



**NEWSLETTER: SEPTEMBER 2023**

**EDITION: 11**



## **FROM THE ESTATE MANAGERS DESK**

Spring is here and with it the onset of some welcomed rain and the warmer weather.

2023 has rushed by and we see ourselves heading speedily towards the festive season again.

Spring rains have helped ease the seasonal dry spell pressure put on our water resources, so we now see our two dams slowly refilling and returning to normal water levels for this time of year.

## **NEWS**

The LLROEMA took delivery of a new Nissan NP200 at the end of June this to replace the well-used and old Nissan NP200 that saw well over 8 years' service and did more than 215 000km during this time.

The Nissan NP200 is used by our Environmental Patrol Officers (EPO's) who routinely patrol the Estate. They also support the senior security shift officer who drives and patrols the Estate in our Ford Ranger.

These vehicles both patrol the Estate 24/7 and respond to each emergency that may arise.



Our new Nissan NP200

## **SECURITY**

### **FESTIVE SEASON PLANNING**

Businesses are encouraged to have their office **alarm systems** checked and serviced and in good working order for when the buildings are vacant for extended periods over the festive season. This should then avoid any false alarming during this time.

I also ask that all **fire equipment** and fire alarm systems are checked and fully serviced too.

As a request, kindly ensure that our LLROEMA Security Control Room has the correct **contact details** for the person/s available during the Festive Season break. Please provide this information if you haven't done so already or if you are unsure whether we have this information.

We also ask that all staff, especially pedestrian staff that walk to and from bus stops, to and from the Gateway Taxi Rank, waiting for and/or alighting from vehicles out in the roads around the Estate, please be extra careful and vigilant for opportunists wishing to rob them of their belongings (cell phones, handbags & laptop bags). This has unfortunately become a nasty trend in recent months and our security team fears an increase in these activities, as historical data shows, for this time of the year. **I ask that you kindly pass this message on to your staff.**

## REMINDER

All lift club and Uber vehicles are to drive into the turning area beyond the gatehouses (positioned before the booms - as is the case at most parks) and have their passengers alight the vehicles on the exit side of the driveway before these vehicles again enter the road system, 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 our peak traffic times. This would also greatly assist with ensuring that people (passengers and pedestrians) are less likely to be affected by opportunists wishing to rob them out on the roads and verges too. **Again, I ask that you kindly pass this message on to your staff.**

## GENERAL INFORMATION

### WATER OUTAGES

As we all know, the recent and unacceptable water outages experienced in late September, not only at the Estate but throughout the greater Durban North area, presented huge challenges to us all.

A few important lessons were learnt.

- 1.) We cannot rely on a sustainable supply of water from the City, so to this end provision for back-up water supplies at the buildings is of importance.
- 2.) When there is water supply – all taps, toilets and all water piping should be regularly checked to ensure that there are no leaks so that we use what is required only and not waste this precious resource.
- 3.) When the water supply is cut – kindly ensure that all taps are turned off/closed properly and that geysers are switched off too (electrical supply) as this saves your geyser from unnecessary damages. **It should be mentioned that there were several premises flooded when supply intermittently came back on during this time of crisis as some taps were mistakenly left open.**
- 4.) Sewer lines become problematic and troublesome – this because of there not being enough water to flush through the sewer system creating the sewerage buildup and blockages experienced, here and there, around the Estate.

Re: backup water supply - please contact me before JOJO tanks are purchased and installed at properties this to avoid unnecessary complications with the Estates management and rules.

### LOADSHEDDING

We continue to experience loadshedding which doesn't appear to be going away any time soon. There are ongoing queries from business regarding solar installations at the buildings, so I ask that you please contact me to discuss the LLROEMA policy regarding these installations before any work is carried out at the buildings.

If you have any further queries or require assistance regarding the above, then kindly contact me on [estatesmanager@llroe.co.za](mailto:estatesmanager@llroe.co.za) or on 084 548 3306. I will happily assist and provide guidance where possible.

## SEWER BLOCKAGES

With the recent and repeated unblocking of the blocked sewer lines on Douglas Saunders Drive, it has come to our attention that people are throwing Paper Towels & Hand wipes down the toilets which end up in the sewer systems. Unfortunately, these materials are not light enough to easily pass through the system, hence the systems constant blocking. For this reason, I urge businesses to kindly educate their staff against placing items other than conventional toilet paper in the toilets and to provide alternate methods of disposal for these items, if supplied and incessantly used.

## OTHER

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.

Please speak to me about anything you feel may be of importance which could be posted on our website for the benefit of all within the Estate, this for property owners and tenants.

Until our next issue, please have a safe and pleasant festive season.

*Lawrence Symons*

### IMPORTANT NUMBERS

LLROEMA Office Number – 031 4930920

Lawrence Symons - Estate Manager – 084 5483306 – [estatemanager@llroe.co.za](mailto:estatemanager@llroe.co.za)

Accounts – 031 4930920 – [accounts@llroe.co.za](mailto:accounts@llroe.co.za)

Eric Vaughan – Security Manager – 031 5662730 – [security@llroe.co.za](mailto:security@llroe.co.za)

Moses Myeni – Access Control Clerk – 031 5662730 - [accessdisks@llroe.co.za](mailto:accessdisks@llroe.co.za)

Security Control Room – 031 5662730 or 0643779504 – [controlroom@llroe.co.za](mailto:controlroom@llroe.co.za)

### ADDRESS

1<sup>st</sup> Floor ▪ 1 B Frosterley Park ▪ Frosterley Crescent ▪ La Lucia Ridge Office Estate ▪ La Lucia Ridge ▪ 4022

### POSTAL ADDRESS

P O Box 4014 ▪ The Square ▪ 4021

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