

Association Times



Issue 54
April 2021



Clara Anna Fontein
Showcased on page 5

From the editing team

2021 has got off to a busy start for ARC, our members and business partners, with many exciting new initiatives.

Our first round of chapter meetings took place during February and March using the trusted Zoom platform, that has become part of our lives. These meetings were well attended by our members who shared great ideas and were introduced to some fantastic new solutions from our business partners. We also learned from Gail Whitear, our guest speaker, about an approach to problem solving known as 'design thinking' that we can all apply.

Preparations for the much-anticipated 2021 ARC Annual Conference, taking place in September, are well underway. Read more about the events taking place as well as the speakers we have lined up, on page 2.

The launch of our online learning platform is going to transform the way we provide learning opportunities to our members. Much excitement has already been generated, so find out more on page 8.

We are all very encouraged by the enthusiasm that we sense from all our industry stakeholders for a successful 2021. Let us all embrace the changes that have become part of our everyday lives as we create a safe environment for all.

Enjoy the read and please let us know if you would like to contribute to future editions – we would love to hear from you and find out about what you are doing to build and enhance communities!

Welcome

A very warm **welcome to Sable Hills Waterfront Estate** in Gauteng

We are also proud to announce that **our new Business Partners** are:

Turf Worx - specialists nationally, in golf course maintenance, estate maintenance, and consultation and construction related to turfgrass.

Guardiar South Africa – provides total perimeter security solutions including access control, intrusion detection, long-range surveillance, and a proactive management system to ARC members nationally.

SciBit – operating in Gauteng and Free State providing bespoke IT & security solutions to residential communities, including CRM, ERP, disaster recovery, mobile apps, perimeter security, radar solutions, CCTV, access control.

Xtravision - who will be providing security consulting in the Gauteng area.

See the full list of our Business Partners on page 15 and contact them to find out how they can assist you with managing your community. Visit the ARC website www.hoasupport.co.za, the ARC Member Portal or contact jono@hoasupport.co.za for further details.

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ARC Regional Chapter Meetings

Our next round of chapter meetings will be taking place on Zoom, this allows for us all to meet in the convenience of our offices or boardrooms.

We look forward to hearing from our guest speaker Rob Arnold from RCA Consulting who will be speaking to us on 'Keeping yourself and your staff up-to-date and engaged'.

Please join us:

Western Cape -

Friday 7 May 2021 10h30 to 12h30

Mpumalanga & Limpopo -

Wednesday 12 May 2021 10h30 to 12h30

Southern & Eastern Cape -

Thursday 27 May 2021 10h30 to 12h30

Gauteng & North West -

Thursday 3 June 2021 10h30 to 12h30

KwaZulu Natal & Free State -

Thursday 10 June 2021 10h30 to 12h30



To book your place and receive the Zoom link please register using the link:

<https://forms.gle/vZ3kQ1tkkD82PAaH6>



ARC Annual Conference, Expo, and Golf Day



Silver Lakes Golf & Wildlife Estate

14th to 16th September 2021

All representatives from the Residential Community Industry are invited to attend and participate in the 8th Annual ARC Conference, the highlight of our annual calendar.

This event is taking place at Silver Lakes, which is conveniently situated just 20 minutes from central Pretoria, 45 minutes from OR Tambo International Airport and 45 minutes from Sandton.

The conference theme is 'Be the difference', and we will be exploring ways to empower all of us connected with our communities, through:

- Inspiring speakers covering topics including legislative compliance, conflict resolution and more. **We are excited to announce that we have managed to secure two of the county's top keynote speakers Emma Sadleir and Joni Peddie**
- Participating in a range of networking opportunities, debates, and discussions relevant to your estate's size and the issues you face
- Finding out about innovative products and services aimed at the residential community industry.

Programme:

Tuesday 14th September 2021

- ARC Annual Golf Day
- Lunch & Lawn Games for non-golfers
- Welcome Dinner and Prizegiving

Wednesday 15th and Thursday 16th September 2021

- See next page for programme and speaker details.

There are still a few Sponsorship Opportunities available as well as limited Delegate places.

To find out more or to book before it is too late call 0861 462 462 or email info@hoasupport.co.za



Draft Programme

'Be the Difference' ° ME in my role ° the HOA ° my COMMUNITY ° the INDUSTRY.

