

ZWAANSWYK ASSOCIATION OF PROPERTY OWNERS NPC (ZAPO)

BUSINESS PLAN

01 JULY 2026 – 30 JUNE 2031

**Zwaanswyk Association of
Property Owners (ZAPO)**



This business plan is available at www.zapo.co.za

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A. MOTIVATION REPORT

Introduction

It is proposed that the Zwaanswyk Special Rating Area (ZAPO) be extended for a further five-year term (2026/27 to 2030/31), covering the area of Zwaanswyk within the City of Cape Town. ZAPO is a well-established City Improvement District (CID), initially approved in 2009, with successful renewals in 2011 and 2016. The CID provides supplementary and enhanced services that complement those offered by the City of Cape Town (CCT) focusing on crime prevention, cleansing, social assistance, and environmental beautification of a designated area. These areas are determined by property owners who agree to pay the City thereby enabling the provision of supplementary services aimed at enhancing and maintaining the area. Over the past 15 years, ZAPO has reduced crime and baboon incursions, maintained its fence, and established itself as a benchmark in human-baboon management.

Name of the proposed CID: Zwaanswyk Association of Property Owners (ZAPO)

Registration Number: 2008/21552/08

ZAPO Address: 4th Floor Wale Street Chambers, 38 Wale Street, 8001

Contact person: Mrs Zoe Ball

Email Address: info@zapo.co.za

Website: www.zapo.co.za

CID Directors	Portfolios
Caroline Brown	Chairperson and Baboons
Rob Tiffin	Finance and Fire
Antony Peel	Fence
Mark Slingsby	Security
Amy Baines	Community

ZAPO Geographic Area Description

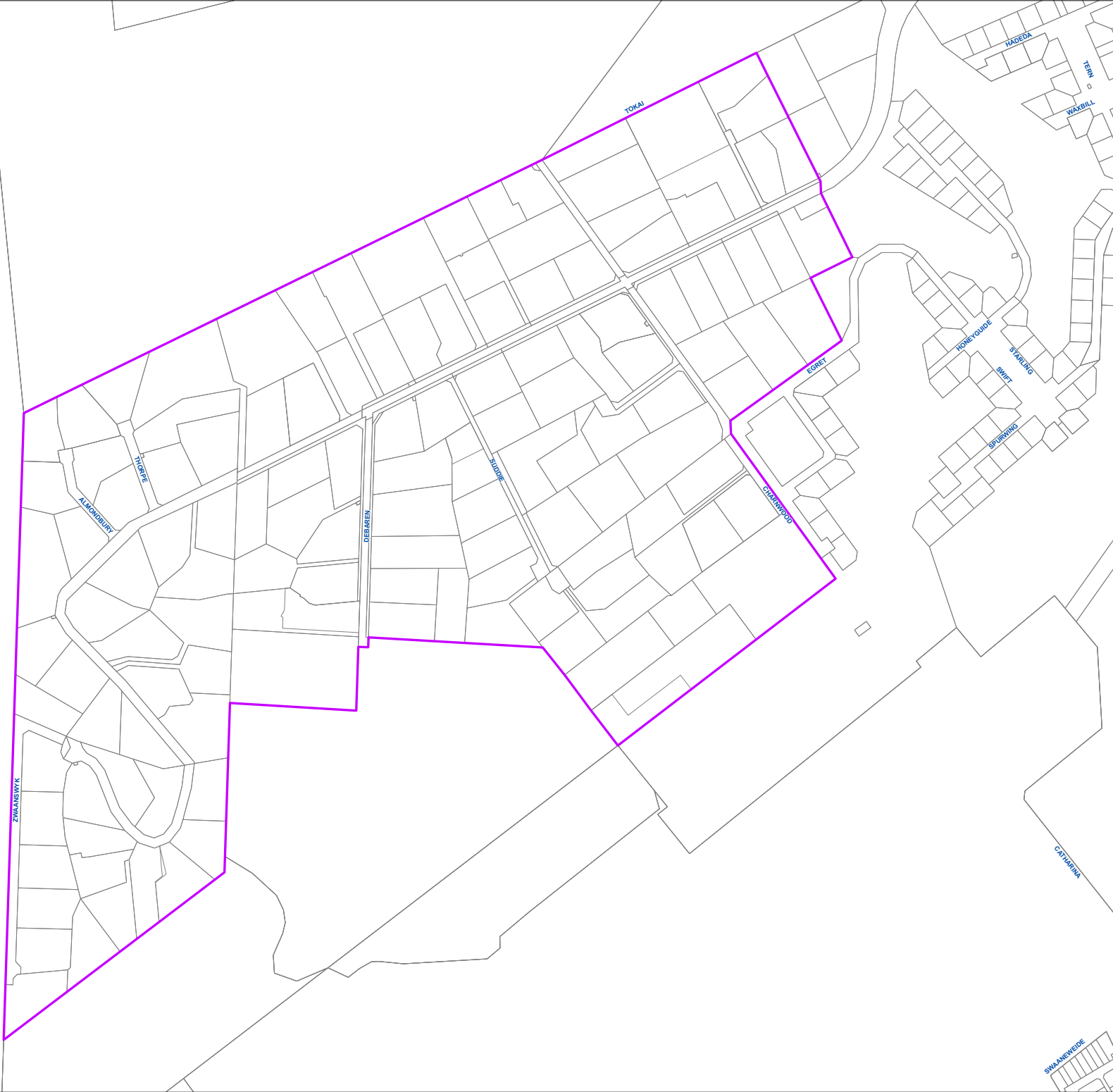
The ZAPO CID boundaries, as established in 2009, remain unchanged. The CID includes approximately 158 properties within Zwaanswyk, Tokai, with a combined municipal valuation of approximately R1.7 billion as of 2025.

Northern boundary: Constantia Valley – from Orpen road, through Tokai Forest up to the Table mountain national park.

Western boundary: TMNP – above Zwaasnwyk up into the mountain.

Southern boundary: Steenberg Golf estate and going up towards the TMNP.

Eastern boundary: The top of Tokai Road, above Forest Glade going up to the Upper Tokai Forest.



ZWAANSWYK

Association of Property Owners



0 20 40 80 120 160
Meters

1:1 750

Transverse Mercator Projection,
Central Meridian 19° East,
WGS84 Ellipsoid using the
Hartebeesthoek#4 Datum

Please Note:
- Every effort has been made to ensure the accuracy of information in this map at the time of publication.

