

ANNUAL REPORT

Epping City Improvement District NPC

**Annual Report and Financial Statements
for the year ended 30 June 2026**



**EPPING
CITY IMPROVEMENT DISTRICT**

Our online report is available at www.ecid.org.za

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PART A: GENERAL INFORMATION

1. GENERAL INFORMATION

Registered Name:	Epping City Improvement District NPC (ECID) Non-Profit Company
Registration No:	2001/028149/08
Physical Address:	24 Gunners, Epping 1, Cape Town, 7460
Postal Address:	PO Box 834, Eppindust, Cape Town, 7475
Telephone Number/s:	ECID Manager/s: Lehan Joubert - 084 454 4857 Kurt Manuel - 084 367 2226 Allen Swartz - 084 067 6019
Email Address:	ecid@ecid.org.za
Website Address:	www.ecid.org.za
External Auditors:	C2M Chartered Accountants
Banker's Information:	Nedbank
Company Secretary:	Wejaen Viljoen

2. LIST OF ABBREVIATIONS/ACRONYMS

ECID	Epping City Improvement District
CEO	Chief Executive Officer
CFO	Chief Financial Officer
CCT	City of Cape Town
KPI	Key Performance Indicators
SCM	Supply Chain Management

3. FOREWORD BY THE CHAIRPERSON

Dear Stakeholders,

The 2025/2026 financial year has been one of continued commitment, collaboration and progress for the Epping City Improvement District (ECID). As an industrial hub that supports a wide range of businesses and economic activities, Epping plays an important role in the local economy. Our responsibility as a City Improvement District is to help ensure that the area remains safe, clean, well-maintained and attractive to businesses, employees, visitors and investors.

Throughout the year, the Board remained committed to the ECID's strategic objectives of strengthening public safety, improving cleansing and urban management, protecting public infrastructure, promoting environmental development and supporting the long-term economic sustainability of the precinct. These objectives continue to guide our decisions and ensure that the additional services provided by the ECID complement those of the City of Cape Town.

During the reporting period, the ECID continued to deliver its core services, with public safety remaining a central priority. Through visible patrols, CCTV surveillance, control room operations and cooperation with SAPS, City Law Enforcement and other stakeholders, we continued working towards a safer environment for businesses and the people who work in and visit Epping.

Our urban management and cleansing services remained equally important in maintaining the standard of the public environment. Ongoing initiatives focused on cleanliness, infrastructure maintenance, landscaping and the improvement of public spaces. Progress also continued on projects aimed at enhancing entrances, strengthening security infrastructure and improving road safety, including initiatives involving CCTV expansion, railway security, fencing and infrastructure reinstatements.

The year was not without its challenges. Roadworks, traffic congestion, rising operating costs and ongoing infrastructure concerns continued to place pressure on the area. Issues relating to road safety, stormwater infrastructure, illegal mechanical repairs on public open spaces and the condition of certain public facilities required continued engagement with the relevant City departments. These matters highlight the importance of sustained cooperation between the ECID, the City of Cape Town, property owners and other stakeholders.

The ECID concluded the financial year in a sound financial position. The Annual Financial Statements received an unmodified audit opinion, reflecting that they fairly present the organisation's financial position and performance in accordance with the applicable reporting requirements. These results demonstrate the importance of responsible financial management, effective oversight and the careful allocation of resources towards the services that matter most to our stakeholders.

Looking ahead, the ECID will continue to build on the progress achieved while preparing for the next five-year term. Our priorities include strengthening public safety and CCTV infrastructure, maintaining high standards of cleansing and urban management, addressing infrastructure concerns through engagement with the City, and supporting environmental improvements and economic development. The proposed Business Plan for 2027–2032 provides a framework for these priorities, with the intention of protecting property values and reinforcing confidence in Epping as an investment destination.

On behalf of the Board, I extend my sincere appreciation to our management team, operational personnel and service providers for their continued dedication and contribution throughout the year. I also thank my fellow directors for their guidance, commitment and oversight. Our appreciation extends to the City of Cape Town, SAPS, Law Enforcement, property owners, businesses and other stakeholders whose cooperation remains essential to the success of the ECID.

The continued improvement of Epping requires a shared commitment, practical solutions and consistent service delivery. While challenges remain, I am confident that through responsible governance, constructive partnerships and a clear strategic focus, the ECID will continue to make a meaningful contribution to the safety, cleanliness and long-term prosperity of the area.

Thank you to everyone who continues to support the work of the Epping City Improvement District. Together, we can build on the progress made and work towards a stronger, safer and better-managed Epping.

Yours sincerely,

Xavier Fazakerley

Chairperson, Epping City Improvement District (ECID)

4. MANAGEMENT OVERVIEW

Dear Stakeholders,

The 2025/2026 financial year reflects the continued delivery of the Epping City Improvement District's core mandate to supplement municipal services through public safety, cleansing, urban maintenance, environmental development, social development and stakeholder communication. Our focus has remained on ensuring that the available resources are directed towards operational priorities while maintaining sound financial management, accountability and compliance.

For the year ended 30 June 2026, the ECID recorded revenue of R16,813,470, compared with R15,699,721 in the previous financial year. The ECID can continue delivering its services and planning for future operational requirements. The audited Annual Financial Statements, prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the Companies Act, received an unmodified audit opinion from C2M Chartered Accountants Incorporated.

Spending remained focused on the delivery of core services, including public safety, cleansing, management and maintenance, as well as the upkeep and improvement of operational infrastructure. As operating costs and service delivery requirements continue to evolve, expenditure must be monitored carefully to ensure that available funding supports the ECID's priorities without compromising service standards.

The ECID continued its established programme of supplementary services during the year, with no material changes to the nature of the organisation's business reported in the Annual Financial Statements. Operational challenges included roadworks, traffic congestion, infrastructure maintenance requirements and the need for continued coordination with the City of Cape Town on matters affecting the precinct.

Ongoing and planned initiatives include improvements to entrance areas, CCTV infrastructure, railway security, retention dam fencing, road safety and the reinstatement of affected infrastructure. These projects require careful planning, coordination with external departments and appropriate financial oversight to ensure that interventions deliver practical benefits to the area.

The introduction of the Geocentric management system represents an important development in operational reporting. The implementation includes the capture of public safety incidents and the move towards mobile, near-paperless reporting. These improvements are intended to support more effective incident analysis, reporting and operational decision-making.

Responsible procurement and transparent governance remain important to the organisation's accountability to property owners and other stakeholders. Procurement processes must continue to support fair supplier selection, appropriate expenditure controls and the effective delivery of approved services and projects.

The proposed five-year Business Plan and budget for 2027–2032 provide the basis for the ECID's next phase of service delivery. The proposed budget remains balanced across the five-year period, with additional-rate income continuing as the principal funding source. Public safety, cleansing, urban maintenance, CCTV improvements and infrastructure-related projects remain central to the planned programme.

The ECID will continue to monitor expenditure, manage cash resources prudently, strengthen financial controls and engage with property owners and the City of Cape Town to address operational priorities. Maintaining the financial viability of the organisation will require careful consideration of service requirements, rising costs and the funding needed to sustain the precinct over the longer term.

I would like to thank the Board of Directors for its oversight and guidance, our management team and service providers for their continued efforts, and the City of Cape Town, SAPS, Law Enforcement, property owners and business community for their ongoing cooperation.

The progress achieved during the year reflects the importance of consistent service delivery, responsible financial management and effective partnerships. We remain committed to ensuring that the ECID operates sustainably and continues to contribute to a safer, cleaner and better-managed Epping.

Yours sincerely,

Gene Lohrentz

Chief Executive Officer

Geocentric Urban Management as management company for the Epping City Improvement District

5. STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF THE ANNUAL REPORT

We confirm that, to the best of our knowledge:

- All information and amounts disclosed in the annual report are consistent with the annual financial statements audited by C2M.
- The directors consider the annual report, taken as a whole, to be accurate, fair, balanced, and free of material omissions.
- The Financial Statements, prepared in accordance with the applicable accounting standards give a true and fair view of the assets, liabilities, and financial position of the company.
- The external auditors have been engaged to express an independent opinion on the annual financial statements.

Approved by the board on 31 August 2026 and signed on behalf by directors Xavier Fazakerley and Gavin Isherwood:

Xavier Fazakerley
Chairperson of the Board
31 August 2026

6. STRATEGIC OVERVIEW

6.1. Vision

- We strive towards transforming the ECID into a sought-after industrial area.
- Building confidence in the area by improving public safety and cleansing.
- Creating a safe and clean working environment for all working and visiting the area, thereby enhancing property values.
- Environmental development in the form of beautifying and / or upgrading public open spaces, sidewalks etc.
- Assisting with social issues as and when required.

6.2. Mission

Our mission is to continue improving public safety, cleaning, environmental upgrades, marketing and social responsibility initiatives in the ECID.

