

## Chairmans report 2026

It gives me pleasure to present the 2026 Chairmans report to the La Veritas homeowners.

We have experienced a very positive period on the estate, reflected in a healthy financial surplus and a notable increase in property sales. Recent transactions have achieved record prices, reaffirming the estate's position as a premium security estate in the area. Notably, several of the latest sales have been concluded without the need for formal agent-led marketing.'

At the last AGM, we parted ways with Nardo Swart and have added Dr Michelle Booysen and Elca Walters to the team.

In order to improve efficiencies, the roles of the trustees have been realigned with the changing needs of the estate and these may be defined as follows;

Security - Bian

Administration - Elca

Compliance and maintenance (owner units)- Michelle

Finance - Johnny

Gardens and common areas - Gerrit (estate manager)

You will note that in the pack provided for the AGM, we are no longer requesting nominations for the trustee positions. We will always welcome anyone wanting to step forward and contribute to the management and improvement of our estate, but such appointment will be handled on an interview basis with the existing trustees, having regard to particular skill sets that will enhance the estate.

The new approach to trustee appointments is important to maintain the working dynamics in the team.

### **Finances**

Our finances are in excellent health, with the current financial year generating a pre-tax surplus of R173 456, this against a budget of R24 508 and the previous years' R12 758.

The good performance has seen an increase in overall reserves to R1 011 085 of which R1 192 358 is sitting in our cash reserves.

As trustees we are comfortable with the level of the reserves and feel that the estates finances are ready for any potential knock that may befall it.

The strength of our financials is an important barometer to potential buyers to our estate.

The detailed figures are included in the audited financial statements, and we will review these in greater detail at the AGM.

The 2027 budget makes provision for a surplus of only R58 421, this as we take on two important new capital projects in the new year, namely

- 1) New solar system costing R80 000 which will, other than the important greening effect, reduce the common area future electricity charges by up to 70% and safeguard the estate against any potential load shedding. The careful management of the electricity infrastructure has had a material benefit to the estate finances and the completion of this last leg will bring with it the final portion of the savings. We consider this an important investment to our estate.

- 2) The estate is still very exposed from a security aspect on the stretch facing the green belt. In places, the wall is very low to the ground making access over the wall very easy. The security fence and the recently installed lights is certainly a deterrent, but the trustees feel strongly that that area requires coverage by cameras and R40 000 has been set aside to tackle this project.

We are cognisant of all the additional charges that owners have had to endure of late and to that end we are keeping this years' increase to only 5%, with the levy moving from R1 525 to R1 600 per month, effective 1 September 2026

A special thanks as always to Anel and Dorene at Nolands for an unbelievable service. As owners we are truly fortunate that our affairs are in such capable hands.

The detailed budget and a comparative performance for last year is attached in the AGM pack.

## **Security**

We are grateful for another trouble-free year on the estate and pleased to report no security breaches, continuing a long period without incidents.

The safety we enjoy on the estate does not happen by accident, it requires a dedicated team of individuals ably supervised by Bian who carries on his youngish shoulders the responsibility of our wellbeing.

It's a thankless task and as owners we are privileged to have this important portfolio under Bians expert tutelage.

The security contract with Zone was extended for a further year and we appreciate the quality of the guards at the estates' disposal. These fine individuals are an asset to us, never shirking from tasks, always present, engaging and friendly to all.

They are the first line of contact to our visitors and their calm and welcoming demeanour an asset to us owners.

As previously mentioned, we added the perimeter lights in the last year providing an additional security blanket and recently changed the Mircom Access System to make access by visitors easier to handle.

We will also present a potential new access system at the AGM and will require input from the owners in this regard.

This project is estimated to cost approximately R80,000 and represents the next step in ensuring the estate continues to evolve and maintain its position as a premium security estate

This amount is not budgeted for as we seek owner input.

## **General maintenance and Environment**

As noted in last year's report, the quality of the estate is dependent on each owner maintaining their property and ensuring that appropriate upkeep takes place on a regular basis, thereby preserving the highest possible standard.

Michelle was brought into the team to support improved compliance, and around 40% of the owners received the professional non-compliance reports.

These detailed reports play an important role in maintaining the estate's standards, and it has been encouraging to see owners engaging with the feedback and addressing the identified items.

The record sales achieved in the last year bears testimony to the importance of continuous maintenance by owners.

Pleased to report that, but for one house, all houses are now compliant with the latest approved colour charts. This was a necessary but expensive exercise and we thank owners for their co-operation.

We also tackled the replacement of all the owner water meters in the last year and once again the buy-in from owners was encouraging. In this regard I owe a special thanks to Gerrit and even though he no longer resides on the estate, the planning and vision of Max Irle was so important to the timely completion of the exercise.

Owners can now relax, as no further projects are envisaged in the near term.

## **Conclusion**

I want to extend a huge thanks to my fellow trustees for all the work they put in over the last year or so.

It is at times a thankless task managing the estate, especially having to deal with some owners' eccentricities.

My last thank you goes to our estate manager, Gerrit, what would I do without you. No task too small or too big, always available and always finding ways to save on expenses.

As the trustee in charge of finances, I cannot stress enough the magnitude of savings made by him. So very grateful.

Let's all please make an effort to attend the AGM and the trustees are looking forward to engaging with all of you.

Stay well

Johnny  
Chairman  
LVHOA