- The spatial data portrayed in this map is as current, accurate and complete as provided by the various the department's responsible for the maintenance of these datasets.

- The City of Cape Town accepts no responsibility for, and will not be liable for, any errors or omissions contained herein.

THIS MAP WAS COMPILED BY:
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Date: 28th August 2025



Making progress possible. Together.

Strategic objectives

- **Safety and security:** Enhance Public Safety through 24/7 patrols and CCTV.
- **Maintain Environmental Assets:** Sustain key infrastructure such as the baboon deterrent fence through regular weekly and monthly maintenance projects.
- **Ensure Urban Maintenance and Cleansing:** Conduct ongoing weekly and monthly urban maintenance and cleansing initiatives to uphold public spaces.
- **Promote Social and Economic Development:** Create employment opportunities for local residents through projects such as alien vegetation clearing.
- **Strengthen Community:** Foster strong community ties through effective communication with residents, surrounding areas, and the Ward Councillor.

Consistency with the City's Integrated Development Plan (IDP)

The table below reflects how the ZAPOs supplementary services are consistent with the City's IDP:

CID PROGRAMMES	IDP PRIORITIES	IDP OBJECTIVES	IDP PROGRAMMES
Maintenance and Cleansing Environmental Development	Basic Services	OBJ 4: Well-managed and modernised infrastructure to support economic growth	4.4 Promoting Cleanliness and addressing Illegal dumping Programme 4.5 Excellence in waste service delivery programme
Public Safety	Safety	OBJ 5: Effective law enforcement to make communities safer	5.2 Safety Technology Programme
Public Safety		OBJ 6: Strengthen partnerships for safer communities	6.1 Partnerships for Community Safety Programme 6.2 Holistic Crime Prevention programme
Maintenance and Cleansing Environmental Development	Public Space, Environment and Amenities	OBJ 9: Healthy and sustainable environment	9.1 Environmental and Biodiversity management Programme
Maintenance and Cleansing Environmental Development		OBJ 11: Quality and safe parks and recreation facilities	11.1 Quality community facilities programme 11.2 Partnerships for quality public spaces programme
Maintenance and Cleansing Environmental Development Social and Economic Development	N/A	OBJ 15: A more spatially integrated and inclusive City	15.1 Spatial integration and transformation programme 15.2 Social Inclusion and Well-being Programme

Proposed Projects and services

Improving public safety

To strengthen residential safety, ZAPO will be implementing expanded patrol services during peak hours. These will include both 2-3 foot and 3-6 vehicle patrols, with a particular focus on high-traffic and vulnerable areas. In addition to the standard patrols provided by the contracted security service provider, and extra patrol 1-2 vehicles operating from Tokai will be deployed to support the existing team and respond to fence alerts. The standard patrols are as follows: The guarding operation runs on a continuous 12-hour shift cycle, ensuring uninterrupted coverage, with guards performing a structured regime of vehicle and foot patrols to maintain visibility and protect the fence line. On average, 3-6 patrols are conducted per shift, supported by random supervisory drivebys from additional response vehicles to verify guard presence, performance and compliance at key checkpoints such as Newcourt and Steenberg Green. Guards also conduct immediate fault response duties, entering the servitude to investigate and reset the electric fence when activations occur. This is reinforced by weekly technical inspections carried out by a dedicated service provider technician, who tests voltages and confirms the full operational integrity of the fence system. Together, these layered measures provide proactive monitoring, rapid incident response, and ongoing assurance of the effectiveness and reliability of the perimeter security infrastructure.

The additional support will be provided on an ad-hoc basis, depending on operational needs and incident reports. The supplementary patrols will be conducted by trained patrol staff wearing the official uniforms of our security service provider, ensuring visibility and consistency in service delivery. Coordination with the South African Police Service (SAPS) and local neighbourhood watches will also be strengthened to improve response times and community engagement.

ZAPO had implemented a comprehensive Closed-Circuit Television (CCTV) monitoring system to enhance safety across public spaces, entrances, perimeter fences, and communal areas. The system currently includes 13 thermal cameras, which provide effective surveillance capabilities, especially in low-light conditions. At this stage, there are no plans to expand the number of cameras.

Monitoring is conducted by an external service provider, who oversees the live feeds and alerts. When incidents are detected, response actions are carried out by the contracted security service provider.

In addition to surveillance, ZAPO offers an incident reporting system for residents. This includes access to a dedicated control room and a hotline, allowing community members to report suspicious activity or safety concerns promptly and efficiently.

The public safety services as planned is in support of the IDP, directly supporting the top-tier priorities of Safety, Economic Development and Basic Services. The envisioned public safety services support Objectives 5 (Effective law enforcement to make communities safer) and 6 (Strengthen partnerships for safer communities)

The total estimated costs of the public safety service during the five-year term is summarised below.

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Public Safety	R1 026 351	R 1 099 278	R 1 179 835	R 1 267 072	R 1 385 027	R 5 957 563
CCTV Monitoring	R 20 000	R 21 200	R 22 472	R 23 820	R 25 250	R 112 742
CCTV/ LPR Cameras	R 50 000	R 0	R 0	R 0	R100 000	R 150 000
Projects (alien plant removal)	R 50 000	R 50 000	R 50 000	R 50 000	R 50 000	R 250 000
TOTAL	R 1 146 351	R 1 170 478	R 1 252 307	R 1 340 892	R 1 560 277	R 6 470 305

Maintenance and Cleansing

ZAPO will ensure regular removal of litter and illegal dumping and ensure cleanliness of public open spaces. The ZAPO proposes a weekly schedule for major zones, plus rapid response to hot spots. A contracted technical team, overseen by the Board, will be engaged according to the specific needs, scale, and technical complexity of each project., A smaller team of 4 will be responsible for the ongoing maintenance and functionality of the electric fence and security camera system. As the appointed third-party service provider, they are fully equipped to manage emergency repairs, monthly maintenance, system upgrades and camera cleaning. The team works on our system as a whole and will be onsite in clearly branded company apparel. In addition, an independent garden maintenance contractor will carry out weekly upkeep along the fence line, including vegetation control, fence cleaning and the maintenance of ground spikes to prevent burrowing. As an independent resource, the contractor will not be wearing branded clothing.

The planned maintenance and cleansing services are important components of supporting basic service delivery within the ZAPO. These activities will ensure that waste is removed timeously, help prevent litter and debris from entering the stormwater system, and promote the responsible handling and recycling of collected materials. By maintaining clean public spaces and protecting surrounding natural areas, the programme helps reduce flooding risks, supports local biodiversity, and contributes to a healthier and safer environment for all residents.

