



**NEWSLETTER: JUNE 2023**

**EDITION: 10**



## **FROM THE ESTATE MANAGERS DESK**

Loadshedding during this period has been at the forefront of everyone's lives.

Daily and sometimes twice daily, the Estate has been affected by these scheduled outages. Essentially this has direct impact on the entrance and exit booms at the main gates which no doubt affects most people working in/or visiting the Parks. I am pleased to advise that the LLROEMA is addressing this issue and investigating a better battery backup solution at the gate houses.

## **NEWS**

The Estate had good rainfall during May which has resulted in our Dams water levels remaining full at the start of June. The torrential downpour we had with the unexpected storm at the end of June produced 57mm of rainfall in one evening. This top up should see us through the drier winter months and through to October when the rainy season commences.

I can report that Council have made a start on replacing old and faded street signage along Armstrong Avenue East. See below as ref.) This, together with cleaning of all other road signs, streetlight poles and kerbing, coupled with daily and weekly landscape maintenance has enhanced the overall appearance of our Estate along this section of road.



## SECURITY

**UBERS** – It should be noted that some Uber vehicles arrive at the Office Parks without details of who they are collecting as well as the address for the collection point. It was also found that with Uber the App is often shared between drivers and not all details are forwarded on correctly. It should also be noted that a driver with the App may share callouts with other drivers who are not registered with Uber, so we ask that you and your fellow staff members be made aware of this for personal safety reasons. It is important to note that Ubers without adequate details on who they are collecting and from where, shall not be permitted access to the Parks.

**LIFT CLUBS** – Unless these are provided by tenant's staff members, they (private outside lift clubs) are not permitted access into the Office Parks. Tenants staff should be dropped off at the entrance gates then use their Access Tags at the readers situated on the entrance wing walls to gain authorised entry into the Parks. Staff are to then walk to their respective properties and offices. It should be noted that vehicles full of unauthorised passengers pose a security risk to the tenants in the Parks as passenger alighting numbers at the buildings cannot be controlled from the security gate on entry and again at exit.

**Please note** – All lift clubs and Ubers are to drive into the turning area beyond the gatehouses (as is the case at most parks) and before the booms and have their passengers alight the vehicles on the exit side of the driveway before again entering the road, as blocking the traffic circles and roads outside the Parks is not permitted or acceptable to other road users and causes severe traffic congestion, especially during peak traffic times.

## REMINDERS

The drier months present the best time of the year for all external property maintenance.

Building cleaning and painting, weed eradication, vegetation pruning/cutting back and preparation, etc can be carried out successfully during this time.

I will be doing my rounds in the coming weeks to inspect buildings and properties within the Parks this to uphold the standards required within the Estate. To this end I ask that you kindly accommodate me within your properties so that I may address these matters.

If you have any further queries or require assistance regarding the above, then kindly contact me on [estatemanager@llroe.co.za](mailto:estatemanager@llroe.co.za) or on 0845483306. I will happily assist and provide guidance where possible.

## GENERAL INFORMATION

Please check our website [WWW.LLROE.CO.ZA](http://WWW.LLROE.CO.ZA) for document downloads (Access Tags & Remote applications, Association Rules, etc.)

Our website also has general updates and information regarding various other matters, from time to time.

Please speak to me about anything you feel may be important that could be posted on our site for the benefit of all within the Estate, for property owners or tenants.

## DOMINO FOUNDATION

Should you wish to find out more about the **Domino Foundation** and what work or support they do then I urge you to visit their Facebook page or to look them up on the Web - <https://www.dominofoundation.org.za/>

You may also contact the **Domino Foundation** on 031-5639605 or visit them at 37 Mackeurtan Ave, Durban North, Durban. Your continued company support and/or individual assistance is greatly appreciated.



*Lawrence Symons*

**IMPORTANT NUMBERS**

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**PLEASE USE WATER & ELECTRICITY WISELY & SPARINGLY SO THAT WE ALL BENEFIT IN THE LONG RUN**