Day One 15 th September 2021: Registration from 08h00 - Sponsored by CSOS				
Session 1	09h00 - 09h15	MC	Welcome and Introduction	Jeff Gilmour - ARC
	Theme: How can I be the difference? Sponsored by PEC Utilities			
	09h15 - 10h15	Keynote Address	How to KNOW...CHOOSE....and GIVE yourself	Joni Peddie - Executive Coach and Strategic Facilitator & MD of the business Resilient People
	10h15 - 11h00		Dealing with conflict/disputes and handling "difficult" people	
	11h00 - 11h30	Tea		
	11h30 - 12h15		Balancing my relationship, focus and efforts between the Board, committees, residents, visitors, the management team, and staff	
	12h15 - 13h00		Panel discussion	
Session 2	13h00 - 14h00	Lunch		
	Theme: How can my HOA be the difference? Sponsored by Fungi Utilities			
	14h00 - 15h30		Facilitated group discussions and debate <ul style="list-style-type: none"> o Crime (shift of the focus) o The environment o Going off the grid o Member issues on public platforms o Moving toward a virtual environment o Group specific issues (e.g., golf) 	Group 1 - Large (Golf) Group 2 - Medium and small
	15h30 - 16h30		Summary and report back from facilitators of the 2 groups	Group facilitators
	18h30	ARC Annual Dinner Sponsored by Bidvest Protea Coin & ClickOn		
Day Two 16 th September 2021: Registration from 08h00 - Sponsored by CSOS				
Session 3	09h00 - 10h00	Keynote Address	The legal, disciplinary, and reputational risks of social media	Emma Sadleir - founder of The Digital Law Company & South Africa's leading expert on social media law
	Theme: How can my community be the difference? Sponsored by First National Bank			
	10h00 - 10h45		Engaging with, and creating win - win solutions with external stakeholders (A shared vision for the community)	
	10h45 - 11h15	Tea		
	11h15 - 12h00		Creating, entrenching, and sustaining 'harmony' in our communities - resident engagement strategies, including diversity	
	12h00 - 12h30		Questions and discussion	
	12h30 - 13h30	Lunch		
Session 4	Theme: How can our Industry be the difference?			
	13h30 - 14h00		The protection of personal information and the promotion of access to information - A 'checklist'	Jeff Gilmour - ARC
	14h00 - 14h30		Industry regulation overview - CSOS	Chief Ombud (CSOS)
	14h30 - 15h00		Advocating our ability to self-govern - RCC	Hannes Hendriks - RCC Chairperson
	15h00 - 15h45		The legal and legislative framework, & education and awareness of this, for our residents	Lazelle Paola - Partner at Cox Yeats Attorneys
	15h45 - 16h30		Conference close and resolutions	Jeff Gilmour

Securing Residential Estates for Today and Tomorrow

The rise of the Internet of Things (IoT) has propelled us into a new information age in which data is now king. Residential estates are beginning to collect, store and utilise data generated from smart, network connected devices in increasingly intelligent ways, which has created new opportunities within the industry. The most effective business model to realise the benefits of the information age is now a platform model.

In combination with traditional technologies, network cameras form a more intelligent, IP-based surveillance system. A combination of live thermal video cameras as detection sensors and high-definition video cameras for detail and verification adds important visual information: Who or what has triggered the alarm? What kind of activity is going on?

With such a vast range of cameras available, they can be set up to be as versatile and high performing as the setting requires. Even in difficult light or weather conditions, clear images on live and recorded video footage facilitate the detection and identification of objects, people, and incidents. Automated solutions and video analytics software together with Artificial Intelligence (AI) can further reduce the need for human intervention, or significantly improve the response time.

For example, should a child be unsupervised near a swimming pool or large body of water after lifeguard hours, an analytic designed to identify that situation will set an urgent alarm for action, potentially deterring a major incident.

Here are some considerations and applications for electronic security and safety in estates:

Perimeter Protection: your first line of defence

Our technology provides intelligent monitoring of your estate, based on surveillance systems with visual and thermal imaging, radar devices, audio equipment, access control solutions and analytics software. These elements combine to create a security system that lets you monitor multiple locations from a single control room,



providing complete, efficient, and cost-effective intrusion protection. Adding an Audio system can also add value to the system by having pre-recorded messages and the ability for the control room to ward off any potential threat.



Offsite Monitoring: guard premises the smart way

Smart security solutions for secure estates which do not have control room facilities or guards monitoring their surveillance cameras full time can have the alarms pushed to an offsite monitoring facility. This can help estates reduce onsite monitoring costs.