Our strategy for promoting that vision is detailed in our Business Plan, available online at www.ecid.org.za

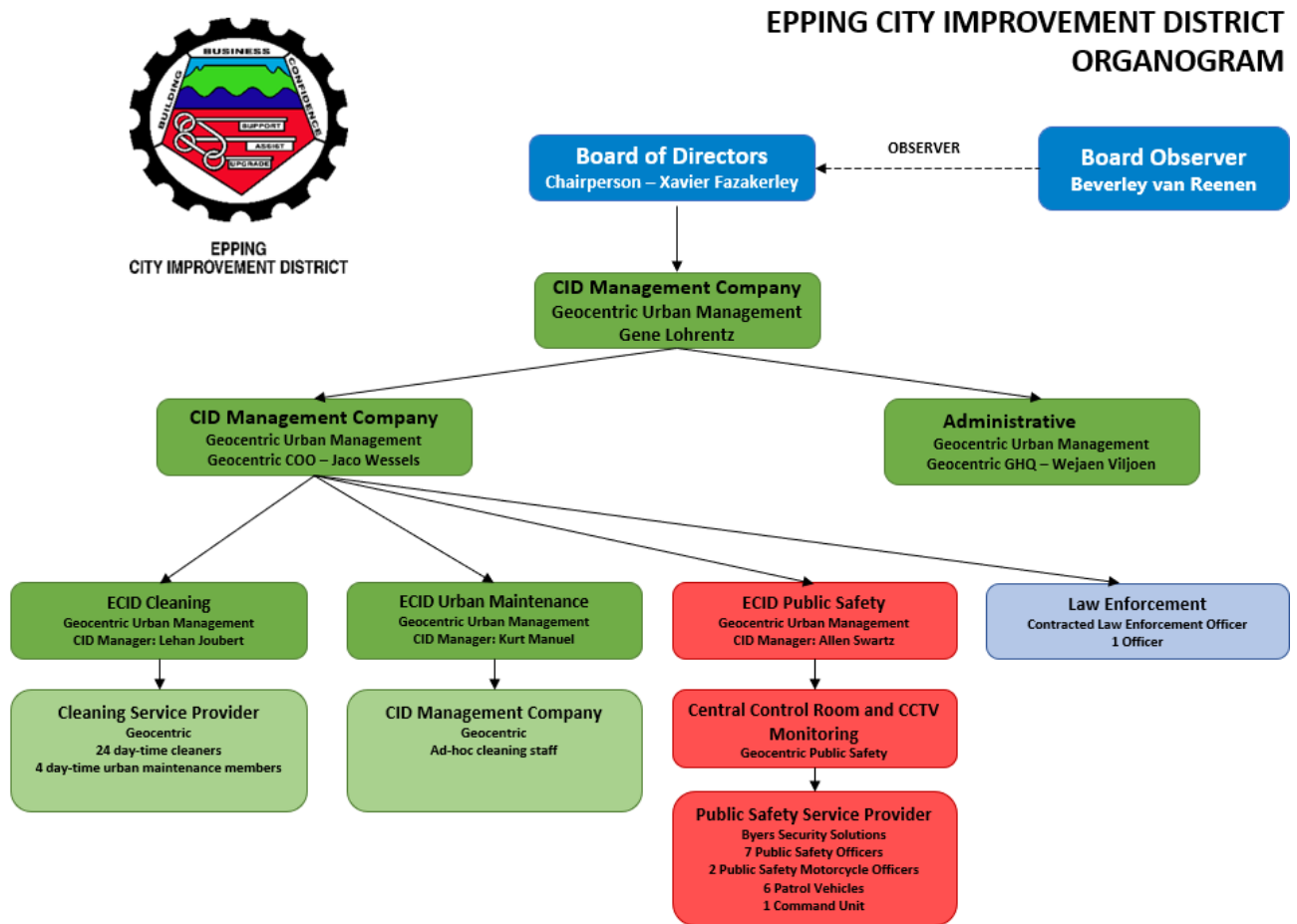
6.3. Our Goals

- To run a cost-effective and efficient ECID office that is acceptable to the property owners.
- Protect property values and attract new business/investments to the area.
- Maintain a good working relationship with Property Owners.
- Ensure that the ECID is legally compliant.
- Liaise with Council role players, report defects, prioritize a list of essential needs and confirm with Council.
- Visit all companies annually, informing them of ECID actions & activities.
- Hand out brochures comprising of information relating to the ECID.
- Hand out emergency number pamphlets.
- To determine and implement strategies to decrease crime levels.
- Reducing crime by proactive visible patrols, CCTV cameras and cooperation with Law Enforcement Departments.
- Create a safe and clean working environment.
- Plant waterwise trees and / or plants and promote environmental awareness.

7. STATUTORY MANDATE

In terms of the CID By-law and s.22 of the Municipal Property Rates Act, the Epping City Improvement District NPC is tasked with considering, developing and implementing improvements and upgrades to the Epping City Improvement District area to supplement services provided by the CCT. The funding comes from additional rates collected by the CCT from CID property owners and paid over to the company under the aforesaid legislation and may be supplemented by local fundraising initiatives. In expending these funds, the company is subject to oversight by the CCT in terms of the CID By-law and Policy, as well as public procurement principles enshrined in s. 217 of the Constitution of the Republic of South Africa, 1996 (the "Constitution").

8. ORGANISATIONAL STRUCTURE



9. MEET YOUR TEAM



Geocentric Urban Management Team



Gene Lohrentz
Chief Executive Officer

- Company enquiries
- Proposals
- Community groups and liaison

Contact Details

gene@geocentric.co.za
083 255 7657

Jaco Wessels
Chief Operating Officer

- Operational enquiries
- Control Room issues
- Collaboration requests
- CCTV enquiries

Contact Details

coo@geocentric.co.za
062 650 3322

Wejaen Viljoen
Admin & Information Manager

- Admin enquiries
- Reports
- AGM enquiries
- Board Meeting enquiries
- HR enquiries

Contact Details

admin@geocentric.co.za
062 753 4779

ECID MANAGERS
CID Manager

- Day-to-day Operations

Contact Details

Lehan Joubert
ecid1@geocentric.co.za / 084 454 4857
Kurt Manuel
ecid2@geocentric.co.za / 084 367 2226
Allen Swartz
ecid3@geocentric.co.za / 084 067 6019

For emergencies contact our 24 hour Control Room on 021 565 0900 or info@geocentric.co.za or visit our website geocentric.co.za

Join our community WhatsApp group for realtime updates by sending a message with your name, surname, business name and business street address to ecid@ecid.org.za.

PART B: PERFORMANCE INFORMATION

1. SITUATIONAL ANALYSIS

1.1. Service delivery environment

Through the efforts of the ECID the area has been upgraded and maintained. The ECID successfully achieved the support of its members to extend its term for an additional five years in 2022. During this term the ECID is repositioning itself to address the significant impact ongoing infrastructure theft and criminal activities and reduce the potential for urban decay, traffic congestion, littering and increased opportunities for crime that may impact the entire ECID area.

In the light of these challenges the ECID aims to continue to enhance the area and work closely with the City of Cape Town.

1.2. Organizational environment

In this year, most of the day-to-day activities such as meetings, Board meetings, contact with community organisations and engagements with the City of Cape Town continued as planned and scheduled. Our focus remained on building the relationships and efforts amongst the various partners in the area including the SAPS, the Mould Empower Serve (MES) and the Community Policing Forum. Close cooperation with the Ward Councillor, Sub council management and City officials to further improve service delivery has been the focus of this engagement

2. STRATEGIC OBJECTIVES

Strategically, the ECID works in partnership with the City of Cape Town and the property and business owners towards the economic upliftment of the area by maintaining a level of safety and cleanliness to promote the use of and investment in the area. This is achieved through:

- Increased public safety
- Encouraging the maintenance and upgrading of private properties and public spaces in the area.
- Creating a clean and well-maintained public environment
- Assist with the management and solution to the issues of people living on the streets of Epping and surrounding areas.

3. COMPLAINTS PROCESS

The ECID offers numerous channels for dealing with complaints. Formal complaints are lodged to the ECID management via email. The ECID management will act on the complaint including one or more of the following actions:

- Referring serious complaints to the CEO and COO of the management company and/or the Board
- Meeting with the complainant to understand the problem and address the issue
- Scheduling the necessary tasks or actions to resolve the matter by the ECID team

- Logging a service request with the City of Cape Town
- Communicating with the complainant on the actions taken
- Follow-up process and communication with the complainant until the matter is resolved
- Complaints are also received via website contact messages, email replies to newsletters and feedback via various social media platforms including dedicated WhatsApp groups which are monitored via the central control room.
- Telephonic complaints are also dealt with via the operational managers, or the central control room and the central control room number is visible on all patrol vehicles.

Most of the complaints relate to crime incidents or perceived criminal activity or relates to illegal dumping. Unless immediate response is required, safety and crime incidents are dealt with through our monthly meetings with the SAPS or through the adjustment of our public safety deployment plans. Illegal dumping is either cleared by the ECID cleaning team as soon as possible or if necessary, a service request is logged with the City of Cape Town and followed up until completed.

4. PERFORMANCE INFORMATION

4.1. Public safety

4.1.1. To improve safety and security the ECID developed a comprehensive and integrated public safety plan for the area in conjunction with an appointed service provider. These actions include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders

4.1.2. The ECID initiative and the inherent security situation of the area require the deployment of public safety patrol officers to adequately secure the public areas. Such a deployment can be expensive to implement and therefore the focus of the public safety plan is on roaming vehicles and foot patrols with the highest number of resources deployed during day-time operations between 06:30 and 17:30 when most businesses are operational in the area. Considering the contributions from other stakeholders such as the SAPS and safety and security efforts from the City of Cape Town the following public safety and security plan is proposed for the ECID.

4.1.3. This plan involves the deployment of Public Safety Patrol Officers (like the concept of Neighbourhood Safety Ambassadors) and public CCTV surveillance system to provide a reassuring presence on streets 7 days a week.