Through the implementation of this supplementary and enhanced cleaning service, the ZAPO seeks to complement the City's cleaning services and contribute to Objectives 4 (Well-managed and modernised infrastructure to support economic growth) and 9 (Healthy and sustainable environment) of the City's IDP Cleaning and Environment Objectives.

The total estimated costs of cleaning and maintenance service during the five-year term is summarised below.

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Cleansing	R 68 500	R 72 610	R 76 967	R 81 585	R 86 480	R 386 142
TOTAL	R 68 500	R 72 610	R 76 967	R 81 585	R 86 480	R 386 142

Environmental Development

The environmental enhancement Initiatives will focus on preserving and enhancing Zwaanswyk's environmental assets through a range of targeted activities. These include the planting of indigenous trees, greening of communal spaces, landscaping, and weed control. In addition, efforts will be made to upgrade signage and entrances, while maintaining the natural character of the area.

These initiatives aim to protect Zwaanswyk's ecological interfaces with Table Mountain National Park, enhance local biodiversity, and preserve the visual and environmental quality of the surroundings. By investing in these improvements, the programme contributes to a more sustainable, attractive, and ecologically resilient community.

This programme aligns with the City's IDP and specifically Objective 9.1 (Environmental and Biodiversity management Programme) by improving environmental resilience and enhancing shared public spaces, the CID contributes directly to this strategic priority. The CID will continue to work closely with the City and local stakeholders to ensure that these initiatives deliver visible, long-term benefits for residents and the surrounding natural environment.

Total estimated costs of Environmental Development service during the five-year term is summarised below.

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Environmental Development	R 164 144	R 173 993	R 184 432	R 195 498	R 207 228	R 925 295
TOTAL	R 164 144	R 173 993	R 184 432	R 195 498	R 207 228	R 925 295

Promotion of Social and Economic Development

Through local recruitment in Westlake and Zwaanswyk, and advertising through local communication channels, the ZAPO will employ community members to assist with alien vegetation clearing along the fence line bordering the Table Mountain National Park. This initiative forms part of a broader set of proposed environmental projects and related activities aimed at preserving the natural character of the area. The alien clearing will be conducted annually as a dedicated project, contributing to the protection of local biodiversity and the maintenance of ecological balance.

Through community participation and employment in alien clearing and maintenance work, the ZAPO is in support of City' IDP 15.2 (Social Inclusion and Well-being Programme).

The total estimated costs of social and economic development services during the five-year term is summarized below.

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Social and Economic Development (Project – Alien)	R 50 000	R50 000	R50 000	R50 000	R50 000	R250 000
TOTAL	R 50 000	R50 000	R50 000	R50 000	R50 000	R250 000

Communication

The focus will be on communicating with the members, businesses and property owners within the ZAPO and will be done as follows:

- Maintaining an informative ZAPO website
- Through ZAPO WhatsApp groups
- Email Address: info@zapo.co.za

The total estimated costs of communication during the five-year term is summarized below.

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Advertising	R 6 500	R 6 860	R 7 178	R 7 512	R 7 862	R 35 912
TOTAL	R 6 500	R 6 860	R 7 178	R 7 512	R 7 862	R 35 912

Financial impact of CID

The Expenditure Budget for each year of the Business Plan:

YEAR	TOTAL EXPENDITURE	REVENUE (Funding Source: Additional Rates)	REVENUE (Other Funding Source: Accumulated Surplus)	% INCREASE IN THE ADDITIONAL RATES REQUIREMENT
2026/27	2 090 566	1 990 566	100 000	23%
2027/28	2 160 000	2 110 000	50 000	6%
2028/29	2 286 599	2 236 599	50 000	6%
2029/30	2 420 795	2 370 795	50 000	6%
2030/31	2 663 043	2 513 043	150 000	6%

In line with the City's CID By-law, the Management Body is required to review the proposed annual budget for each successive financial year by the date and in the format required by the City based on the specific needs of the area as set out in the Business Plan. The budget is funded by an additional property rate levied on the municipal valuation of all properties within the CID boundary.

The property rate is calculated by the City annually during the City's budget process. The additional rate is expressed as a Rand-in-the-rand and is calculated by dividing the budget total with the total municipal valuation of properties in the CID.

The impact on individual property owners in the outer years of the CID term may vary due to valuation fluctuations caused by successful valuation objections, subdivisions, new developments, court amendments, implementation of a new General Valuation Roll or Supplementary Valuation roll causing the CID budget to be spread over an increased or reduced total municipal valuation base. As a general principle, the anticipated annual increase in the additional rate within a CID is aligned with the approved annual budget of the CID.

Property owners who receive a full or partial rates rebate will upon application not pay additional rates.

The budget and additional rates` are approved by Council with the City`s budget and is applicable over a financial year, which starts on 1 July.

Individual contributions for residential and non-residential properties can be calculated as follows:

Municipal valuation x R 0.XXXXXXX = Annual contribution (VAT excl.) – Note: R 0.XXXXXXX represents the approved CID additional property rate.

Annual contribution (VAT excl.) ÷ 12 = Average monthly contribution (VAT excl.)

Average monthly contribution (VAT excl.) x 1.15 = Average monthly contribution (VAT incl.)

Example:

Non-residential

R9 360 000 x R0.001327 = R12 420.72 (VAT excl.)

R12 420.72 ÷ 12 = R1 035.06 (VAT excl.)

R1 035.06 (VAT excl.) x 1.15 = R1 190.32 (VAT incl.)

Residential

R11 300 000 x R0.001267 = R14 317.10 (VAT excl.)

R14 317.10 ÷ 12 = R1 193.09 (VAT excl.)

R1 193.09 (VAT excl.) x 1.15 = R1 372.06 (VAT incl.)

Proposed Management Structure

The ZAPO is managed by volunteer directors, elected by the members of the ZAPO at the preceding year's Annual General Meeting (AGM). The Board of Directors consists of property owners within the ZAPO and a political representative from the CCT attending board meetings as an observer. Membership of the Company is available at no additional cost to property owners within the ZAPO footprint. The Board manages a Non-Profit company (NPC) which is responsible for the management of the CID, within the framework of the approved business plan and oversees the implementation thereof.

Elected Board members take responsibility for the various portfolios in the company and regular board meetings (once every three months) allow the directors to review current operations and apply corrective measures as required. The ZAPO board are able to call a meeting at any time when additional meetings are required to address important matters.