Access: Control access to your facilities

Together with automatic number plate recognition and access control solutions you can streamline and speed up the flow of entry and exit for the estate. Adding further security for visitors by sending QR codes to be used on one device that can double up as an intercom or call point which becomes an integrated part of the video management software.

Equipping estate staff with wearable technology: Body Worn Cameras

Body worn cameras are lightweight and easy to use. Body worn cameras from Axis, puts you in control by not only providing security footage but also eliminating bad behaviour, misconduct and "he said, she said" scenarios.

Scalability

Surveillance systems are a significant investment. You want to make the right choices from the get-go and have the ability to scale without having to introduce new systems and increasing your costs. This is where Axis' open platform and our end-to-end solution offering is truly applicable. With open platform, you can also connect other brands to Axis system if they are ONVIF compliant.

Technologies

You need reliable surveillance – even when the weather is bad, and the lighting is difficult. Or when your network setup creates special requirements. Technologies such as Zipstream, Lightfinder, Thermal Imaging, Radar and more can support your surveillance system further.

Total Cost of Ownership

Building a cost-effective video surveillance system is a challenging task. There are many costs to consider, and a lot of savings and benefits that can be hard to estimate. Using a Total Cost of Ownership (TCO) model can help capture all the costs associated with a video surveillance system over its complete lifecycle. In addition, a TCO is a necessary foundation to correctly estimate the value, or Return on Investment (ROI), of the system.

Aligning with the POPI Act

Axis adheres to GDPR and has introduced technologies to assist in privacy such as AXIS Live Privacy Shield, especially for areas like the club house, pool and parks or playgrounds.

Having a good secure solution can protect your assets, your personal safety and ensure property values. Axis Communications together with partners are available to do onsite evaluations and proof of concepts for the above-mentioned scenarios. You can read more about how Axis Communications implemented a full end-to-end Solution at Aspen Hills:

<https://www.axis.com/customer-story/2643>

... and Renishaw Hills:

<https://www.axis.com/customer-story/4902>

Contact:

Patrick McDowell

Patrick.McDowell@axis.com

072 271 7376

Monday is Lockdown-meeting day

We continue to hold regular meetings using the Zoom platform. These meetings now take place every second Monday at 10h30. Keep an eye out for the notices related to these meetings on the ARC Member Portal

Since the end of March 2020, ARC together with the RCC (Residential Communities Council) has facilitated 58 of these on-line meetings with over 2000 attendees.

As a group we have been able to deal with many issues relating to the challenges that implementing the lockdown regulations have presented. Together we have explored and shared possible solutions.

Clara Anna Fontein

Clara Anna Fontein's 128 hectares of peace, security and great natural beauty are set in the gently rolling hills above Durbanville, with spectacular views all the way to the Stellenbosch mountains in the distance. Surrounded by farmland and wine farms, its tranquil setting belies the fact that the bustling Durbanville CBD is a few minutes' drive away and Cape Town lies beyond the hills to the South-West.

The estate has a rich history, evidence of which is the original 1700's farmhouse that still stands on the estate. Records show that in 1673, Hendrick Olivier was working for Trijntie aka Catharina Verwey, widow of Gysbert. Trijntie's loyal servant Hendrick, became her son-in-law when he married her daughter Beatrix.

Shortly after their marriage, Hendrick and Beatrix started farming on Clara Anna Fontein, together with Trijntie. They had nine children, three of which were daughters. It is believed that the farm was named after two of their daughters, but there is also an opinion that the farm was named after their granddaughter, Clara Anna Jansz. When Hendrick passed away, the farm "Clara Anna Fontein" was handed over to Beatrix in 1702, where she and her mother successfully farmed for several years.

The farm passed hands a few times since then and when Rabie Property Group acquired Clara Anna Fontein in 2013 as a small game farm, the vision was to turn the property into the most sought-after lifestyle estate in the Northern suburbs.



A state-of-the-art Lifestyle Centre is the nucleus of Clara Anna Fontein. Juxta-positioned next to the original farmhouse, a wood, glass and steel structure with large flowing rooms and deck makes the most of the incredible

vistas. The original farmhouse of Hendrik and Beatrix Olivier has been lovingly and carefully restored and renovated, seamlessly incorporating the Lifestyle Centre. Besides, it's partially covered furnished deck, it offers meeting rooms and a lounge for the use of residents and guests. The game room and boma can also be reserved for private functions.