4.1.4. The public safety patrol officers are brightly uniformed ambassadors that help to maintain an inviting and comfortable experience by serving as additional “eyes and ears” for local law enforcement agencies. They are the face of the area. Typically, they get to know their neighbourhood and community very well and often serve as a first point of contact for emergency needs, help law enforcement to maintain order and provide an additional deterrent to crime through their consistent coverage and visibility. Public Safety Patrol Officers are equipped with two-way radios and walk or patrol the area at key times of the day. They become an integral part of general law

enforcement, often being the ones to identify public safety issues and form an extension of the SAPS and the local authority law enforcement. A small group of well-trained public safety patrol officers have proven to be very successful in securing an area through active engagement with all people in the precinct. Additional training of patrol officers is required to become knowledgeable on issues such as public safety and reporting, first aid and first-responder training, communication skills and homeless outreach services. Beyond basic training the Public Safety Patrol Officers develop a keen awareness and information of specific neighbourhood safety issues including drug trade, gang presence, poverty, social issues, criminal activity, and behaviour. If required patrol officers also provide walking escorts to people entering businesses early or staff leaving work late or elderly and vulnerable people feeling insecure.

4.1.5. The public safety plan includes:

- 1 x public safety site manager, Monday – Friday during the daytime.
- 1 x public safety site supervisor, Monday – Sunday during the day and nighttime.
- 6 x public safety officers patrol vehicles patrolling the area during daytime.
- 5 x public safety officers patrol vehicles patrolling the area during nighttime.
- 3 x public safety patrol officers patrolling the area on foot, Monday – Friday during the daytime
- 2 x public safety quad bikes were deployed for day and night patrols, serving as rapid response unit in the event of an emergency.
- Radio communications network.
- Centralised Control Room and CCTV monitoring
- CCTV camera network comprising of cameras and monitoring as set out in the implementation plan time scale.

4.1.6. Assistance from the City of Cape Town

4.1.7. The ECID will further enhance its public safety initiative through close co-operation with the Safety and Security Directorate of the City of Cape Town to link in with their initiative to support a safer public environment. This effort will be focused on utilising the services of Law Enforcement officers from the City of Cape Town in the area.

4.1.8. The activities of the Public Safety Officers and patrols are measured through a comprehensive management system for the logging of public safety incidents. The logging, mapping and analysis of these incident reports informs the adjustment of the public safety deployment plan for the area. The deployment plan is revised monthly.

Public Safety Performance Information

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Identify the root causes of crime in conjunction with the SAPS, Local Authority and existing Public Safety	Incorporate in Public Safety Management Plan	Ongoing	

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
service using their experience as well as available crime and public safety incident statistics.			
2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS, determine strategies by means of an integrated approach to improve public safety, identify current Public Safety and policing shortcomings and develop and implement effective public safety strategy	Incorporate in Public Safety Management Plan	Ongoing	
3. Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective Safety and Public Safety patrols in the ECID measured by: Daily attendance registers Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs	Ongoing	Public safety officers are inspected and posted to their patrols daily. The Public safety officer's performance is measured on a weekly basis using the incident reports submitted via the incident reporting system and the public safety WhatsApp groups.
4. Assist the police through participation by ECID in the local Police sector crime forum.	Incorporate feedback and information in Public Safety and safety initiatives of the ECID Report on any Public Safety information of the ECID to the CPF	Monthly	
5. Monitor and evaluate the Public Safety strategy and performance of all service delivery on a quarterly basis	Report findings to the ECID Board with recommendations where applicable	Quarterly	
6. Deploy CCTV cameras monitored by a CCTV Control Room	Effective use of CCTV cameras through monitoring	Ongoing	

IMPROVE AND CONTINUALLY ASSESS ALIGNMENT OF RESOURCES WITH SAFETY NEEDS OF LOCAL COMMUNITY

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
7. Deploy Law Enforcement Officers in the ECID in support of the Public Safety Initiative	Measure effectiveness through Law Enforcement Statistics	Monthly	
8. Weekly Public Safety Reports from Contract Public Safety Service Provider	Report findings to the ECID Board with recommendations where applicable Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs	Weekly	Incident reports See the Table and Graph below Patrol vehicle patrol logs See the Table below
9. Identify "hot spot" areas.	Number of "hot spot" areas identified and the number of "hot spot" visitation for the reporting period	Monthly	See the Table Below

From 1 July 2025 to 30 June 2026 the five patrol vehicles logged the following number of patrol kilometres:

Patrol Vehicle 1:	24 729 km
Patrol Vehicle 2:	39 153 km
Patrol Vehicle 3:	54 862 km
Patrol Vehicle 4:	41 716 km
Patrol Vehicle 5:	32 322 km
Patrol Vehicle 6:	53 110 km
Total:	245 892 km

- The ECID's overall strategy to address the challenge is based on a multi-disciplinary approach which includes the following measures:
 - Deploy CCTV cameras to enhance the deployment of the Public Safety Operations.

4.1.9. Resource Allocation

- During the reporting period, the ECID deployed one Public Safety Site Manager overseeing operations during the day, Monday to Friday. Six patrol vehicles were in service during the dayshift and reduced to 5 vehicles during nightshift, each staffed by public safety officers conducting area patrols. During the daytime, three-foot patrol officers-maintained visibility and engagement within the area, while two quad bikes reserved as a response unit. Operations were supported by a dedicated radio communications network, a centralised control room, and a CCTV monitoring system, with camera coverage and monitoring implemented according to the approved rollout schedule.
- A budget of R 7 022 108 was expended on the Public Safety deployments for the year, and an additional R 1 734 000 was allocated for CCTV monitoring. There was R 246 492 expend on the Law Enforcement Officer.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as "2025/2026")

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Public Safety	R 6 633 274	R 6 633 274	R 6726	R 7 060 000	R 7 022 108	R 37 892
CCTV Monitoring	R 1 500 000	R 1 500 000	-	R 1 734 000	R 1 734 000	-
Law Enforcement	R 250 000	R 238 020	R 11 980	R 300 000	R 246 492	R 53 508

4.2. Maintenance and cleansing services

4.2.1. The ECID deployed the services of a dedicated public cleaning service to provide the supplementary service or additional cleaning services required in their area. To establish the most effective cleaning plan the strategy supports existing waste management services, identify specific management problems and areas, and assist in developing additional waste management and cleaning plans for the area.

4.2.2. The plan was executed by a small team to:

- Decrease waste and grime in the area through a sustainable cleaning programme.
- Provide additional street sweeping, waste picking and additional refuse collection in all the public areas.
- Removal of illegal posters, graffiti, and stickers from non-municipal infrastructure.

4.2.3. Urban infrastructure was improved by:

- Developing and implementing a plan to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs.
- Coordinating actions with the relevant City of Cape Town's departments to address infrastructure defects. This was done through specific liaison with departments and officials in addition to the reporting and monitoring of repairs identified by the CID Manager.
- After a base level of repair and reinstatement was achieved the ECID team implemented local actions to correct minor issues.

4.2.4. In addition, the urban management team, in consultation with the relevant City Departments assisted with:

- Graffiti removal from non-municipal infrastructure where possible.
- Removal of illegal posters and pamphlets from public spaces and non-municipal infrastructure as noted in the ECID Implementation Plan.
- Painting of road markings and correction of road signs.
- Greening, tree pruning and landscaping.
- Kerb, bollard and paving reinstatements.
- Storm water drain cleaning where required.

4.2.5. The cleaning contingent deployed teams in various areas and rotated through the ECID. Some of the team members were recruited from homeless people seeking gainful employment and on-the-job training was provided to improve their skills and utilisation. The cleaning and urban maintenance team includes:

- 24 x urban management workers per day. The shifts run Monday to Friday.
- 4 x urban maintenance workers per day. The shifts run Monday to Friday.

Cleansing and Urban Maintenance performance information

PROVIDE A CLEANER PUBLIC SPACE			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Develop cleaning strategy to guide delivery from appointed service delivery provider	Measure effectiveness through Cleaning Statistics	Monthly	
2. Provide (on own initiative or in collaboration with CCT) additional litter bins in public spaces.	Record and Report findings to the ECID Board and the CCT with recommendations where applicable	Annually	
3. Provide clean streets & sidewalks (i.e. cleaning of municipal bins & removing street litter).	Measure effectiveness through Cleaning Statistics	Monthly	See the Table and Graph below
4. Remove Illegal Dumping from Public Spaces	Measure effectiveness through Cleaning Statistics	Monthly	See the Table and Graph below

RENEWING PUBLIC SPACES			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
5. Remove graffiti in public spaces	Measure effectiveness through Cleaning Statistics	Monthly	See the Table and Graph below
6. Remove unlawful or unsightly stickers and posters from public infrastructure	Measure effectiveness through Cleaning Statistics	Monthly	See the Table and Graph below