The Board has appointed service providers with the necessary contracts in place to manage the day-to-day operations within the ZAPO. The supplementary and enhanced services provided by the ZAPO represent the actual needs of the area according to the vision of the property owners for the area. The services provided are decided upon by the property owners as CIDs are driven by property owners.

The ZAPO is managed by a ZAPO manager appointed by the Board to oversee the day-to-day delivery of the additional services as well as attending to all the administrative legalities of a CID according to the Business plan.

All the above is subject to monitoring and oversight by various departments in the CCT. The CID Branch also advises monitors, oversees and provides guidance on administrative, financial, operational and governance compliance.

An AGM is held every year to review the performance of the CID and to confirm the mandate of the members. The budget and implementation plan for the next year is also presented and discussed for approval at the AGM. The AGM also provides the opportunity to elect new directors to serve on the board of the NPC.

Permissible Amendments to the Business Plan without Further Consent

If a determination is made to affect a material alteration to the geographical boundaries of the CID, such alteration shall be implemented in accordance with the formal process in Section 26 of the CID By-law. If an amendment to the geographical boundaries of a CID is deemed non-material and does not alter the terms of liability or the quantum of the additional rate levied, such amendment shall be undertaken in compliance with Section 25 of the City Improvement District By-law, 2023.

Where additional services are necessitated through collaboration with municipal departments, and such services are not expressly provided for in the motivation report but is deemed as enhanced and/or supplementary municipal services, the business plan may be amended without further consent, provided that the amendment is non-material and the process prescribed under Section 25 of the CID By-law is duly followed.

There are currently no further plans to investigate or explore significant changes to the strategy or operations of the ZAPO and therefore none are noted the list of all rateable properties within the CID.

List of all Rateable Properties within the CID as Annexure A

A list of all the rateable properties within the ZAPO is attached as Annexure A.

	<p>ZWAANSWYK ASSOCIATION OF PROPERTY OWNERS (ZAPO)</p> <p>5 YEAR IMPLEMENTATION PLAN</p> <p>1st July 2026 to 30th June 2031</p>
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MANAGEMENT AND OPERATIONS

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS	
				Y1	Y2	Y3	Y4	Y5				
1	Appointment of relevant service providers	Appointment of appropriately qualified service providers	Year 1	→					Manager and Board	Operational	Service providers to be appointed by means of a well documented fair, equitable, transparent and competitive process. Review service provider appointment in last year of contract period by means of a well documented fair, equitable, transparent and competitive process.	
2	Appointment of suitably qualified staff	Appointed suitably qualified staff	Year 1	→					→	Manager and Board	Operational	Well documented recruitment and selection process. For contracted staff, review staff contracts in last year of contract period.
3	Appoint an auditor	IRBA registered auditor appointed	Year 1	→						Manager and Board	Operational	IRBA registered auditor appointed at the AGM.
4	Board meetings	Quarterly Board meetings.	Quarterly	4	4	4	4	4	4	Manager and Board	Annual Report	Quorum of directors present at every meeting. Feedback per portfolio. Keep minutes and file resolutions.
5	Monthly Progressive Income and Expenditure Report to CCT	Submit reports to the CID Branch by 15th	Monthly	12	12	12	12	12	12	Manager	Operational and Board	Refer to Finance Agreement. Submit reports to the CID Branch. Board to track budget implementation and institute corrective measures when required.
6	Audited Annual Financial Statements	Unqualified Audited Annual Financial Statements	Annually	1	1	1	1	1	1	Manager and Board	Board, Operational and Annual Report	Annual Financial Statements audited and signed by nominated Directors.
7	Submit Annual Financial Statements to City	Signed Annual Financial Statements submitted to City	Annually	1	1	1	1	1	1	Manager	Operational	Signed AFS submitted to the CID Branch by 31 August of each year.
8	Review arrears list	Report arrears to board	Quarterly	4	4	4	4	4	4	Manager	Operational	Board Members in arrears cannot participate in meetings and members in arrears cannot participate in AGMs.

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS
				Y1	Y2	Y3	Y4	Y5			
9	Annual feedback to members at AGM	Host legally compliant AGM	Annually	1	1	1	1	1	Manager and Board	Board	Host successful AGM before 31 December.
10	Submit Annual Report and Audited Financial Statements to Sub-council(s)	Submit AFS and annual report to Subcouncil within 3 months of AGM.	Annually	1	1	1	1	1	Manager and Board	Operational	Submit proof of submission to CID Branch.
11	CIPC Compliance • Annual Returns	Submit Annual Returns to CIPC within 30 business days of company registration date	Annually	1	1	1	1	1	Manager and Board	Operational	Submit proof of submission to CID Branch.
12	CIPC Compliance • Directors change • Auditors change • Company Secretary	Submit amendments to CIPC within 10 business days of the change	Ad-hoc	→	→	→	→	→	Manager and Board	Operational	Submit proof of submission to CID Branch.
13	Manage and monitor the service request process	Complete daily reports of service requests and monitor outstanding issues	Monthly	12	12	12	12	12	Manager and Board	Operational	Follow up with sub-council in respect of outstanding service requests
14	Participate in the review / development of the City's Integrated Development Plan	Annual submissions to Subcouncil Manager	Annually	1	1	1	1	1	Manager and Board	Operational	October to February of every year.
15	Participate in the City's Capital and Operating Budgets process	Annual submissions to Subcouncil Manager.	Annually	1	1	1	1	1	Manager and Board	Operational	By September of each year.
16	Maintain NPC membership	Up to date NPC membership register	Ad-hoc	→	→	→	→	→	Manager and Board	Operational	Maintain up to date membership list on website.
17	Submit an extension of term application	Submit a comprehensive extension of term application for approval by the members and the CCT Council.	In year 5					1	Manager and Board	Operational	Prepare a new business plan in the last year of term.
18	Annual Tax Compliance Status	Within one month after expiry date.	Annually	1	1	1	1	1	Manager and Board	Operational	Upload Tax Compliance Status via the eServices portal.
19	Adjustment Budget	Board approved adjustment budget	Annually	1	1	1	1	1	Manager and Board	Operational	Submit Board minutes and approved adjustment budget to the CCT by end of March.
20	First Board meeting post AGM	Allocate portfolios, elect Chairperson, sign Declaration of Interest, complete POPIA declaration	Annually	1	1	1	1	1	Manager and Board	Operational	All new directors to receive relevant documents.
21	Register with the Information Regulator of South Africa	Compliance with Information Regulator of South Africa	Year 1	→					Manager and Board	Operational	
22	VAT reconciliation and tax returns	Bi-monthly VAT returns and annual tax returns submitted to SARS on time	Bi-monthly	6	6	6	6	6	Manager and Board	Operational	
23	At least 90% of the approved budget is spent on each line item relating to the capital budget	Total capital expenditure as a percentage of total capital budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each capital line item must exceed 90%
24	At least 90% of the approved budget is spent on each line item relating to the core services budget	Total core services (public safety, cleaning and maintenance, environmental and social development) expenditure as a percentage of total core services budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each core services line item must exceed 90%