Rabie's Joint Venture partners, The Louw Family, specifically Bertie Louw, was very professional and ensured all game were moved to the top end of the farm without excessive distress to the animals. They still have access to the waterhole opposite the Lifestyle Centre, which makes for some spectacular sundowner views. Some of the animals on the reserve are zebra, springbok, bontebok, ostrich and eland.



Clara Anna Fontein has transformed into a fully-fledged multi-generational security and lifestyle estate, currently 50% built-up. It's made up of three types of homes – townhouses at The Village, plot and plan erven and Oasis Life, a retirement village. Currently, 260 families live on the estate, supported by a Reddam Campus. The estate's beautiful Lifestyle Centre is available for use and relaxation of all residents and in addition, the retirement village has its own Clubhouse that includes a restaurant, braai facilities, library, primary healthcare suites, lounge and multi-function room. The completed retirement estate will consist of only 125 free-standing houses, with 58 houses scheduled for completion by April 2021, as the first phase.

"The estate offers something for everyone" says Marius van der Merwe, Estate Manager. "We have an exclusive use gym, running paths and playparks, which are all very popular amongst the residents. The lifestyle facilities also include tennis courts, squash courts, a 3-lane lap pool and state of the art lifestyle centre for all to enjoy. Seeing these areas come to life with children playing soccer, grandparents enjoying time with grandchildren in the playparks and teens riding their bikes, is what truly energises the development. With Reddam Durbanville on the estate, Clara Anna Fontein is a popular address for growing families with school going children. The carefree, barefoot children and the absolute piece of mind living in the estate is how every child should experience life."



The area surrounding the estate is a dream for trail runners and mountain bikers with Meerendal Wine farm just up the road.

The developers are currently in the planning phase of the convenience shopping centre that will add the last layer of ultimate convenience right on Clara Anna Fountains' doorstep in a few years' time.

"The absolute sense of space, freedom and lifestyle that's removed from the hustle and bustle is at the essence of Clara Anna Fontein." says Van der Merwe. "To know that you, your children and your parents can safely enjoy a holistic lifestyle together that includes quality homes that are enveloped by nature, access to fitness facilities and kilometres of open space to run, walk or cycle is what is so appealing about the estate. Be within minutes of convenience shopping and close to wine farms, beaches and the city to top it all off!"

To find out further details about Clara Anna Fontein please feel free to contact:

Marius van der Merwe, Estate Manager
mariusvdm@claraannafontein.co.za

POPI Act Compliance

Remember! The deadline date for full compliance is 1 July 2021.

The process required to ensure compliance is no 'quick-fix' and we urge all our members to act soon.

IACF-Africa has introduced a POPIA and PAIA Compliance Preparation Self-Service package in conjunction with ARC and the RCC to provide a lower cost option to Estate Management teams than their traditional supported project-based approach to compliance preparation.

For further information please contact John Cato via email on johnc@iact-africa.com or via <http://popisolutions.co.za/contact-us/>

Discover Lumi, the trusted virtual meeting partner of HOAs worldwide

As Homeowner Associations begin preparations for the 2021 cycle of membership meetings, uncertainty remains over what restrictions will still be in place as the year progresses. Whilst COVID insecurity persists, homeowners can take control, avoid postponement and future proof their AGM by making the move to a virtual meeting.

A virtual meeting can ease the pressures presented by geography and time, allowing homeowners the opportunity to engage in their association's AGM without the geographical restraints or time pressures usually associated with attending in person. In large housing associations, where meeting in person often requires a large venue, or diminished attendance from Homeowners, a virtual meeting is the perfect way to bring members together without worrying about COVID social distancing compliance.



If your Association is considering the move to a virtual meeting, Lumi is the trusted provider of organisations worldwide. In 2020 alone, Lumi helped over 5000 homeowners to attend their virtual HOA AGM via our versatile solution. Offering an affordable, flexible service that enables your Association to run a seamless meeting without the stressors of a typical in-person AGM. Lumi's platform provides a seamless experience for members, from registration, certified voting, and streamlined Q&A at meetings of any size.

The planning process is also very straightforward: all the elements that make up a physical meeting – authenticated registration, Q&A, and voting – are still part of a virtual meeting. The registration desk is replaced with a login screen, where users can enter their unique credentials provided to them by Lumi, or in the Notice of Meeting. The roving microphone for Q&A is replaced by a text entry box, and the voting by show of hands or keypads are replaced by clickable boxes on a screen.

