company called Voltec to start at the end of 2015, with the first stages of this project.

It started off slowly and what held them back was certain owners not being available to open their units for the required testing, this meant Voltec had to come back numerous times to get all units tested. We are nearly there and the entire building will be fully compliant by the end of June. This means if an insurance claim is lodged due an electrical fault , we will be covered!!.



The second project was the recycling project , this again took quite some time, but we found a company who come and collect the bins the same day as council and this project began in January as well. We believe this is a work in progress as we are all learning what can and what cannot go into these bins. So we now have an electrically compliant and eco friendly building!.

Rodney is now being supervised by John another initiative started in this year. We have found that there has been a drastic improvement in Rodney's work and we will continue to use John's services.

Garden service the company we used for the last couple of years closed down sadly at the beginning of the year and once again we had to start sourcing new companies to work in our garden. It was a matter of trial and error trying to find a reasonably priced company who offer good service. We are still looking at other sources and we will not stop until we are 100% satisfied.



Maintenance: We re-did the parking area gate , this has been revamped and is now in a much better condition. The bike room gate which leads onto the parking area has also been repainted and a wire mesh installed to stop the black birds from getting inside that lightwell. Old rusted gates which had been left in that stairwell have been removed and the overall appearance of the lightwell has been uplifted as well.

The 6th floor store rooms , new floorboards have been replaced, old useless doors removed and a general clean up has been done in that area. We had to remove the existing bird netting there and install new netting as the first lot was too dark and blocking certain owners light infiltration. We also had to redo the water-proofing in that area.





Lightwell no 3 which is located with apartments ending in 4 , this area was also redone, there was a leaking pipe which had to be removed , the waterproofing had to be redone there as well.

There have been a few areas where the waterproofing had to be redone, one them being the side facing London Road, we have recently used Waterproofing Solutions to have this area re-waterproofed.

Areas which we are still going to be working on in this year, the atrium don't worry folks we will keep the lovely fountain, and we would like to give the 6th floor store rooms a lick of paint just to spruce things up a bit.

Octotel is a company who offer Fibre To The Home (FTTH) infrastructure in the Sea Point and Moullie Point area's. Trustees are currently engaged with Octotel to install an access point in the building. Once the access point is installed, residents requiring FTTH services can signup with an Internet Service Provider(ISP) There are a few to choose from: Web Africa, RSAWEB, Vanilla, PC Network, Cool Ideas, Vox Telecom, Seacom, MWeb. and each with their own offers and agreements.



Once a resident has signed up with an ISP, the ISP will contact octotel to bring fibre to that unit in the building and install an Optical Network Terminal where a wifi router can connect to for internet access. Further information can be found on Octotel's site: www.octotel.co.za



Legal : Many problems have been resolved with which we have not bothered you and yet we managed to reach mutually comfortable accord, we are proceeding, as was agreed when you were asked for extra spending for legal action should it be necessary, to try to reach satisfactory solutions to some long-outstanding unhappy situations. We hope to reach that position and will do so with co-operation on both sides but it is proving tricky and time-consuming as a few of them are quite complex and we ask for your forbearance with this. We will get there ... if common sense and goodwill prevail”.

Thank you : I would like to thank all the trustees for the incredible amount of hard work they put into the building, as well as our managing agent portofolio manager Fiona Dimio.

Thank You!

We hope to see you all at the Annual General Meeting.

Kim, Ed, Leslie, Phillip

Knightsbridge Body Corporate Trustees.