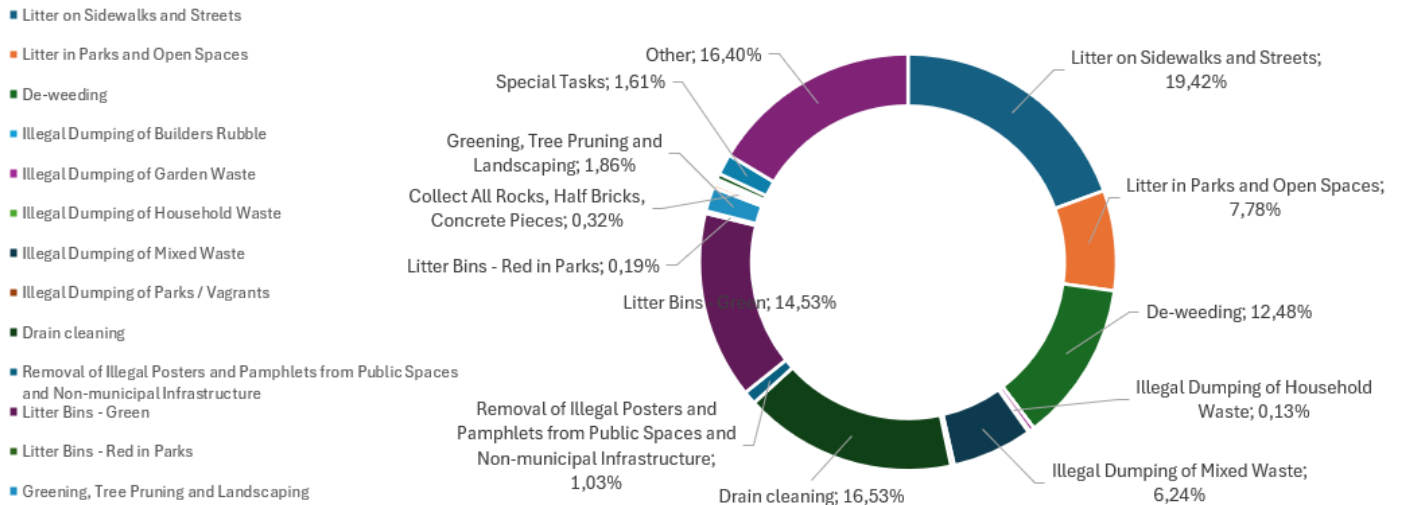
PROVIDE A WELL-MAINTAINED PUBLIC SPACE			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Develop an urban maintenance strategy to guide delivery from appointed service delivery provider	Measure effectiveness through Urban Maintenance Statistics	Monthly	
2. Identify and report urban defects through collaboration with CCT	Record and Report findings to the ECID Board and the CCT with follow-up action where applicable Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below
3. Identify and plan the correction of urban defects and beautification of public infrastructure through repair, cleaning, and painting.	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below

MAINTENANCE OF PUBLIC GREEN AREAS			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Mow street verges	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below
2. Tree pruning and landscaping.	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below

Urban Cleansing Summary Report

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Blue Bags Used	53 642	52 389	38 918	↓	↓
Litter on Sidewalks and Streets	93	104	302	↑	↑
Litter in Parks and Open Spaces	12	27	121	↑	↑
De-weeding	222	270	194	↓	↓
Illegal Dumping of Builders Rubble	6	4	0	↓	↓
Illegal Dumping of Garden Waste	16	5	6	↓	↑
Illegal Dumping of Household Waste	17	15	2	↓	↓
Illegal Dumping of Mixed Waste	144	77	97	↓	↑
Illegal Dumping of Parks / Vagrants	15	10	4	↓	↓
Drain cleaning	130	189	257	↑	↑
Removal of Illegal Posters and Pamphlets from Public Spaces and Non-municipal Infrastructure	32	16	16	↓	→
Litter Bins - Green	66	73	226	↑	↑
Litter Bins - Red in Parks	1	0	3	↑	↑
Greening, Tree Pruning and Landscaping	48	54	29	↓	↓
Collect All Rocks, Half Bricks, Concrete Pieces	11	3	5	↓	↑
Collect and Heap All Pieces of Wood and Other Objects	5	6	0	↓	↓
Graffiti Removal	5	4	4	↓	→
Dead Animals	5	3	2	↓	↓
Rodents and Unhygienic Area	1	0	0	↓	→
Ensure Litter Bins are Emptied from City	0	1	0	→	↓
Ensure All Wheelie bins are Collected	0	0	0	→	→
Urban Defects	63	42	7	↓	↓
Special Tasks	103	86	25	↓	↓
Other	222	294	255	↑	↓
TOTAL	1 737	1 878	1 555		

Urban Cleansing Graph



Urban Management Tasks Summary Report

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
City Parks (Maintenance)	Bin cleaning in parks/POS	0	1	0	→	↓
City Parks (Maintenance)	Branch Removal (Fallen/Broken)	0	0	1	↑	↑
City Parks (Maintenance)	Bush clearing/weed control	4	1	0	↓	↓
City Parks (Maintenance)	Mowing	6	8	1	↓	↓
City Parks (Maintenance)	Tree removal	4	2	0	↓	↓
City Parks (Maintenance)	Tree trimming/pruning	7	2	0	↓	↓
City Parks (Maintenance) Total		21	14	2	↓	↓
Electricity (Equipment damage & exposure)	Equipment damaged	5	5	2	↓	↓
Electricity (Equipment damage & exposure)	Exposed cable	5	1	1	↓	→
Electricity (Equipment damage & exposure)	Kiosk damaged	0	1	4	↑	↑
Electricity (Equipment damage & exposure)	Pole knocked down in vehicle accident	6	12	10	↑	↓
Electricity (Equipment damage & exposure) Total		16	19	17	↑	↓

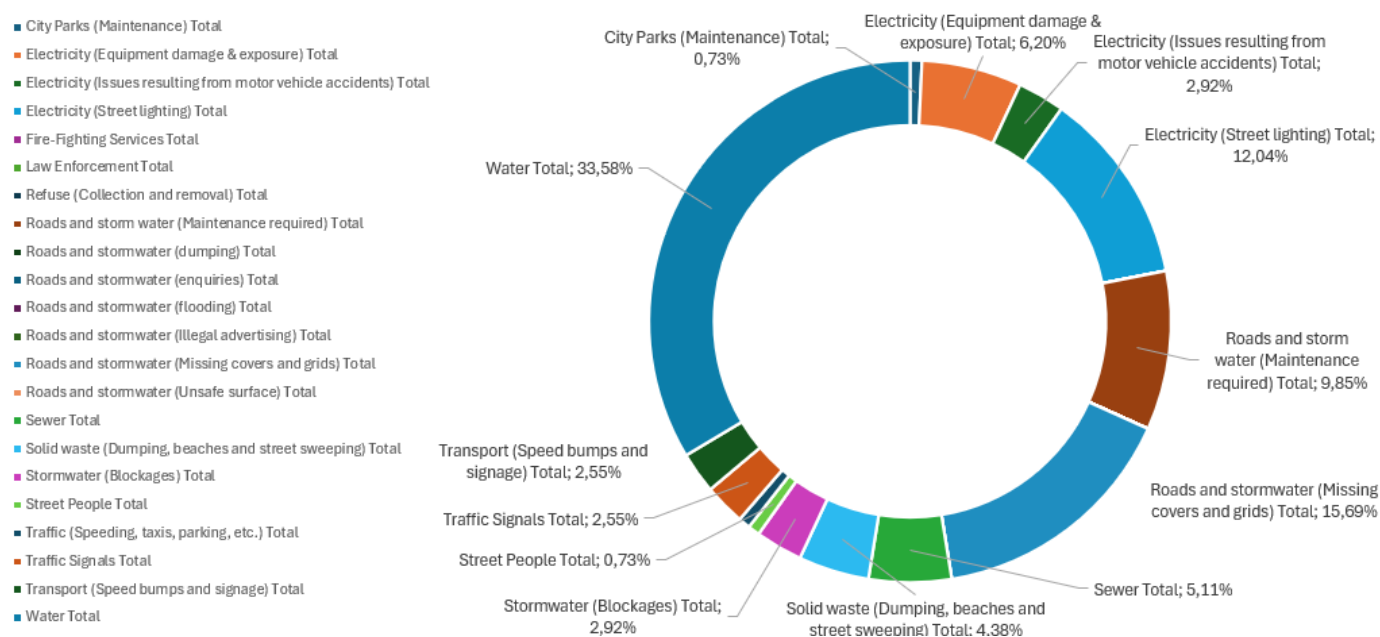
Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Electricity (Issues resulting from motor vehicle accidents)	Pole knocked down in vehicle accident	7	6	8	↑	↑
Electricity (Issues resulting from motor vehicle accidents) Total		7	6	8	↑	↑
Electricity (Street lighting)	All streetlights are out	55	57	27	↓	↓
Electricity (Street lighting)	Individual streetlights are out	9	17	6	↓	↓
Electricity (Street lighting) Total		64	74	33	↓	↓
Fire-Fighting Services	Delayed or lack of response to an incident	2	0	0	↓	→
Fire-Fighting Services	Staff behaviour complaints	1	0	0	↓	→
Fire-Fighting Services Total		3	0	0	↓	→
Law Enforcement	Illegal dumping	1	0	0	↓	→
Law Enforcement Total		1	0	0	↓	→
Refuse (Collection and removal)	Non-removal of refuse	1	0	0	↓	→
Refuse (Collection and removal)	Request to remove garden refuse	1	0	0	↓	→
Refuse (Collection and removal) Total		2	0	0	↓	→
Roads and storm water (Maintenance required)	Paint or repaint road marking, lines, etc.	24	6	5	↓	↓
Roads and storm water (Maintenance required)	Repair a pothole	19	30	9	↓	↓
Roads and storm water (Maintenance required)	Repair or replace bollards, guards or handrails	2	2	0	↓	↓
Roads and storm water (Maintenance required)	Repair or replace street name signs	2	3	0	↓	↓
Roads and storm water (Maintenance required)	Repair road or footway	4	11	13	↑	↑
Roads and storm water (Maintenance required)	Traffic and road signs require attention	1	3	0	↓	↓