Thanks to 20 years of operating, and the expertise of our technology team, a Lumi AGM goes beyond on-the-day execution. From initial planning before the meeting to

reporting and analysis afterwards, Lumi is with you every step of the way to make sure you have everything you need. Our end-to-end solution is trusted by Homeowner Associations, listed companies and membership organisations worldwide, supporting complex businesses with managing the shift to digital technologies.

At Lumi, we know that membership meetings require flawless execution. To ensure excellence, every Lumi AGM is facilitated by experienced technicians to provide complete peace of mind. Your AGM planning will be supported with technical support in the run up to your meeting, on the day of your meeting and post meeting. As part of our preparation process, we provide ample rehearsal time to give you and your colleagues the chance to experience a comprehensive walk through of the platform, go through potential scenarios and deliver any speeches. The platform, all applications, and technology can be tailored to your Association using with branded elements such as logos and colours, ensuring your members feel comfortable in the meeting environment.

Security is paramount to every meeting we host. To ensure that the Lumi platform is supported by the highest standards in online security, our technology runs on a secure dedicated network, utilising encrypted cloud-based servers in a choice of locations. We also undertake a rigorous verification process when members attempt to join the meeting. Lumi's member registration platform allows members to register and submit all the required documentation required. Our system also allows for multiple "types" of members to register and submit information specific to their requirements. This means that members who own properties that are held under a company or trust, can submit a resolution allowing the member to vote at the meeting, or individual owners of properties can submit a copy of their ID, for example. Once a member has registered, an email is sent to the organisation to review and approve/deny the member's registration. When approved, the member will receive additional details relating to the upcoming meeting, including how to access the meeting.

Once the meeting is over, Lumi's unique system develops a variety of reports, alongside a full audit trail, providing your members with a complete and transparent record of the meeting.

If you would like to learn more about the Lumi platform or experience a demo, get in touch with our expert team today for a comprehensive conversation about how we can support your association.

<https://go.lumiglobal.com/transform-your-next-meeting>

Follow the above link or contact:

Andrej Vladar

021 065 0355

andrej.vladar@lumiglobal.com

Launching ARC Online Learning

We have been providing learning opportunities and consulting services to the leaders and management of residential communities since 2008. This learning has now evolved into our ARC Online Learning platform, as we embrace the rapid advancement in technology that is shaping our everyday lives.

Learning online has become easy, it is cost-effective and can fit into your schedule anytime and anywhere. It allows you to work through the programme at your own pace and to experience and apply the learning in your own way, as it is relevant to you.

The approach we have chosen is a 'blended' one, where structured digital input is provided in the form of recorded sessions, animated images, relevant documentation, links to extra resources, summaries, activities, and quizzes etc. as well as live online facilitated discussions and Q&A sessions which will consolidate the learning and application to your specific role on your estate.

What makes our programmes work?

- We provide credible, up-to-date industry-focussed content that is applicable to the operation and management of homeowner's associations and bodies corporate.
- We utilise experts in various fields to provide relevant input.
- Each programme includes live follow-up support sessions at agreed points in the learning process where you can engage with experts and other course participants.



The Director and Trustee Induction programme

This programme forms part of, and is the first programme offered through ARC's online learning platform. The programme covers critical learning to effectively govern a Residential Community Association or a Body Corporate.

This Director and Trustee induction programme is aimed at Directors of an HOA that is an NPC, Trustees of a HOA, that is a Common Law Association, and Trustees of a Body Corporate in a Sectional Title scheme. This programme is important whether you are a current Director or Trustee, or if you are a newly elected Board member. It may also be relevant to members of a Board Committee, a Community Manager of a HOA and a Managing Agent Portfolio Manager. It is highly recommended that any member thinking about serving as a Director or Trustee enters this programme, to make their decision more meaningful, and to fully prepare them to successfully perform this critical function.

The programme covers 10 Modules:

MODULE 1 THE INDUSTRY	MODULE 2 FIDUCIARY RESPONSIBILITY	MODULE 3 GOOD GOVERNANCE	
MODULE 4 COMPANIES ACT	MODULE 5 STSM ACT	MODULE 6 POPI ACT	MODULE 7 CSOS ACT
MODULE 8 BUDGETING	MODULE 9 HUMAN RESOURCES	MODULE 10 SUMMARY	

As you work through the programme, at your own pace, you will have the opportunity **to attend live online sessions** where we will deal with any questions you may have pertaining to the content and application to your estate.