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS
				Y1	Y2	Y3	Y4	Y5			
25	At least 90% of the approved budget is spent on each line item relating to the project budget	Total project expenditure as a percentage of total project budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each project line item must exceed 90%

PUBLIC SAFETY											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a Public Safety strategy and management plan	Up to date Public Safety Management and Strategy Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of a new term and then modified continuously in conjunction with the SAPS, Local Authority and existing Public Safety service provider using their experience as well as available crime statistics
2	Appoint a Public Safety service provider(s)	Contracted PSIRA registered public safety service provider(s)	Year 1	→					Board	Board	The Public Safety service provider(s) could include Public Safety Patrols, Control Room services and CCTV Monitoring through a fair, equitable, transparent and competitive process
3	Review and approve the Public Safety strategy and management plan	Approved Public Safety strategy and management plan	Annually	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided.
4	Record Public Safety Incidents	Up to date public safety incident records	Ad-hoc	→	→	→	→	→	Manager and Service Provider	Board and Annual Report where applicable	Indicative records to be included in Annual Report
5	CID participation in joint operations	Participated in joint operations	Ad-hoc	1	1	1	1	1	Manager and Service Provider	Annual Report where applicable	Participation in joint operations dependent on the public safety needs of the area
6	Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective Public Safety patrols	Daily	→	→	→	→	→	Manager and Service Provider	Operational	Utilise the "eyes and ears" of all Public Safety and gardening/street cleaning staff, as well as own staff, to identify any breaches
7	Participate in local safety forums	Attend local safety forums	Quarterly	4	4	4	4	4	Manager and Service Provider	Operational	Participate in existing Neighbourhood Watch, Community Police Forum, other CIDs and SAPS meetings

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS
				Y1	Y2	Y3	Y4	Y5			
8	Plan deployment of CCTV cameras	CCTV Camera deployment included in Public Safety strategy and management plan	Ongoing	→	→	→	→	→	Board, Manager and Service Provider	Board and Operational	
9	Monitor CCTV Cameras	Monitoring of CCTV Cameras by appropriately qualified service providers.	Daily	→	→	→	→	→	Manager	Operational	Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented.

MAINTENANCE AND CLEANSING											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a maintenance and cleansing strategy and management plan	Up to date maintenance and cleansing strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Appoint a maintenance and cleansing service provider(s)	Contracted service provider(s)	Year 1	→					Board	Board	Appoint a maintenance and cleansing service provider(s) through a fair, equitable, transparent and competitive process
3	Review and approve the maintenance and cleansing management plan	Approved maintenance and cleansing strategy and management plan	Annually	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide maintenance and cleansing services by the appointed service provider and evaluate levels of service provided.
4	Cleaning of streets and sidewalks supplementary to those provided by the CCT	Clean streets and sidewalks in partnership with the CCT	Daily	→	→	→	→	→	Manager	Operational	Identify hotspot areas of littering to provide additional street cleaning and log a CCT service request
5	Health and safety issues reported to the CCT	Logged CCT service request resolved	Ad-hoc	→	→	→	→	→	Manager	Operational	Follow up with sub-council in respect of outstanding CCT service requests
6	Combat Illegal dumping	Logged CCT service request resolved	Ongoing	→	→	→	→	→	Manager	Operational	Follow up with relevant department in respect of outstanding CCT service requests
7	Removal of illegal posters	Urban infrastructure free from illegal posters	Ongoing	→	→	→	→	→	Manager	Operational	Monitor the removal of illegal posters by the CCT and where relevant log a CCT service request
8	Removal of graffiti	Urban infrastructure free of graffiti	Ongoing	→	→	→	→	→	Manager	Operational	Monitor the removal of graffiti by the CCT and where relevant log a CCT service request

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS
				Y1	Y2	Y3	Y4	Y5			
9	Record maintenance and cleansing activities	Up to date maintenance and cleansing records	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Annual Report where applicable	Indicative records to be included in Annual Report
10	Identify problems, requiring minor maintenance to CCT infrastructure and perform relevant maintenance on: a. Water and Sanitation infrastructure b. Roads and Stormwater infrastructure c. Road markings d. Grass cutting in Public Open Spaces incl. Parks e. Street furniture	Completed minor maintenance to CCT infrastructure	Ongoing	→	→	→	→	→	Manager and Service Provider	Operational, Board and Annual Report	Engage with relevant department before undertaking maintenance
11	Identify problems, required maintenance or damage to CCT infrastructure and report to relevant department including: a. Street lighting b. Water and Sanitation c. Roads and Stormwater d. Traffic signals and road markings e. Public Open Spaces incl. Parks	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager	Operational, Board and Annual Report	Follow up with sub-council in respect of outstanding CCT service requests


ENVIRONMENTAL DEVELOPMENT											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop an environmental development strategy and management plan	Up to date environmental development strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Appoint an environmental development service provider(s)	Contracted service provider(s)	Year 1	→					Board	Board	Appoint an environmental development service provider(s) through a fair, equitable, transparent and competitive process. This could be an existing service provider.

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS
				Y1	Y2	Y3	Y4	Y5			
3	Review and approve the environmental development management plan	Approved environmental development strategy and management plan	Annually	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide environmental development services by the appointed or existing service provider and evaluate levels of service provided.
4	Promote waste minimization and management thereof through awareness on waste, water, noise and air pollution	Quarterly awareness campaign through newsletters or website to business and property owners.	Quarterly	4	4	4	4	4	Manager and Service Provider	Board	Partner with CCT Urban Waste Management as well as Law Enforcement
5	Implement and maintain landscaping projects	Landscaping projects implemented and maintained	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Operational	
6	Monitor and report illegal signage and posters	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager and Service Provider	Board, Operational and Annual Report where applicable	
7	Improve green urban environment	Green urban environment	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Operational	Tree planting, maintaining of tree wells, road verges, replanting and maintaining of flower pots etc.
8	Monitor environmental health of waterways	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager and Service Provider	Board, Operational and Annual Report where applicable	

SOCIAL AND ECONOMIC DEVELOPMENT											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a social and economic development strategy and management plan	Up to date social and economic development strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Appoint a social development service provider(s)	Contracted service provider(s)	Year 1	→					Board	Board	Appoint a social development service provider(s) through a fair, equitable, transparent and competitive process. This could be an existing service provider.
3	Review and approve the social and economic development management plan	Approved social and economic development strategy and management plan	Annually	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide social and economic development services by the appointed or existing service provider and evaluate levels of service provided.