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Roads and storm water (Maintenance required) Total		52	55	27	↓	↓
Roads and stormwater (dumping)	Dumping on stormwater infrastructure	1	0	0	↓	→
Roads and stormwater (dumping) Total		1	0	0	↓	→
Roads and stormwater (enquiries)	All enquiries (information, advice, etc.)	1	0	0	↓	→
Roads and stormwater (enquiries) Total		1	0	0	↓	→
Roads and stormwater (flooding)	Flooding of informal settlements	6	0	0	↓	→
Roads and stormwater (flooding)	Flooding of road	9	13	0	↓	↓
Roads and stormwater (flooding) Total		15	13	0	↓	↓
Roads and stormwater (Illegal advertising)	Unauthorized signs or advertising in roadway	0	1	0	→	↓
Roads and stormwater (Illegal advertising) Total		0	1	0	→	↓
Roads and stormwater (Missing covers and grids)	Repair or replace manhole cover or grid	38	30	43	↑	↑
Roads and stormwater (Missing covers and grids) Total		38	30	43	↑	↑
Roads and stormwater (Unsafe surface)	Road surface compromised by oil, sand, etc.	2	2	0	↓	↓
Roads and stormwater (Unsafe surface) Total		2	2	0	↓	↓
Sewer	Sewer-manhole cover-damaged	5	0	0	↓	→
Sewer	Sewer-manhole cover-stolen/missing	4	1	1	↓	→
Sewer	Sewer: blocked/overflow	11	28	13	↑	↓
Sewer Total		20	29	14	↓	↓
Solid waste (Dumping, beaches and street sweeping)	Illegal dumping	6	3	12	↑	↑

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Solid waste (Dumping, beaches and street sweeping) Total		6	3	12	↑	↑
Stormwater (Blockages)	Stormwater gulley or manhole blocked	12	0	8	↓	↑
Stormwater (Blockages) Total		12	0	8	↓	↑
Street People	Anti-social behaviour	1	0	1	→	↑
Street People	Breaking the law	0	0	1	↑	↑
Street People Total		1	0	2	↑	↑
Traffic (Speeding, taxis, parking, etc.)	Parking enforcement	0	0	2	↑	↑
Traffic (Speeding, taxis, parking, etc.) Total		0	0	2	↑	↑
Traffic Signals	All traffic lights are out	2	1	1	↓	→
Traffic Signals	Congested traffic at intersections	3	2	4	↑	↑
Traffic Signals	Faulty arrows at intersections	1	1	1	→	→
Traffic Signals	Robot down	2	0	0	↓	→
Traffic Signals	Traffic lights are flashing	4	0	1	↓	↑
Traffic Signals	Traffic lights are stuck	0	2	0	→	↓
Traffic Signals Total		12	6	7	↓	↑
Transport (Speed bumps and signage)	Traffic signage damaged	4	1	3	↓	↑
Transport (Speed bumps and signage)	Traffic signage required	2	1	4	↑	↑
Transport (Speed bumps and signage) Total		6	2	7	↑	↑
Water	Burst pipe	9	31	24	↑	↓
Water	Fire hydrant: missing cover	0	2	0	→	↓
Water	Leak at fire hydrant	9	13	15	↑	↑
Water	Leak at valve	20	13	17	↓	↑
Water	Leak at water meter/stopcock	4	5	1	↓	↓
Water	Leak at WMD meter	2	0	0	↓	→
Water	Leak in road/pavement/underground	7	5	8	↑	↑
Water	Meter-stolen	2	1	0	↓	↓
Water	Meter: missing cover	0	2	1	↑	↓

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Water	Re-instatement after water incident	1	0	10	↑	↑
Water	Stopcock-defective	1	0	0	↓	→
Water	Valve-missing cover	1	0	2	↑	↑
Water	Water run to waste	5	3	14	↑	↑
Water Total		61	75	92	↑	↑
TOTAL		341	329	274		

Urban Management Tasks Graph



- Although the ECID improved the cleanliness of most public environments in the area, the most challenging area remains the Public Transport Interchange and Halt Road. Several unpermitted informal traders make a significant contribution to the generation of public litter and organic waste as they simply dispose of litter and unwanted fruit and vegetables in the streets and on the sidewalks.
- The ECID is in constant liaison with the City of Cape Town to address both the origin and the result of this problem through concerted efforts to curb unpermitted trade and formalise solid waste management for the area.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as “2025/2026”)

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Cleansing Services	R 3 114 000	R 3 082 642	R 31 358	R 3 300 549	R 3 271 791	R 28 758

Environmental Upgrading	R	9800	R	8 644	R	1 156	R	20 800	R	20 719	R	81
Urban Management	R	40200	R	40 122		R 78	R	81 201	R	81 084	R	117

4.3. Social development services

4.3.1. The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The ECID coordinates its social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, all relevant social welfare organisations, and institutions. Social intervention and development can only be achieved by offering unemployed and/or homeless people an alternative.

4.3.2. Through the development of pro-active programmes to create work opportunities for homeless people certain NGOs have presented the opportunity to direct their work programmes to include cleaning and maintenance services to CIDs. These partnerships between CIDs and NGOs create a more cost-effective approach to the provision of a supplementary service to the municipal cleaning services when large area clean-ups or specific maintenance tasks are required.

4.3.3. Although the intention was to deploy previously homeless people from NGOs for specific clean-up projects in the ECID area, this plan could not be executed in the reporting period.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as "2025/2026")

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Social Services	R 25 000	R 24 000	R 1 000	R 25 000	-	-

**The Social Upliftment budget was not utilised due to challenges experienced with the NGO initially appointed to provide the ECID with the necessary resources. This issue was subsequently resolved by partnering with several NGOs to ensure that the required resources and support could be provided effectively.*

PART C: CORPORATE GOVERNANCE

1. APPLICATION OF KING IV

- 1.1. In recognition of the fact that the NPC is entrusted with public funds, particularly high standards of fiscal transparency and accountability are demanded. To this end, the NPC voluntarily subscribes to the King Code of Corporate Governance for South Africa 2016 ("King IV"), which came into effect on 1 April 2017. King IV contains a series of recommended reporting practices under the 15 voluntary governance principles.
- The practices applied by the company are explained in this part (Part C), of the Annual Report. In determining which reporting practices to apply, the board took account of, among other things, the CCT's policy, and the reporting protocols appropriate to a non-profit entity such as the NPC.
- 1.2. Compliance with King IV for the reporting period. The board is satisfied that the NPC has complied with the applicable principles set out in King IV during the period under review, to the extent reasonably possible, are provided fully below.

2. GOVERNANCE STRUCTURE

2.1. Board Composition

The Board is satisfied that the Board of the NPC is compiled by a representative group of directors representing the interests of the varied property owner groups within the ECID footprint. The Board did not appoint any committees during the reporting period due to the size of the Board.

Xavier Fazakerley - Chairperson	
Portfolio	Urban Maintenance
Appointment Date	19/11/2020
Qualifications	Mr. Fazakerley is a qualified Mechanical Engineer with 27 years of experience at SA Metal Group. He currently serves as Divisional Director, overseeing Engineering, Information Technology, Business Intelligence and Software Development. He also serves as a Chairperson of ECID.
Gavin Isherwood – Director	
Portfolio	Cleansing
Appointment Date	17/08/2017
Qualifications	Mr. Isherwood is a Chartered Accountant (CA(SA)), having obtained a Bachelor of Commerce in 1992 and a Bachelor of Accounts in 1993 from the University of the Witwatersrand. He completed his articles at Ernst &

	Young in Johannesburg between 1994 and 1997. His career includes five years working in the investment banking and telecommunications industries in London, followed by serving as Chief Financial Officer of Core Process Ltd from 2002 to 2005. Since 2005, he has been the Owner and Manager of Racatex.
Qaaid Mesias - Director	
Portfolio	Public Safety
Appointment Date	01/09/2022
Qualifications	Mr. Mesias is an experienced commercial property facilities management professional with 22 years of industry experience. He currently holds the position of Western Cape Regional Facilities Manager, overseeing end-to-end facilities management across the retail, office and industrial/logistics sectors. Mr Mesias holds an accredited facilities management professional designation with the South African Facilities Management Association, which is being renewed, and is an Executive MBA candidate specialising in Global Supply Chain and Logistics Management at Università degli Studi Guglielmo Marconi in Italy.
Bronwen Dyke-Beyer - Director	
Portfolio	Marketing
Appointment Date	16/11/2017
Qualifications	Mrs. Dyke-Beyer is an experienced communications and public relations professional associated with Golden Arrow Bus Services, where she has played a role in corporate communications and public engagement. Her professional background includes journalism, editing and public relations. She holds a Postgraduate Diploma in Business Administration from the University of the Witwatersrand,

	which she completed with distinction in 2023. As a Director of the Epping City Improvement District, she represents Hollyberry Props 12, bringing her professional experience and business perspective to the Board.
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2.2. Board Observer

In terms of the By-law, city councillors are designated as “board observers” by the Executive Mayor to conduct oversight of board functions. This oversight entails receiving board documentation and attending board meetings, with a view to ensuring that the company duly executes its statutory mandate. The Executive Mayor has appointed Ald. Chris Jordaan as board observer.

2.3. Appointment of the board

An Annual General Meeting is held every year to review the performance of the CID and to confirm the mandate of the members. The AGM provides the opportunity to elect new directors to serve on the board of the NPC. Elected Board members take responsibility for the various portfolios in the company and regular board meetings allow the directors to review current operations and apply corrective measures as required.

