



NEWSLETTER: SEPTEMBER 2024

EDITION: 15



FROM THE ESTATE MANAGERS DESK

Spring has arrived and our flowerbeds are beginning to show signs of new growth and should therefore be in full bloom soon.

The Estates services (Security, Landscape, and Irrigation Maintenance) remained uninterrupted during this last quarter.

While the Estate endured a quarter of extremely low seasonal rainfall, good late September rains have brought a welcome relief with our Dam 1 below Sinembe Park steadily returning to normal water volumes.

It is also encouraging that loadshedding has abated so outages of any sort have only been because of Municipal equipment failure, as was the case at Frosterley & Pencarrow Parks a few months back, and/or for Municipal maintenance.

SECURITY

Civils work required for fenceline fibre & CCTV camera installation at several of the parks has now been completed.

The next phase of the security upgrade project is currently under review.

This project will be ongoing, and all Members & Tenants will be informed of the progress as and when we reach the various stages.

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 be 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 have not 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 tenants and/or staff.**

AESTHETICS

LANDSCAPE & GENERAL MAINTENANCE

The regrowth of the split and divided Agapanthus at Nollsworth and Crawford Circles is well underway. This together with the recent rains means that these should be back to full strength and bloom in the coming months.

Carisa hedges along Cane Gate Road, as well as Umhlanga Rocks Drive have been cut right back, this to encourage new growth and to afford the maintenance team the opportunity for new shaping in months to come.

Excessive reed growth at Dam 2 (Sunbury Park) has also been cleared and cleaned up.

With the onset of spring, we will see more welcomed rainfall and new growth further cementing the aesthetic dominance this part of La Lucia Ridge has grown accustomed to.

The LLROEMA maintenance team continues to address the cleaning and painting of bollards, bins, bus shelters and paving repairs, this contributing further to our aesthetic standard.

NOTICES

BLACK FRIDAY

Black Friday is on Friday the 28th November. Please expect traffic congestion around the Ridge on this day.

MATRIC RAGE

The Matric Rage is from the 30th November until the 8th December. Please expect traffic congestion on the Ridge during this period.

Security planning for traffic congestion and petty crime is already underway for these two events as well as for the Festive Season in general.

WATER OUTAGES

It is important to note that the Municipality has planned for a Water Curtailment programme, please see below and circulate to all affected parties urgently as this will affect your buildings and tenants/staff.



ETHEKWINI MUNICIPALITY ETHEKWINI WATER CURTAILMENT UPDATE 3 OCTOBER 2024

1

WHY IS WATER CURTAILMENT BEING IMPLEMENTED?

- UMngeni-uThukela Water (Uuw) will implement water curtailment in eThekweni Municipality.
- The Department of Water and Sanitation (DWS) issued a notice to Uuw to reduce the volume of water abstracted from the Mgeni system to their licenced volumes.
- This is to enable continued water availability, including during periods of below-average rainfall.
- Water curtailment will be effective in the City from **10 OCTOBER 2024**.



ETHEKWINI MUNICIPALITY ETHEKWINI WATER CURTAILMENT UPDATE 3 OCTOBER 2024

2

HOW WILL THE CURTAILMENT BE IMPLEMENTED?

- The water supply curtailment will be implemented gradually over the next 12 months, to ensure that the abstraction from the Mgeni system is brought to the licenced volumes and is maintained at this level.
- The Department of Water and Sanitation sells raw (untreated) water to the uMngeni-uThukela Water Board (Uuw).
- The Uuw treats the water, bringing it to drinking water standard and sells it to eThekweni Municipality. The Municipality stores and sells it to residents, industries, and businesses.
- The bulk of water supply to eThekweni Municipality comes from the uMngeni-uThukela Water Catchment System.



3

HOW WILL THE CURTAILMENT BE IMPLEMENTED?

PART TWO

- The average abstraction from the system over the past 12 months amounts to 1406.4 Megalitres a day (ML/d).
- However, the directive from the Department of Water and Sanitation requires the value to be reduced to 1287.7ML/d - which is a reduction of 118 ML/d.
- This is for the uMgeni-uThukela Water Board to meet the conditions of the Water Use Licence of 470 million m³/annum.
- This will mean a reduction on the current sales and abstraction volume of 8.4 percent.



4

WHAT WILL HAPPEN IF THE WATER CURTAILMENT IS NOT IMPLEMENTED?

- The risk of not enforcing the abstraction limit is that should a drought occur, there will not be sufficient water in the system for uMgeni-uThukela Water (UUW) to continue providing eThekweni Municipality with a reliable water supply.
- However, if UUW implements the gradual reduction as planned, the water supply will remain stable, even with below-average rainfall. And if there is below average rainfall, any restrictions required would be more manageable.



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HOW WILL ETHEKWINI MUNICIPALITY ENSURE RESIDENTS ARE NOT ADVERSELY AFFECTED?

THE CITY WILL BE IMPLEMENTING THE FOLLOWING INTERVENTIONS:

- Installation of restrictors in water meters of all consumers
- Pressure reduction in the reticulation network
- Metering all unmetered consumers
- Improve turnaround time in repairing leaks and pipe bursts through the deployment of ward-based plumbers
- Community education around water conservation
- Disconnection of illegal water connections
- Water rationing where demand is too high or exceeds available supply.



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WHAT IS THE CURRENT WATER SUPPLY STATUS?

- Demand for water in eThekweni has grown rapidly, largely due to rapid urbanisation, high consumption levels, illegal connections, and aging infrastructure.
- The average water consumption in eThekweni is very high, 270 liters per capita (person), per day (l/c/d) compared to an international average of 170 l/c/d.
- This reduction will be critical in ensuring long-term water security and lowering overall demand.



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WHAT ROLE CAN RESIDENTS AND BUSINESSES PLAY DURING THIS PROCESS?

- Reduce water consumption
- Fix all leaks in their household
- Exercise responsible water usage
- Use grey water to flush the toilet.
- Have their meter read regularly



8

HOW IS ETHEKWINI MUNICIPALITY ADDRESSING WATER SUPPLY CHALLENGES?

- Implementation of the eThekweni Water and Sanitation Turnaround Strategy
- The strategy aims to position eThekweni Water and Sanitation to meet the current and future water and sanitation demands for the City.
- To augment water supply, the City signed an agreement for the Umkhomazi Water Project.
- Multifaceted strategies to address water losses and enhance water use efficiency are underway.
- This includes pipeline replacement programmes, infrastructure upgrades, active leak detection initiatives, and a revenue enhancement programme.

GENERAL INFORMATION

If you have any queries or require assistance regarding Security issues, Property/Estate matters or any other day to day query or concern then kindly contact our Security team at accessdisks@llroe.co.za ; Eric at security@llroe.co.za and/or Lawrence at estatemanager@llroe.co.za . One of us will assist with your query or concern and help where possible.

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 appreciated.



Lawrence Symons

IMPORTANT NUMBERS

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ADDRESS

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WATER IS A PRECIOUS RESOURCE, PLEASE USE IT SPARINGLY.