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS
				Y1	Y2	Y3	Y4	Y5			
4	Promote Social Development awareness	Quarterly awareness campaign through newsletters or website	Quarterly	4	4	4	4	4	Manager and Service Provider	Board	Partner with CCT Social Development & Early Childhood Development Directorate and social welfare organisations
5	Work in conjunction with local social welfare and job creation organisations and develop the delivery of the supplementary services to improve the urban environment	Job creation through social intervention	Ongoing	→	→	→	→	→	Manager and social welfare organisations	Annual Report	Partner with CCT Social Development and social welfare organisations
6	Provide social services	Social service to recipients	Ongoing	→	→	→	→	→	Manager and Social Worker	Board and Annual Report	

COMMUNICATION											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a communication strategy and management plan	Up to date communication strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Appoint a communication service provider(s)	Contracted service provider(s)	Year 1	→					Board	Board	Appoint a communication service provider(s) through a fair, equitable, transparent and competitive process. This could be an existing service provider.
3	Review and approve the communication management plan	Approved communication strategy and management plan	Annually	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide communication services by the appointed or existing service provider and evaluate levels of service provided.
4	Maintain Website	Up to date website	Ad-hoc	→	→	→	→	→	Manager	Board	In terms of CCT CID Policy requirements
5	Newsletters / Newsflashes	Communication distributed	Quarterly	4	4	4	4	4	Manager	Operational	Including use of social media platforms
6	Regular interaction with property and business owners	Feedback on interactions	Ongoing	→	→	→	→	→	Manager	Operational	
7	CID information signage	Clearly identifiable CID signage	Ad-hoc	→	→	→	→	→	Manager	Operational	Signage to be visible and maintained with CCT approval

Zwaanswyk Association of Property Owners (ZAPO) 		ZWAANSWYK ASSOCIATION OF PROPERTY OWNERS (ZAPO) 5-YEAR TERM BUDGET 1 July 2026 to 30 June 2031									
		2026/27		2027/28		2028/29		2029/30		2030/31	
INCOME		R		R		R		R		R	
Income from additional rates		-1 990 566	95.2%	-2 110 000	97.7%	-2 236 599	97.8%	-2 370 795	97.9%	-2 513 043	94.4%
Other: Accumulated surplus		-100 000	4.8%	-50 000	2.3%	-50 000	2.2%	-50 000	2.1%	-150 000	5.6%
TOTAL INCOME		-2 090 566	100.0%	-2 160 000	100.0%	-2 286 599	100.0%	-2 420 795	100.0%	-2 663 043	100.0%
EXPENDITURE		R		R		R		R		R	
Core business		1 278 995	61.2%	1 367 081	63.3%	1 463 706	64.0%	1 567 975	64.8%	1 703 985	64.0%
Cleansing services		68 500		72 610		76 967		81 585		86 480	
Environmental upgrading		164 144		173 993		184 432		195 498		207 228	
Public safety		1 026 351		1 099 278		1 179 835		1 267 072		1 385 027	
Public Safety - CCTV monitoring		20 000		21 200		22 472		23 820		25 250	
Depreciation		208 750	10.0%	208 750	9.7%	208 750	9.1%	206 160	8.5%	148 878	5.6%
Repairs & Maintenance		145 000	6.9%	155 000	7.2%	164 300	7.2%	175 000	7.2%	215 500	8.1%
General expenditure		298 104	14.3%	315 869	14.6%	332 745	14.6%	350 536	14.5%	369 289	13.9%
Accounting and taxation fees		54 000		57 240		60 674		64 315		68 174	
Administration and management fees		132 000		139 920		146 916		154 262		161 975	
Advertising costs		6 500		6 860		7 178		7 512		7 862	
Auditors' remuneration		12 000		12 720		13 483		14 292		15 150	
Bank charges		5 500		5 830		6 122		6 428		6 749	
Catering and food		3 000		3 180		3 339		3 506		3 681	
Computer expenses		10 850		11 501		12 076		12 680		13 314	
Contingency / Sundry		1 500		1 500		1 500		1 500		1 500	
Insurance		45 504		48 234		51 128		54 196		57 448	
Meeting expenses		3 000		3 180		3 339		3 506		3 681	
Printing / stationery / photographic		1 000		1 060		1 113		1 169		1 227	
Secretarial duties		8 000		8 480		8 904		9 349		9 817	
Utilities (not CCT)		15 250		16 164		16 973		17 821		18 711	
Projects		50 000	2.4%	50 000	2.3%	50 000	2.2%	50 000	2.1%	50 000	1.9%
Alien Plant Removal		50 000		50 000		50 000		50 000		50 000	
Capital expenditure (PPE)		50 000	2.4%	-	0.0%	-	0.0%	-	0.0%	100 000	3.8%
CCTV / LPR cameras		50 000		-		-		-		100 000	

	2026/27		2027/28		2028/29		2029/30		2030/31	
Rolling bad debt reserve 3%	59 717	2.9%	63 300	2.9%	67 098	2.9%	71 124	2.9%	75 391	2.8%
TOTAL EXPENDITURE	2 090 566	100.0%	2 160 000	100.0%	2 286 599	100.0%	2 420 795	100.0%	2 663 043	100.0%
(SURPLUS) / SHORTFALL	-		-		-		-		-	
GROWTH: EXPENDITURE	21.0%		3.3%		5.9%		5.9%		10.0%	
GROWTH: ADD RATES REQUIRED	23.0%		6.0%		6.0%		6.0%		6.0%	