2.4. Overview of the board’s responsibilities

The Board oversees the day-to-day delivery of the additional services according to the Business Plan. In executing this task, the Board:

- identifying strategies to implement the NPC’s business plan in a manner that ensures the financial viability of the company and takes adequate account of stakeholder interests.
- monitoring compliance with applicable legislation, codes, and standards.
- approving the annual budget.
- overseeing preparation of and approving the annual financial statements for adoption by members.
- exercising effective control of the NPC and monitoring management’s implementation of the approved budget and business plan

2.5. Board charter

The board is satisfied that it has fulfilled its responsibilities under the board charter during the period under review.

2.6. Director Independence

During the period under review, the board formally assessed the independence of all non-executive directors, as recommended by King IV. The board has determined that all the non-executive directors, including the chairperson, are independent in terms of King IV’s definition of “independence” and the guidelines provided for in principle 7.28.

2.7. Board Committees

The Board did not appoint any committees during the reporting period.

2.8. Attendance at board and committee meetings

The Board of Directors met regularly throughout the year, in line with the requirements of the City of Cape Town's CID Policy. Meetings were convened at least once every three months, ensuring sound governance, effective oversight, and accountability in driving the implementation of the Business Plan and service delivery priorities.

BOARD MEETINGS					
Director	Total	16/09/2025	18/11/2026	03/03/2026	26/05/2026
Xavier Fazakerley	3 / 4	-	✓	✓	✓
Gavin Isherwood	4 / 4	✓	✓	✓	✓
Qaaid Mesias	3 / 4	-	✓	✓	✓
Bronwen Dyke-Beyer	2 / 4	✓	-	-	✓

3. ETHICAL LEADERSHIP

Directors are required to maintain the highest ethical standards. To this end, the NPC has adopted a code of conduct for directors, which governs their ethical roles and responsibilities, and provides guidelines on the applicable legal, management and ethical standards.

The Code is available online at www.ecid.org.za

Upon appointment, directors must declare in writing to the chairperson any private interests which could give rise to a potential conflict of interest. These declarations are kept in a register and are regularly updated.¹

Directors must further disclose in writing to the chairperson if any matter before the board gives rise to a potential conflict of interest. Such a director must recuse himself or herself from consideration and deliberation of, or voting on, the matter giving rise to the potential conflict of interest.

Transparency in personal or commercial interests ensures that directors are seen to be free of personal or business relationships that may materially interfere with their ability to act independently and in the best interests of the NPC.

The board is satisfied that the directors have complied with their duties in terms of the Code during the year under review. No changes to the directors' respective declarations were recorded which could potentially impact their independence.

4. BOARD OVERSIGHT OF RISK MANAGEMENT

4.1. Risk management policy

The ECID board is committed to maintaining a comprehensive risk management policy aimed at safeguarding the ECID's assets and ensuring responsible use of public funds in alignment with its objectives. The risk management policy is integrated into the company's operations and management processes, overseen by the board.

Key elements of the risk management strategy include:

1. **Board Oversight:** The board has the ultimate responsibility for risk management and ensures that a sound internal control system is in place. The board regularly considers risk at its board meetings to ensure that key risk areas are being adequately addressed and monitored by the appointed management company.
2. **Code of Conduct:** As part of the risk management framework, the ECID adheres to a strict code of conduct, ensuring confidentiality and ethical handling of sensitive information.
3. **Internal Controls:** The system of internal controls includes:
 - **Performance Targets:** These are established at each board meeting, with actual performance being tracked on a quarterly basis with every board meeting set out as per the CID policy and implementation plan. This process helps identify areas of concern and mitigates risk through proactive monitoring.
 - **Risk Register:** A detailed risk register is maintained and reviewed by the appointed management company as set out in the implementation plan. This register identifies the ECID's operational risks, assesses the likelihood and potential impact of each risk, and outlines mitigation strategies.

This approach ensures that risk is addressed in a structured and consistent manner, enhancing the ECID ability to achieve its objectives while safeguarding its assets and operations. The board's continuous engagement in the risk management process provides an additional layer of assurance that all significant risks are being appropriately managed.

4.2. Effectiveness of risk management

During the year under review, the appointed management company of the Epping City Improvement District NPC (ECID) conducted thorough risk assessments to evaluate the effectiveness of its risk management policy and strategy.

The board is satisfied with the adequacy of the systems and processes in place to govern and manage risks. The risk assessments were carried out in accordance with the ECID's established risk framework, ensuring that operational risks were continually identified, monitored, and mitigated. These assessments also included an evaluation of any emerging risks, ensuring that the risk register remained updated and reflective of the company's current risk profile.

Overall, the board is confident that it has fulfilled its responsibilities in managing and mitigating risks and that the existing systems provide robust support for the company's risk governance objectives.

4.3. Key business risks and opportunities

The Epping City Improvement District (ECID) operates within a dynamic urban environment where public safety, urban management, infrastructure, financial sustainability and

operational capacity are key considerations. The following risk assessment summarises the principal risks identified from the ECID's operating environment and the measures in place or proposed to manage these risks.

Risk Rating Key

Risk Score	Rating	Colour
1–4	Low	
5–9	Moderate	
10–16	High	
17–25	Critical	

Likelihood and impact	Rating	Colour
1	Very low	
2	Low	
3	Moderate	
4	High	
5	Very High	

Risk Register

Risk Area	Key Risk / Exposure	Likelihood	Impact	Risk Score	Rating	Key Mitigation / Control Measures
Public Safety & Crime	Crime and public safety incidents may affect businesses, property owners, workers and visitors.	3	4	12	High	Visible public safety patrols, 24/7 patrol vehicles, foot patrols, control room monitoring, coordinated operations with SAPS, Law Enforcement, Metro Police and other security stakeholders.
Fuel & Operational Cost Pressure	Rising fuel costs may affect patrol coverage, response capability and the delivery of public safety services within the approved budget.	3	3	9	Moderate	Fuel-saving strategy measures were introduced, reduced non-essential vehicle trips, tiered public safety deployment, stand-off points and increased use of CCTV-directed response and foot patrols where required. Currently Under control
CCTV & Security Technology	Equipment failure, damage, battery or power limitations and gaps in CCTV coverage may reduce surveillance and incident-response capability.	3	4	12	High	Regular monitoring and maintenance of the CCTV network, asset-register controls, replacement of faulty equipment, battery-backup measures and continued expansion of PTZ, AI and LPR camera coverage at identified locations.
Infrastructure & Urban Maintenance	Defects or deterioration affecting roads,	2	2	4	Low	Routine inspection and reporting of infrastructure defects, stormwater drain

Risk Area	Key Risk / Exposure	Likelihood	Impact	Risk Score	Rating	Key Mitigation / Control Measures
	pavements, stormwater infrastructure, streetlights, road markings, signage and other public infrastructure may affect safety and the quality of the public environment.					cleaning, minor repairs and reinstatement, greening and landscaping, and ongoing coordination with relevant City of Cape Town departments to address outstanding defects.
Financial Sustainability & Revenue Base	Changes in the property mix, residential densification and conversion of commercial properties may affect the longer-term non-residential rate base and the ECID's funding capacity.	3	4	12	High	Ongoing monitoring of the membership and rate base, arrears management, budget and expenditure monitoring, maintenance of appropriate reserves, annual budget processes and engagement with the City on property classification and development matters.
Operational Capacity & Staffing	Difficulty in maintaining suitably qualified service providers or sufficient operational resources may affect public safety, cleansing, urban maintenance and social upliftment programmes.	2	4	8	Moderate	Well-documented procurement and recruitment processes, monitoring of service-provider performance and staffing requirements, review of contracts and ongoing Board and management oversight.
Governance & Compliance	Failure to maintain appropriate governance, financial, procurement and statutory reporting processes could expose the NPC to compliance, financial and reputational risk.	2	4	8	Moderate	Board oversight, quarterly Board meetings, audited annual financial statements, regular financial and operational reporting, procurement review, CIPC compliance, maintenance of statutory registers and ongoing risk monitoring.

Key Risk Observations

The key risks identified in this assessment are actively managed through processes driven and overseen by the ECID Board and Management. The Board and Management are responsible for identifying, monitoring and reviewing the risks that may affect ECID's operations, service delivery and financial sustainability. Appropriate mitigation measures and controls are implemented where required, with ongoing oversight to ensure that identified risks are addressed and that the ECID remains responsive to changes in its operating environment. The Risk Assessment is reviewed

periodically by the Board and Management to ensure that the identified risks and corresponding mitigation measures remain relevant.

Overall Risk Position

The overall risk profile of the ECID reflects the operational and financial environment within which the Board and Management are responsible for delivering the CID's services. The assessment identifies Public Safety & Crime, CCTV & Security Technology, and Financial Sustainability & Revenue Base as the principal high-risk areas. These risks require ongoing monitoring, active management and appropriate mitigation measures by the ECID Board and Management.

The remaining risks are assessed as moderate or low and continue to be monitored through the ECID's operational and governance processes. The Board and Management will continue to review the risk profile, assess changes in the operating environment and ensure that appropriate controls and mitigation measures are implemented where required. The Risk Assessment will be reviewed periodically to ensure that it remains relevant to the ECID's current operations and priorities.