Launch special till 30 June, so act now!

To register, contact Jono at:

jono@hoasupport.co.za

Call 0861 462 463

Or to find out more visit hoasupport.co.za and follow the Online learning link.

Technology as an enabler for peace of mind in a residential community

One of the key drivers for the establishment of residential communities, is the establishment of an effective safe and secure environment for the residents to live in. In a country such as South Africa, where safety and security is primarily in the hands of private security providers, how do we ensure that security companies provide and maintain the required service levels?

The best form of crime prevention is to implement proactive processes that provide a chain of defensive layers between the criminal and the potential target. But any system is only as good as the weakest link, and modern technology is well suited to manage potential weaknesses in the system that are associated with the human workforce.

Guarding and patrolling of residential communities is a highly specialised skill which must not be invasive or restrictive, but at the same time must provide peace of mind to the residents. To do this, service levels of security companies must be well defined, must be controlled and managed and have to be audited independently on a regular basis.

This is where guard tracking and patrol management technology can be effectively deployed. The technology can gather monitoring data, analyse such data, and provide an overview of the data to all stakeholders alike. It provides an auditable and irrefutable chain of evidence of tremendous value for the setup, review, and constant analysis of security operations.

In simple terms, modern guard tracking systems combine three key technologies, being global positioning, real time communications to a cloud-based platform that is accessible from any smart device, and video and audio surveillance in critical areas. But there are stringent demands that the technology must meet, it must be rugged to work under harsh conditions and it must always provide 100% availability. Its implementation must be seamless and must not interfere with the operation of the guard in their duty at all, it must be flexibly configurable, and it must remain cost effective for any scenario.

The range of solutions provided by Betatrac have been developed over the last 8 years with 6 years of successful experience in the field of residential and commercial guard monitoring. The firm was the first to introduce body worn technology that integrates with the guard's uniform on the shoulder, on the jacket, or on a belt pouch. The guard thus retains full use of his hands and is not encumbered in any way in situations of pursuit or fulfilment of his duties. Betatrac also pioneered the implementation of virtual as opposed to physically marked waypoints. Virtual waypoints are defined by a

narrow range of GPS locations, and are thus maintenance free, attract no vandalism or theft and are remotely changeable at the click of a mouse.

Our software-based management console is constantly enhanced with new functionality as required by the market and for this reason, Betatrac occupies a leading position in the field of guard monitoring. The firm is fortunate to count many large blue chip security companies to its client base. The technology has been designed with maximum robustness in mind and is supported by a superior and immediate service backup team. Once configured to any guarding environment, the system operates autonomously and provides real time alerts in the case of patrol breach, as well as automated daily performance reports. The flagship model includes live video streaming for remote visual incident evaluation and video footage is stored on our servers for incident analysis and any situational proof that may be required in disputed situations.

Because effective monitoring must occur at the different levels (hierarchies) of a security implementation, Betatrac has developed monitoring and supervisory solutions for stationary guards, mobile patrolling guards as well as the relevant supervisory structures. The firm prides itself in being able to offer a full spectrum of products that are all integrated towards our analytical intelligent management security system (AIMSS). The system is accessible from any interconnected smart device anywhere in the world with a mobile or fixed network connection and therefore data can be shared easily and distributed to all stakeholders who require access to it. The importance of an integrated system cannot be underestimated, and our solution has been prepared for integration into third party management systems as well.

Undoubtedly in the field of security technology, the customer is the most valuable asset. Betatrac over the years, has developed their solution with the customer in mind and has many years of satisfied customer experience as well as valuable customer input behind it.

For further information please contact:

Jacque Visser
082 787 3048
info@betatrac.com

Health & Safety in South Africa

Like every other stable, productive, and forward-thinking business in the world, South African businesses are no different when it comes to the fundamental boxes they should tick.

It is evident that Health and Safety Legislation in South Africa no longer takes the back seat, and within prospering organisations it has become a vital factor equal to other major duties.

It is because of this apparent shift in the mindset of leaders (especially seen within residential estates) that we have chosen to avoid the general education-based approach on why one should comply. Our goal would now rather be one where we aim to draw your attention towards the effort on how one should go about ensuring compliance, with great emphasis on the “who” in the latter.