ANNEXURE A

LIST OF RATEABLE PROPERTIES WITHIN THE ZWAANSWYK CID						
Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
RESIDENTIAL	3	ALMONDBURY LANE	TOKAI		232743	00004602
RESIDENTIAL	4	ALMONDBURY LANE	TOKAI		232741	00004600
RESIDENTIAL	5	ALMONDBURY LANE	TOKAI		232975	00005290
RESIDENTIAL	1	CHARNWOOD AVENUE	TOKAI		232773	00004651
RESIDENTIAL	2	CHARNWOOD AVENUE	TOKAI		234246	00007766
RESIDENTIAL	3	CHARNWOOD AVENUE	TOKAI		232779	00004657
RESIDENTIAL	5	CHARNWOOD AVENUE	TOKAI		232778	00004656
NON-RESIDENTIAL	7	CHARNWOOD AVENUE	TOKAI		232777	00004655
RESIDENTIAL	8	CHARNWOOD AVENUE	TOKAI		232765	00004643
RESIDENTIAL	9	CHARNWOOD AVENUE	TOKAI		234203	00007662
RESIDENTIAL	10	CHARNWOOD AVENUE	TOKAI		232764	00004642
NON-RESIDENTIAL	12	CHARNWOOD AVENUE	TOKAI		405633	00011452
NON-RESIDENTIAL	12	CHARNWOOD AVENUE	TOKAI		405633	00011452
RESIDENTIAL	14	CHARNWOOD AVENUE	TOKAI		405629	00011448
RESIDENTIAL	16	CHARNWOOD AVENUE	TOKAI		405630	00011449
RESIDENTIAL	18	CHARNWOOD AVENUE	TOKAI		418203	00012365
RESIDENTIAL	20	CHARNWOOD AVENUE	TOKAI		418205	00012367
RESIDENTIAL	22	CHARNWOOD AVENUE	TOKAI		1051508	00013626
RESIDENTIAL	26	CHARNWOOD AVENUE	TOKAI		1073311	00013685
RESIDENTIAL	28	CHARNWOOD AVENUE	TOKAI		232768	00004646
RESIDENTIAL	24A	CHARNWOOD AVENUE	TOKAI		232769	00004647
RESIDENTIAL	1	CHARNWOOD CLOSE	TOKAI		233312	00006253
RESIDENTIAL	2	CHARNWOOD CLOSE	TOKAI		233309	00006248
RESIDENTIAL	3	CHARNWOOD CLOSE	TOKAI		233311	00006252
RESIDENTIAL	5	CHARNWOOD CLOSE	TOKAI		438961	00012537
RESIDENTIAL	6	CHARNWOOD CLOSE	TOKAI		233310	00006249
RESIDENTIAL	1	DEBAREN CLOSE	TOKAI		235451	00009715
RESIDENTIAL	3	DEBAREN CLOSE	TOKAI		235788	00010131
NON-RESIDENTIAL	4	DEBAREN CLOSE	TOKAI		393287	00008531
RESIDENTIAL	5	DEBAREN CLOSE	TOKAI		236000	00010385
RESIDENTIAL	6	DEBAREN CLOSE	TOKAI		393286	00008528
NON-RESIDENTIAL	7	DEBAREN CLOSE	TOKAI		393285	00010436
RESIDENTIAL	8	DEBAREN CLOSE	TOKAI		234583	00008530
RESIDENTIAL	9	DEBAREN CLOSE	TOKAI		236026	00010437

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
RESIDENTIAL	10	DEBAREN CLOSE	TOKAI		393284	00008529
RESIDENTIAL	11	DEBAREN CLOSE	TOKAI		236027	00010438
RESIDENTIAL	12	DEBAREN CLOSE	TOKAI		28168327	00013833
RESIDENTIAL	14	DEBAREN CLOSE	TOKAI		232754	00004626
NON-RESIDENTIAL	16	DEBAREN CLOSE	TOKAI		232755	00004627
NON-RESIDENTIAL	7A	DEBAREN CLOSE	TOKAI		236220	00010695
RESIDENTIAL	2	SUDDIE CLOSE	TOKAI		235453	00009717
RESIDENTIAL	3	SUDDIE CLOSE	TOKAI		54989861	00013936
RESIDENTIAL	5	SUDDIE CLOSE	TOKAI		438962	00012538
RESIDENTIAL	6	SUDDIE CLOSE	TOKAI		235455	00009719
RESIDENTIAL	7	SUDDIE CLOSE	TOKAI		232766	00004644
RESIDENTIAL	8	SUDDIE CLOSE	TOKAI		235456	00009720
NON-RESIDENTIAL	9	SUDDIE CLOSE	TOKAI		405628	00011447
RESIDENTIAL	10	SUDDIE CLOSE	TOKAI		235457	00009721
RESIDENTIAL	11	SUDDIE CLOSE	TOKAI		405627	00011446
RESIDENTIAL	12	SUDDIE CLOSE	TOKAI		235789	00010135
RESIDENTIAL	14	SUDDIE CLOSE	TOKAI	1	405624	00011443
RESIDENTIAL	14	SUDDIE CLOSE	TOKAI	2	405624	00011443
RESIDENTIAL	14	SUDDIE CLOSE	TOKAI	3	405624	00011443
NON-RESIDENTIAL	14	SUDDIE CLOSE	TOKAI		405624	00011443
RESIDENTIAL	15	SUDDIE CLOSE	TOKAI		405626	00011445
RESIDENTIAL	16	SUDDIE CLOSE	TOKAI		405625	00011444
RESIDENTIAL	4A	SUDDIE CLOSE	TOKAI		235454	00009718
RESIDENTIAL	2	THORPE CLOSE	TOKAI		232739	00004597
RESIDENTIAL	4	THORPE CLOSE	TOKAI		232737	00004595
RESIDENTIAL	5	THORPE CLOSE	TOKAI		232825	00004726
RESIDENTIAL	7	THORPE CLOSE	TOKAI		232735	00004593
RESIDENTIAL	3	ZWAANSWYK CLOSE	TOKAI		393361	00004577
RESIDENTIAL	4	ZWAANSWYK CLOSE	TOKAI		232715	00004569
NON-RESIDENTIAL	6	ZWAANSWYK CLOSE	TOKAI		232716	00004570
NON-RESIDENTIAL	8	ZWAANSWYK CLOSE	TOKAI		236210	00010678
RESIDENTIAL	65	ZWAANSWYK ROAD	TOKAI		235416	00009658
RESIDENTIAL	66	ZWAANSWYK ROAD	TOKAI		235428	00009675
RESIDENTIAL	67	ZWAANSWYK ROAD	TOKAI		232771	00004649
RESIDENTIAL	68	ZWAANSWYK ROAD	TOKAI		232713	00004567
RESIDENTIAL	69	ZWAANSWYK ROAD	TOKAI		232775	00004653

