



NEWSLETTER: SEPTEMBER 2025

EDITION: 19



FROM THE ESTATE MANAGERS DESK

While the Estate endured below average seasonal rainfall, good September rains have again brought a welcomed relief, with our Dam 1 below Sinembe Park steadily returning to normal water volumes.

Another welcomed relief, is that loadshedding has abated for now, so outages that have occurred have been because of Municipal equipment failure and/or for Municipal maintenance only.

MAINTENANCE

General Maintenance

Our general maintenance team together with the security technical team have been attending to soil erosion on fenceline sections, specifically at Pencarrow Park.



Figure 1 – Before



Figure 2 - After

This is an ongoing process as fenceline sections are regularly checked around the Estate.

General maintenance to all built environment items is ongoing.

Landscape Maintenance

Spring has arrived and with it the very welcomed rain.

Dam 1 is full again as it is very much dependant on rainfall while Dam 2 which derives its water via borehole, continues to operate normally.

All landscape maintenance continues as normal at this time.

Irrigation Maintenance

While at this time of the year we get most of our landscape watering from rainfall, the irrigation system is in place to catch those days when watering is required, and rainfall has reduced. This means that the system is checked regularly to ensure that it is fully charged with water from the dams and ready to operate optimally as and when required at all times.

Irrigation maintenance to the many sprinkler heads, controls and valves situated around the Estate is conducted regularly. These are checked, tested and repaired where required.

Leaks to the water supply lines including drip lines which may have been caused by invasive root systems or by other means are repaired immediately once discovered.

All irrigation maintenance continues as normal at this time.

SAFETY & SECURITY

In the last newsletter I reported the completion of the 1st Phase of our Security upgrades and am now able to report on the completion of the 2nd Phase of the upgrades too.

I can report that our highest security risk areas along the M41 sections of Holwood, Torsvale, Pencarrow, Nollsworth & Unilever Parks are now covered with 24hr camera surveillance equipment.

In addition, the electric fencelines around Holwood/Torsvale, Pencarrow/Nollsworth/Unilever Parks have been upgraded from the old SCADA system to the new and more modern JVA fence monitoring system.

We also linked the fenceline cameras and electric fence and monitoring system power to our battery backup solutions at each guardhouse, this to ensure that we have sustained monitoring for our security needs during prolonged power outage periods. (Loadshedding as example)

The LLROEMA management team has full confidence in providing a better security monitoring and surveillance system now and going forward into the future.

We will continue to assess and upgrade other risk areas within the Estate.

The LLROEMA will also keep all members informed of these decisions as and when the need arises.



Figure 1 – An example of a new camera positioned on fenceline (Holwood Park).



Figure 2 – Our new Control Room layout for enhanced fenceline surveillance.

REMINDERS

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 times, 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.

GENERAL INFORMATION

DOMINO FOUNDATION

Another reminder that 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.



Until the next read, I again wish you a prosperous and Happy New Year.

Lawrence Symons

IMPORTANT NUMBERS

LLROEMA Office Number – 031 4930920

Lawrence Symons - Estate Manager – 084 5483306 – estatemanager@llroe.co.za

Accounts – 031 5662635 – accounts@llroe.co.za

Levies – 031 5662635 – levies@llroe.co.za

Eric Vaughan – Security Manager – 031 5662730 – security@llroe.co.za

Moses Myeni – Access Control Clerk – 031 5662730 - accessdisks@llroe.co.za

Security Control Room – 031 5662730 or 0643779504 – controlroom@llroe.co.za

ADDRESS

1st 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

WATER REMAINS A PRECIOUS RESOURCE ON THE LA LUCIA RIDGE, PLEASE USE IT SPARINGLY.