5. ACCOUNTABILITY

5.1. Performance reviews

During the reporting period, the ECID board conducted a comprehensive performance review of its governance structures and operations. The assessment covered the effectiveness of the appointed management company, focusing on strategic oversight, decision-making, and risk management. Based on the review, the board is satisfied that the appointed management company has performed its duties effectively and met its responsibilities in overseeing the ECID's performance and achieving its strategic goals.

5.2. Delegated limits of authority

The board has appointed a management company to ensure smooth day-to-day functioning of the ECID. These delegations of authority include decision-making in areas such as operational management, and execution of strategic initiatives.

The board has reviewed these delegations during board meetings for period under review to ensure that there is an appropriate balance between governance oversight and operational efficiency. It confirmed that the existing delegations are appropriate, maintaining a clear distinction between the board's governance responsibilities and management's operational functions. This structure allows for agile decision-making without compromising the board's overall accountability.

5.3. Supplier Code of conduct

The board and appointed management company undertook a review of the supplier code of conduct to ensure alignment with the company's ethical standards and risk management frameworks. The board and appointed management company will review all suppliers that are required to comply with the organization's standards concerning ethical behaviour, sustainability, and legal compliance. The board emphasized the importance of maintaining these standards to mitigate risks associated with supply chain practices, such as performance issues, reputational risks, and non-compliance with regulatory requirements.

The ECID has a procurement policy which outlines the procurement of goods and services for the ECID. The procurement process is the acquisition process (purchasing) of goods and/or services. The procurement process is meant to ensure that the ECID's needs are met for the best possible cost in terms of quality, time, and other relevant factors to support the ECID's operations.

PART D: FINANCIAL INFORMATION**1. ANNUAL FINANCIAL STATEMENTS**

See full report below

EPPING CITY IMPROVEMENT DISTRICT (NPC)
(REGISTRATION NUMBER 2001/028149/08)
ANNUAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

EPHING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

GENERAL INFORMATION

Country of incorporation and domicile	South Africa
Nature of business and principal activities	District improvement
Directors	GA Isherwood BH Dyke-Beyer XD Fazakerley Q Mesias
Registered office	24 Gunners Circle Epping 1 Cape Town Western Cape 7460
Business address	24 Gunners Circle Epping 1 Cape Town Western Cape 7460
Postal address	Po Box 834 Eppindust Cape Town Western Cape 7475
Bankers	Nedbank
Auditors	C2M Chartered Accountants Incorporated Chartered Accountants (SA) Registered Auditors IRBA No. 958662
Company registration number	2001/028149/08
Tax reference number	9122474142
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
Preparer	The annual financial statements were independently compiled by: MD Dreyer Professional Accountant (SA)
Issued	21 August 2026

EPPING CITY IMPROVEMENT DISTRICT (NPC)
(REGISTRATION NUMBER: 2001/028149/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

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The reports and statements set out below comprise the annual financial statements presented to the shareholder:

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Statement of Changes in Equity	9
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EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

DIRECTORS' RESPONSIBILITIES AND APPROVAL

The directors are required by the Companies Act of South Africa, to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities. The external auditors are engaged to express an independent opinion on the annual financial statements.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

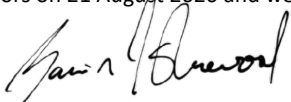
The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors set standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

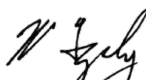
The directors have reviewed the company's cash flow forecast for the year to 30 June 2027 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's annual financial statements. The annual financial statements have been examined by the company's external auditors and their report is presented on page 5 to 6.

The annual financial statements set out on pages 7 to 17, which have been prepared on the going concern basis, were approved by the directors on 21 August 2026 and were signed on its behalf by:



GA Isherwood



XD Fazakerley

EPPING CITY IMPROVEMENT DISTRICT (NPC)
(REGISTRATION NUMBER: 2001/028149/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

DIRECTORS' REPORT

The directors have pleasure in submitting their report on the annual financial statements of Epping City Improvement District (NPC) for the year ended 30 June 2026.

1. Business activities

The company provides supplementary public safety, cleansing, maintenance services, environmental development, social development and communications in the Epping City Improvement District area.

There have been no material changes to the nature of the company's business from the prior year.

2. Review of financial results and activities

The annual financial statements have been prepared in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of South Africa of 2008.

During the year under review the company operated independently of any shared services. The main business and operations of the company during the year under review has continued as in the past year and we have nothing further to report thereon.

The financial statements adequately reflect the results of the operations of the company for the year under review and no further explanations are considered necessary.

3. Directors

The directors in office at the date of this report are as follows:

Directors

GA Isherwood
BH Dyke-Beyer
XD Fazakerley
Q Mesias

There have been no changes to the directorate for the period under review.

4. Events after the reporting period

There have been no facts or circumstances of a material nature that have occurred between the reporting date and the date of this report that have a material impact on the financial position of the company at the reporting date.

5. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

INDEPENDENT AUDITOR'S REPORT

To the Shareholder of Epping City Improvement District (NPC)

Opinion

We have audited the annual financial statements of Epping City Improvement District (NPC) (the company) set out on pages 7 to 17, which comprise the statement of financial position as at 30 June 2026, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements present fairly, in all material respects, the financial position of Epping City Improvement District (NPC) as at 30 June 2026, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Annual Financial Statements section of our report. We are independent of the company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of annual financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Epping City Improvement District (NPC) annual financial statements for the year ended 30 June 2026", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on page 18. The other information does not include the annual financial statements and our auditor's report thereon.

Our opinion on the annual financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the annual financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



INDEPENDENT AUDITOR'S REPORT

Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Annual Financial Statements

Our objectives are to obtain reasonable assurance about whether the annual financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual financial statements.

As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual financial statements, including the disclosures, and whether the annual financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

R Ariefdien
Chartered Accountant (SA)
Registered Auditor
Director

Tygeforum B
53 Willie van Schoor Drive
Tygervalley
Bellville
7530



EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

Figures in Rand	Notes	2026	2025
Assets			
Non-Current Assets			
Property, plant and equipment	2	1 001 154	1 165 873
Current Assets			
Trade and other receivables	3	48 547	72 610
Prepayments	5	15 779	-
Cash and cash equivalents	4	14 695 038	13 704 490
		14 759 364	13 777 100
Total Assets		15 760 518	14 942 973
Equity and Liabilities			
Equity			
Non-Distributable Reserves	7	15 594 102	14 833 646
Liabilities			
Current Liabilities			
Current tax payable	8	166 416	109 327
Total Equity and Liabilities		15 760 518	14 942 973

EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

STATEMENT OF COMPREHENSIVE INCOME

Figures in Rand	Notes	2026	2025
Revenue	9	16 813 470	15 699 721
Expenditure		(16 564 593)	(15 292 934)
Operating Surplus/(Deficit)		248 877	406 787
Finance income	11	670 460	706 026
Interest on late payment to SARS	12	-	(7 535)
Surplus/(Deficit) before taxation		919 337	1 105 278
Taxation	13	(158 881)	(175 533)
Surplus/(Deficit) for the year		760 456	929 745
Other comprehensive income		-	-
Total comprehensive Surplus/(deficit) for the year		760 456	929 745

EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

STATEMENT OF CHANGES IN EQUITY

Figures in Rand	Other NDR	Accumulated Surplus	Total equity
Balance at 01 July 2024	-	13 903 901	13 903 901
Surplus for the year	-	929 745	929 745
Other comprehensive income	-	-	-
Total comprehensive income for the year	-	929 745	929 745
Transfer between reserves	14 833 646	(14 833 646)	-
Total changes	14 833 646	(14 833 646)	-
Balance at 01 July 2025	14 833 646	-	14 833 646
Surplus for the year	-	760 456	760 456
Other comprehensive income	-	-	-
Total comprehensive income for the year	-	760 456	760 456
Transfer between reserves	760 456	(760 456)	-
Total changes	760 456	(760 456)	-
Balance at 30 June 2026	15 594 102	-	15 594 102
Note	7		

EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

STATEMENT OF CASH FLOWS

Figures in Rand	Notes	2026	2025
Cash flows from operating activities			
Cash receipts from customers		16 837 532	15 640 261
Cash paid to suppliers and employees		(16 051 317)	(16 101 309)
Cash used in operations	14	786 215	(461 048)
Finance income		670 460	706 026
Interest on late payment to SARS		-	(7 535)
Tax paid	15	(101 792)	(62 763)
Net cash from operating activities		1 354 883	174 680
Cash flows from investing activities			
Purchase of plant and equipment	2	(364 335)	(389 871)
Total cash movement for the year		990 548	(215 191)
Cash at the beginning of the year		13 704 490	13 919 680
Total cash at end of the year	4	14 695 038	13 704 489

ACCOUNTING POLICIES

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities, and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis, except for biological assets at fair value less point of sale costs, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the annual financial statements.

1.2 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one period.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Expenditure incurred subsequently for major services, additions to or replacements of parts of property, plant and equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the company and the cost can be measured reliably. Day to day servicing costs are included in surplus or shortfall in the period in which they are incurred.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Depreciation method	Average useful life
CCTV cameras	Straight line	5 Years
Containers	Straight line	16 Years
Fence/wall	Straight line	10-15 Years
Furniture and fixtures	Straight line	6-22 Years
Motor vehicles	Straight line	5 Years
Office equipment	Straight line	5 years

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in surplus or shortfall to bring the carrying amount in line with the recoverable amount.

EPHING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

ACCOUNTING POLICIES

1.2 Property, plant and equipment (continued)

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in surplus or shortfall when the item is derecognised.