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
RESIDENTIAL	70	ZWAANSWYK ROAD	TOKAI		236032	00010457
NON-RESIDENTIAL	71	ZWAANSWYK ROAD	TOKAI		232861	00004776
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	1	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	2	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	3	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	4	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	5	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	6	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	7	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	8	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	9	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	10	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	11	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	12	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	13	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	14	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	15	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	16	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	17	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	18	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	19	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	20	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	21	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	22	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	23	232717	00004572
RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI	24	232717	00004572
NON-RESIDENTIAL	72	ZWAANSWYK ROAD	TOKAI		232717	00004572
NON-RESIDENTIAL	73	ZWAANSWYK ROAD	TOKAI		232862	00004777
RESIDENTIAL	74	ZWAANSWYK ROAD	TOKAI		393362	00011216
RESIDENTIAL	76	ZWAANSWYK ROAD	TOKAI		232721	00004578
RESIDENTIAL	78	ZWAANSWYK ROAD	TOKAI		1000085	00013420
RESIDENTIAL	79	ZWAANSWYK ROAD	TOKAI		14341286	00013727
NON-RESIDENTIAL	80	ZWAANSWYK ROAD	TOKAI		444708	00012923
NON-RESIDENTIAL	81	ZWAANSWYK ROAD	TOKAI		233308	00006245
RESIDENTIAL	82	ZWAANSWYK ROAD	TOKAI		444707	00012922
RESIDENTIAL	84	ZWAANSWYK ROAD	TOKAI		444706	00012921

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
RESIDENTIAL	85	ZWAANSWYK ROAD	TOKAI		232759	00004636
RESIDENTIAL	86	ZWAANSWYK ROAD	TOKAI		232723	00004580
RESIDENTIAL	88	ZWAANSWYK ROAD	TOKAI		781504	00013018
RESIDENTIAL	90	ZWAANSWYK ROAD	TOKAI		232725	00004583
NON-RESIDENTIAL	91	ZWAANSWYK ROAD	TOKAI		393288	00008527
RESIDENTIAL	93	ZWAANSWYK ROAD	TOKAI		234582	00008526
RESIDENTIAL	95	ZWAANSWYK ROAD	TOKAI		234581	00008525
RESIDENTIAL	97	ZWAANSWYK ROAD	TOKAI		236009	00010399
RESIDENTIAL	101	ZWAANSWYK ROAD	TOKAI	1	236007	00010397
RESIDENTIAL	101	ZWAANSWYK ROAD	TOKAI	2	236007	00010397
NON-RESIDENTIAL	101	ZWAANSWYK ROAD	TOKAI		236007	00010397
RESIDENTIAL	103	ZWAANSWYK ROAD	TOKAI		236006	00010396
RESIDENTIAL	104	ZWAANSWYK ROAD	TOKAI		232738	00004596
RESIDENTIAL	105	ZWAANSWYK ROAD	TOKAI		236005	00010395
RESIDENTIAL	107	ZWAANSWYK ROAD	TOKAI		236013	00010403
RESIDENTIAL	108	ZWAANSWYK ROAD	TOKAI	1	232740	00004599
RESIDENTIAL	108	ZWAANSWYK ROAD	TOKAI	2	232740	00004599
NON-RESIDENTIAL	108	ZWAANSWYK ROAD	TOKAI		232740	00004599
RESIDENTIAL	109	ZWAANSWYK ROAD	TOKAI		236014	00010404
RESIDENTIAL	110	ZWAANSWYK ROAD	TOKAI		232742	00004601
RESIDENTIAL	111	ZWAANSWYK ROAD	TOKAI		236010	00010400
RESIDENTIAL	112	ZWAANSWYK ROAD	TOKAI		232744	00004604
RESIDENTIAL	113	ZWAANSWYK ROAD	TOKAI		236012	00010402
RESIDENTIAL	115	ZWAANSWYK ROAD	TOKAI		68574981	00014034
RESIDENTIAL	116	ZWAANSWYK ROAD	TOKAI		235167	00009308
RESIDENTIAL	117	ZWAANSWYK ROAD	TOKAI		232752	00004618
RESIDENTIAL	118	ZWAANSWYK ROAD	TOKAI		232745	00004605
RESIDENTIAL	119	ZWAANSWYK ROAD	TOKAI		232898	00004822
RESIDENTIAL	122	ZWAANSWYK ROAD	TOKAI		234107	00007435
NON-RESIDENTIAL	123	ZWAANSWYK ROAD	TOKAI		232751	00004617
RESIDENTIAL	124	ZWAANSWYK ROAD	TOKAI	1	234172	00007514
RESIDENTIAL	124	ZWAANSWYK ROAD	TOKAI	2	234172	00007514
NON-RESIDENTIAL	124	ZWAANSWYK ROAD	TOKAI		234172	00007514
NON-RESIDENTIAL	125	ZWAANSWYK ROAD	TOKAI		234895	00008988
RESIDENTIAL	126	ZWAANSWYK ROAD	TOKAI		232753	00004619
RESIDENTIAL	127	ZWAANSWYK ROAD	TOKAI		233839	00006975

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
RESIDENTIAL	128	ZWAANSWYK ROAD	TOKAI		232746	00004606
RESIDENTIAL	129	ZWAANSWYK ROAD	TOKAI		233838	00006973
RESIDENTIAL	130	ZWAANSWYK ROAD	TOKAI		235168	00009309
RESIDENTIAL	131	ZWAANSWYK ROAD	TOKAI		234371	00008163
RESIDENTIAL	133	ZWAANSWYK ROAD	TOKAI		233832	00006966
RESIDENTIAL	135	ZWAANSWYK ROAD	TOKAI		233833	00006967
RESIDENTIAL	137	ZWAANSWYK ROAD	TOKAI		233834	00006968
RESIDENTIAL	139	ZWAANSWYK ROAD	TOKAI		233835	00006969
RESIDENTIAL	141	ZWAANSWYK ROAD	TOKAI		233836	00006970
RESIDENTIAL	143	ZWAANSWYK ROAD	TOKAI		233837	00006971
RESIDENTIAL	129A	ZWAANSWYK ROAD	TOKAI		28448691	00013837
RESIDENTIAL	70A	ZWAANSWYK ROAD	TOKAI		234270	00007802
RESIDENTIAL	72A	ZWAANSWYK ROAD	TOKAI		236276	00010789
RESIDENTIAL	95A	ZWAANSWYK ROAD	TOKAI		236008	00010398