Like many other divisions within a business, one does not have to search too far to find that core functions, especially those bearing criminal and civil liabilities, are inevitably linked to, or dependent on subject matter experts. Within the Occupational Health and Safety Act and Regulations, the word “competent person” has been referred to exactly 116 times, which means that at least 116 stipulations within the Act requires that a competent person be in control, verify or approve certain actions, conditions or documentation related to health and safety compliance. This is rather troublesome seeing that many organisations have little to no evidence pertaining to their due diligence in this regard, ultimately exposing your organisation.

The general meaning of a competent person within the Act, means a person who:

Has in respect of the work or task to be performed the required knowledge, training, and experience and, where applicable, qualifications, specific to that work or task. Provided that where appropriate qualifications and training are registered in terms of the provisions of the National Qualification Framework Act, 2000 (Act No.67 of 2000), those qualifications and that training must be regarded as the required qualifications and training; and that such competent person must be familiar with the Act and with the applicable regulations made under the Act.

The paragraph above aims to amplify the importance of a competent person within every organization, and that such competent person (or persons) should have the legally required competency (legal authority) to ensure every one of those factors are treated/approved in accordance with its requirements.

Please do not hesitate to give Universality a call should you wish to conduct a Competency evaluation on your estate.

Contact:

Kevin Erasmus
081 324 3666
kevin@universalitysa.com

Turfworx - meet the team

Turfworx is a turf grass maintenance and horticultural services group, formed through the integration of golf Course maintenance and horticultural services specialists.

Turfworx dispose of the services of industry leaders experienced in keeping and maintaining some of South Africa’s top estates and golfing facilities.



Our Mission

The group’s core purpose is the rendering of services to world class standards, using modern technology, the best equipment, innovative ideas, and methods, for the benefit of our clients and the pleasure of all who use our facilities.

The Management Team

Danny Maritz (CEO)

Danny started his career in the horticultural industry in 1987 at the City Council of Pretoria, studying Parks and Recreation Management through Technicon R.S.A. In 1996 Danny was recruited by TurfTek as a Contracts Manager. He went on to become Regional Director for the golf division at Servest Turf, where he managed 15 golf courses. In 2007 he was the co-founder of Turfworx.

He successfully completed a number of industry related courses such as National Certificate in Sports & Turf Management at Technicon Pretoria, UCB Grounds man’s certificate, National Certificate in Turf Irrigation, Certificate in Turf Pest Control at the Tshwane University of Technology

Danny’s experience relating to golf course and estate management includes the following but not limited to:

- Health and safety management
- Golf Course budget and financial management
- Fleet and equipment management
- Golf course construction
- Design and project management
- Nursery Production (Malanseuns Nursery)
- Fertilizing and pest control

- Training and management of staff
- Member of BIGGA
- Well-travelled international exposure.

Jaco Fourie (Golf Division Director/ Pezula Superintendent)

Jaco started his career in 2008 at Pezula Championship Golf Course for Turfworx. In 2010 he did an internship at George Golf Course and Fancourt Links. During 2010 Soccer World Cup he was part of the team that constructed and maintained the 3-home basis for Japan, France, and Denmark in the South Cape. From 2011 to 2014 Jaco was appointed as the Assistant Superintendent at Pezula Championship Golf Course. September 2014 he was promoted to Head Superintendent at Pinnacle Point Golf Course where he worked until March 2020. In this time Jaco spearheaded the Turfworx team at Pinnacle Point and won 3 World Golf Awards as best course in South Africa and one award for the best course in Africa. He is currently the Head Superintendent at Pezula Championship Golf Course.

He successfully completed a number of industry related courses such as Certificate Turfgrass Management Cape Peninsula University of Technology; Pest Control Management - Pest Management Academy, CMASA Geo Workshop, Toro Mechanical Training Certificate, John Deere Mechanical Training Certificate, Member of BIGGA International.