1.3 Intangible assets

Intangible assets are initially recognised at cost and subsequently at cost less accumulated amortisation and accumulated impairment losses.

Research and development costs are recognised as an expense in the period incurred.

Amortisation is provided to write down the intangible assets as follows:

Item	Depreciation method	Average useful life
Radio software	Straight line	5 Years

The residual value, amortisation period and amortisation method for intangible assets are reassessed when there is an indication that there is a change from the previous estimate.

1.4 Financial instruments

Initial measurement

Financial instruments are initially measured at the transaction price (including transaction costs except in the initial measurement of financial assets and liabilities that are measured at fair value through surplus or shortfall) unless the arrangement constitutes, in effect, a financing transaction in which case it is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. They are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or shortfall.

1.5 Tax

Tax expenses

Tax expense is recognised in the same component of total comprehensive income or equity as the transaction or other event that resulted in the tax expense. The NPC meets the criteria for the exemption under section 10(1)(e)(i)(cc) of the Tax Act.

ACCOUNTING POLICIES

1.6 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or shortfall.

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior years. A reversal of impairment is recognised immediately in surplus or shortfall.

1.7 Government grants

Grants that impose specified future performance conditions are recognised in income only when the performance conditions are met.

Grants received before the revenue recognition criteria are satisfied are recognised as a liability.

Grants are measured at the fair value of the asset received or receivable.

1.8 Borrowing costs

All borrowing costs are recognised as an expense in the period in which they are incurred.

1.9 Revenue

Revenue is recognised when it's probable that future economic benefits or service potential will flow to the CID and when these benefits can be reliably measured. Revenue comprises revenue income from additional rates levied by the City of Cape Town on ratepayers, net of retention revenue retained.

1.10 Finance income

Finance income comprises interest income on funds invested. Interest income is recognised as it accrues, using the effective interest method

1.11 Unauthorised, irregular and fruitless and wasteful Expenditure

Unauthorised, irregular and fruitless and wasteful Expenditure is accounted for as an expense in the statement of financial performance classified in accordance with the nature of the expense. Where recovered it is subsequently accounted for as other income.

EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025
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2. Property, plant and equipment

	2026			2025		
	Cost or revaluation	Accumulated depreciation and impairment	Carrying value	Cost or revaluation	Accumulated depreciation and impairment	Carrying value
CCTV Cameras	6 832 088	(6 063 807)	768 281	6 467 751	(5 574 614)	893 137
Containers	12 883	(12 883)	-	12 883	(12 883)	-
Fence/Wall	296 412	(70 075)	226 337	296 412	(44 006)	252 406
Furniture and fixtures	136 180	(134 875)	1 305	136 180	(134 715)	1 465
Motor vehicles	1 522	(1 395)	127	1 522	(1 090)	432
Office equipment	171 561	(166 457)	5 104	171 561	(153 128)	18 433
Total	7 450 646	(6 449 492)	1 001 154	7 086 309	(5 920 436)	1 165 873

Reconciliation of property, plant and equipment - 2026

	Opening balance	Additions	Depreciation	Closing balance
CCTV Cameras	893 137	364 337	(489 193)	768 281
Fence/Wall	252 406	-	(26 069)	226 337
Furniture and fixtures	1 465	-	(160)	1 305
Motor vehicles	432	-	(305)	127
Office equipment	18 433	-	(13 328)	5 104
	1 165 873	364 337	(529 055)	1 001 154

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Depreciation	Closing balance
CCTV Cameras	1 020 514	389 871	(517 248)	893 137
Fence/Wall	275 475	-	(23 069)	252 406
Furniture and fixtures	4 568	-	(3 103)	1 465
Motor vehicles	736	-	(304)	432
Office equipment	33 470	-	(15 037)	18 433
	1 334 763	389 871	(558 761)	1 165 873

3. Trade and other receivables

VAT	48 547	72 610
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4. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	4 537 445	4 217 357
Short-term deposits	10 157 593	9 487 133
	14 695 038	13 704 490

5. Prepayments

Lightsense (Pty) Ltd	15 779	-
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EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026			2025		
6. Intangible assets						
	2026			2025		
	Cost	Accumulated amortisation and impairment	Carrying value	Cost	Accumulated amortisation and impairment	Carrying value
Radio software	36 879	(36 879)	-	36 879	(36 879)	-
7. Other NDR						
The Retained earnings have been transferred to the Non-Distributable Reserve account in order to better reflect the substance of the surplus that is retained within the entity. In that the earnings are non-distributable to any person other than an approved PBO or similar tax-exempt entity which carries itself on a public benefit activities.						
Non-distributable reserve				15 594 102	14 833 646	
8. Current tax receivable (payable)						
Normal tax				(166 416)	(109 327)	
Net current tax receivable (payable)						
Current liabilities				(166 416)	(109 327)	
9. Revenue						
Revenue - Additional rates received				15 754 275	14 718 948	
Revenue - Additional Rates Retention Received				1 059 195	980 773	
				16 813 470	15 699 721	
10. Auditor's remuneration						
Fees				28 110	39 000	
11. Investment revenue						
Finance income				670 460	706 026	
12. Interest on late payment to SARS						
Late payment of Provisional tax				-	7 535	

EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025
13. Taxation		
Major components of the tax expense		
Current taxation		
South African normal tax - prior period (over) under provision	(7 535)	(166)
Current tax	166 416	175 699
	158 881	175 533
Reconciliation of the tax expense		
Accounting surplus	919 337	1 105 278
Tax at the applicable tax rate of 27% (2025: 27%)	248 221	298 425
Tax effect of adjustments on taxable income		
Exempt income		
Net Exempt income	(68 305)	(109 226)
Other		
Prior period (over) under provisions in current tax	(7 535)	(166)
Exemption as per Section 10(1)(e)(i)(cc)	(13 500)	(13 500)
	158 881	175 533
Non provision of tax		
The entity is subject to tax at 27% on the net investment income in excess of R50 000, in terms of section 10(1)(e)(i)(cc) of the Income Tax Act.		
14. Cash generated from (used in) operations		
Net surplus before taxation	919 337	1 105 278
Adjustments for:		
Depreciation	529 055	561 761
Investment income	(670 460)	(706 026)
Finance costs	-	7 535
Changes in working capital:		
(Increase) decrease in trade and other receivables	24 062	(59 460)
(Increase) decrease in prepayments	(15 779)	-
Increase (decrease) in trade and other payables	-	(1 370 136)
	786 215	(461 048)
15. Tax refunded		
Balance at beginning of the year	(109 327)	3 443
Current tax for the year recognised in surplus or shortfall	(158 881)	(175 533)
Balance at end of the year	166 416	109 327
	(101 792)	(62 763)

EPPING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025
16. Related parties		
Amounts received from the City of Cape Town		
Related party transactions		
Amounts received from the City of Cape Town		
Revenue services rendered	15 754 275	14 718 948
Revenue retention refunded	1 059 195	980 773

17. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

18. Unauthorised, irregular and fruitless and wasteful Expenditure

Regulatory

Interest on late payment to SARS	-	7 535
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Unauthorised expenditure refers to any spending by the CID that doesn't comply with its approved budget or relevant regulations. This includes overspending, using funds for purposes other than those originally approved. No such expenditure was identified.

It should be noted that the late penalty payment made to SARS relates to a Provisional tax estimate that was submitted to SARS for the 2025 financial year that was not paid on time.

EPHING CITY IMPROVEMENT DISTRICT (NPC)

(REGISTRATION NUMBER: 2001/028149/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

DETAILED INCOME STATEMENT

Figures in Rand	Notes	2026	2025
Revenue			
Revenue - Additional Rates received		15 754 275	14 718 948
Revenue - Additional Rates Retention received		1 059 195	980 773
	9	16 813 470	15 699 721
Operating expenses			
Accounting fees & taxation fees		(63 750)	(64 054)
Administration and management fees		(2 172 000)	(2 040 000)
Advertising costs		(6 910)	(5 548)
Auditors remuneration	10	(28 110)	(39 000)
Bank charges		(7 994)	(7 597)
Cleansing services		(3 271 791)	(3 082 642)
Computer expenses		(2 700)	(2 300)
Depreciation		(529 055)	(561 761)
Environmental Upgrading		(20 719)	(8 644)
Insurance		(14 438)	(13 197)
Law enforcement		(246 492)	(238 020)
Marketing & Promotions		-	(46 829)
Office Rental		(59 308)	(59 997)
Project - Gabion Wall 2		(24 824)	-
Project - New Jersey Barrier		(28 000)	-
Projects - Wooden Bollards		(57 191)	-
Projects : Gabion Wall 3		(71 494)	(22 403)
Projects: Revitalise urban infrastructure		(594 187)	(393 365)
Contingencies/sundry		(369)	-
Public safety		(7 022 108)	(6 633 274)
Public safety - CCTV Monitoring		(1 734 000)	(1 500 000)
Repairs and maintenance		(425 364)	(399 290)
Secretarial duties		(6 840)	(4 750)
Social Upliftment		-	(24 000)
Telecommunication		(20 968)	(58 621)
Urban Maintenance		(81 084)	(40 122)
Utilities (not CCT)		(74 897)	(47 520)
		(16 564 593)	(15 292 934)
Operating surplus/deficit		248 877	406 787
Investment income	11	670 460	706 026
Interest on late payment to SARS	12	-	(7 535)
		670 460	698 491
Surplus before taxation		919 337	1 105 278
Taxation	13	(158 881)	(175 533)
Surplus for the year		760 456	929 745