Jaco’s experience relating to turfgrass management includes:

- Golf Course Maintenance
- Golf Course Equipment Management
- Greens, Tee box and Bunker Construction
- Pest Control
- Irrigation Maintenance, Upgrade, and Installations
- 2010 FIFA Soccer World Cup Pitch Construction and Preparations
- 2010 Revamp at Recreational Grounds South Western District Cricket Home Grounds
- 2012 Proteas Vs Pakistan T/20 Series Preparation
- 2016 World Golf Awards Best Course in South Africa - Pinnacle Point
- 2017 World Golf Awards Best Course in South Africa - Pinnacle Point
- 2020 World Golf Awards Best Course in South Africa and Africa - Pinnacle Point
- 2018 Vodacom Origins of Golf Final Pinnacle Point

Sanet Maritz (Estate Maintenance Director)

Sanet Maritz is a qualified horticulturist and is responsible for the Estate Maintenance division. Sanet qualified at the Technicon Pretoria and achieved a National Diploma in Horticulture. She also studied BSc at the University of Pretoria. **Sanet’s experience includes** Manager at Plantpark Acacia for Malanseuns, Assistant manager at

Plantpark Wonderboom, Senior horticulturist at Natura Landscapes, Senior horticulturist for the Servest golf division, Senior horticulturist for Turfworx, Financial Management

Turfworx Services rendered:

- Golf Course Maintenance, Construction and Upgrades
- Estate Maintenance, Construction and Upgrades
- Sport Field Maintenance, Construction and Upgrades
- Corporate Garden Maintenance, Construction and Upgrades
- Irrigation Systems Installations and Upgrades
- Turf-Grass Consultation



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- Maintenance provided by a single contractor with 30 years’ experience gives the client improved control and peace of mind.
- Client pays a single contract fee according to an approved fixed budget.
- No labour related or management responsibilities for the client.
- Our long-term relationship with suppliers provides a better service and better contract terms.
- Wealth of expertise in one group.
- Client can focus on core business.
- Value added services provided by us, such as construction and upgrading, could be used to the benefit of our clients.
- A proven track record gives our client peace of mind and a superior product.

Contact:

Jaco Havenga
060 982 0522
jacoh@turfworx.co.za
www.turfworx.co.za

Security and aesthetics in perfect combination

One of the demands from consumers regarding security system installations in residential estates – after being able to effectively detect and deter intruders – is whether they will complement the overall aesthetics of the environment.

“Residential estate owners are extremely discerning customers. They have paid for and expect a certain standard of lifestyle. Not only do they want a security system that provides them with the assurance of personal safety, but they do not want an obtrusive system that clashes with the look and feel of the estate in general, and their home in particular,” says Ingo Mutinelli – head of sales in Southern Africa for Ajax Systems.



Ernest Mallett – sales director at Elvey (distributors of Ajax technology in southern Africa) adds that not only does a totally wireless intruder detection and monitoring system eliminate the need for unsightly wires and cables, but it also makes physical installation much faster and easier, thereby providing an attractive time and cost saving on the required labour.

Mutinelli cautions that installers need to be sure that the wireless intrusion detection system they install is secure and cannot be jammed and/or hacked. “If the very system you are installing is not secure in terms of outside interference, then it could make the environment very insecure. The key here is to choose a system that provides encrypted transmission of signals and data.”

In addition to providing early detection of possible intrusion, a residential security system should come with automation products as well as visual alarm verification, all accessed through an easy-to-use mobile application. Another useful feature would be integration between intrusion and video solutions, through one application.

“This is a trend that is increasing in popularity. Such an integrate-able value-add creates greater appeal for the system because you now have professional intrusion and

video security with the further benefit of being able to switch devices in the home on and off remotely from your smart phone or other mobile device, using an app,” says Mutinelli.

A system that furthermore offers visual verification is a boon for both homeowners and business owners. “It’s great being able to see via picture clips if the person who has activated your alarm system is somebody that should be on your premises or if they are an unwanted criminal. More than 90% of all alarms are false alarms so having such an early warning facility could effectively cut the rate of false alarms, saving time, money and headaches.”

The cherry on top, says Mutinelli, is to have a system that also incorporates both smoke and fire detectors, as well as flood detectors. Greeff cites Ajax’s FireProtect and FireProtect Plus fire detection devices and its LeaksProtect flood prevention detector as perfect add-ons for the homeowner.

The fire detectors promptly react to smoke or a sharp temperature rise and FireProtect Plus can also prevent carbon monoxide poisoning. The corrosion-resistant LeaksProtect identifies pipe breakages, as well as geyser, washing machine or dishwasher leaks – not to mention a myriad commercial applications – and raises an alarm at the first sign of moisture.

“In summary, homeowners and business owners need to be able to monitor and interrogate their alarm system as well as receive push notifications on the status of alarm as a standard offering. And, if at all possible, their security system should provide visual verification of alarm events and have the ability to switch household devices on and off,” says Greeff.

For more information contact the Elvey Group:

011 401 6700

info@elvey.co.za

www.elvey.co.za



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