

ANNUAL REPORT

Somerset West City Improvement District NPC **Annual Report and Financial Statements** **for the year ended 30 June 2026**



Our online report is available at www.swcid.co.za

Contents

PART A: GENERAL INFORMATION	3
1. GENERAL INFORMATION.....	3
2. LIST OF ABBREVIATIONS/ACRONYMS	4
3. FOREWORD BY THE CHAIRPERSON	5
4. MANAGEMENT OVERVIEW	7
5. STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF THE ANNUAL REPORT	9
6. STRATEGIC OVERVIEW	10
7. STATUTORY MANDATE.....	10
8. ORGANISATIONAL STRUCTURE	11
9. MEET YOUR TEAM	11
PART B: PERFORMANCE INFORMATION	12
1. SITUATIONAL ANALYSIS.....	12
2. STRATEGIC OBJECTIVES	12
3. COMPLAINTS PROCESS	12
4. PERFORMANCE INFORMATION.....	13
PART C: CORPORATE GOVERNANCE.....	24
1. APPLICATION OF KING IV	24
2. GOVERNANCE STRUCTURE.....	24
3. ETHICAL LEADERSHIP.....	28
4. BOARD OVERSIGHT OF RISK MANAGEMENT	28
5. ACCOUNTABILITY AND RESPONSIBILITY.....	32
PART D: FINANCIAL INFORMATION	33
1. ANNUAL FINANCIAL STATEMENTS.....	33

PART A: GENERAL INFORMATION

1. GENERAL INFORMATION

Registered Name:	Somerset West City Improvement District NPC (SWCID) Non-Profit Company
Registration No:	2015/250540/08
Physical Address:	135 Main Road, Somerset West SP, Western Cape, 7130
Postal Address:	135 Main Road, Somerset West SP, Western Cape, 7130
Telephone Number/s:	SWCID Manager/s: Andrew Malgas – 074 314 8302
Email Address:	info@swcid.co.za
Website Address:	www.swcid.co.za
External Auditors:	C2M Chartered Accountants
Banker's Information:	Standard Bank
Company Secretary:	Wejaen Viljoen

2. LIST OF ABBREVIATIONS/ACRONYMS

SWCID	Somerset West 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

It is my pleasure, on behalf of the Board of Directors of the Somerset West City Improvement District NPC (SWCID), to present this Annual Report for the 2025/26 financial year. The year has been one of continued service delivery, responsible financial management and a strong focus on maintaining and improving the Somerset West Central Business District for the benefit of property owners, businesses, workers and visitors.

Introduction and Strategic Objectives

Since its establishment in 2015, SWCID has played an important supplementary role in public safety, cleansing, urban maintenance, environmental initiatives and social development within the Somerset West CBD. The current five-year Business Plan continues this focus while responding to the changing needs of the area, including increased commuter activity and the associated risks of congestion, littering, urban decay and crime.

Our strategic priorities remain centered on effective management, public safety, cleaning and maintenance of public spaces, urban management, environmental initiatives, social development and communication. Public safety remains our largest operational priority, supported by visible patrols, CCTV surveillance and cooperation with the City of Cape Town, SAPS and other safety stakeholders.

Performance Outcomes

The 2025/26 financial year reflects a sound financial position for SWCID. Revenue increased to R4.963 million, while operating expenditure amounted to R4.269 million, resulting in an operating surplus of R693,759.

The Annual Financial Statements received an unqualified audit opinion. Expenditure remained aligned with our priorities, with approximately R2.328 million allocated to Public Safety, a further R135,626 to CCTV monitoring and R514,243 to cleansing services.

Operationally, SWCID continued to maintain public spaces, support safety operations and work with the City of Cape Town and other stakeholders to address urban management challenges.

Key Challenges and Outlook

The CBD continues to face challenges associated with increased commuter activity, stormwater infrastructure and public safety. Fuel costs have also required careful management, with patrol operations adjusted to reduce unnecessary vehicle kilometres while maintaining service delivery.

Looking ahead, SWCID will continue to strengthen public safety and CCTV operations, improve incident monitoring and reporting, maintain the public environment and support initiatives such as the Village Collective. The five-year Business Plan provides a clear framework for continued investment in these areas, with clear accountability and benefits for the whole precinct, while Public Safety remains the primary strategic priority.

Acknowledgements and Conclusion

I would like to sincerely thank the property owners and members of SWCID for their continued support. I also extend my appreciation to the City of Cape Town, SAPS, Law Enforcement, our service providers, community stakeholders and the various organisations that work with SWCID throughout the year.

My thanks also go to my fellow Directors and to Geocentric Urban Management and its operational teams for their commitment and contribution to the work of SWCID.

2025/26 year has demonstrated that SWCID remains financially sound, operationally focused and committed to its mandate. While challenges remain, the organisation is well positioned to build on the progress achieved and continue contributing to a safe, clean, well-managed and economically active Somerset West CID.

Yours Sincerely

Michelle Stander

Chairperson

Somerset West City Improvement District Non-profit Company

4. MANAGEMENT OVERVIEW

Good day Stakeholders,

The Somerset West City Improvement District NPC (SWCID) maintained a sound financial position during the 2025/26 financial year. Total revenue amounted to R4,963,174, compared with R4,457,703 in the previous financial year, representing an increase of approximately 11.3%. Revenue was primarily derived from additional rates received and additional rates retention.

The annual financial statements were audited by C2M Chartered Accountants Incorporated, which issued an unqualified audit opinion. The directors confirmed that the NPC remains a going concern and has adequate resources to continue its operations.

Expenditure remained focused on the NPC's core service-delivery responsibilities, namely public safety, cleansing, urban maintenance, environmental development, social upliftment and communications.

Public safety remained the largest expenditure category, with R2,327,949 spent during the year. A further R135,626 was spent on CCTV monitoring. Cleansing expenditure amounted to R514,243, while administration and management fees totalled R576,000. The NPC also continued contributing towards the Village Collective partnership, with expenditure of R125,000 recorded for the year.

The NPC continued to manage operational challenges associated with maintaining public safety, addressing urban management concerns and keeping the district clean and well maintained. Increasing fuel costs placed pressure on public safety patrol operations. Management responded by adjusting patrol routes and reducing unnecessary vehicle kilometres while maintaining service delivery. Informal occupation outside the SWCID, with a impact on the CID, including beneath Victoria Bridge, required continued engagement with Law Enforcement and relevant City of Cape Town departments.

Technical limitations within the previous management reporting system affected the extraction of incident photographs. Migration to the Online Intelligence system was initiated to improve incident reporting, analysis and operational monitoring.

No material changes were recorded in the nature of the NPC's business activities during the year under review. SWCID continued providing supplementary public safety, cleansing, maintenance, environmental development, social development and communication services in accordance with its mandate. No material discontinued activities were identified in the annual financial statements or the supporting documentation reviewed.

SWCID continued focusing on improving public safety, maintaining the urban environment and supporting initiatives that contribute to a safer and more attractive Somerset West central business district.

The CCTV network remained an important component of the public safety strategy. During the year, installations at the Bootlegger and Tyson properties at the corner of Caledon and Drama Streets, and at Helderberg Village Square on Main Road, contributed to surveillance coverage.

SWCID recognises the importance of transparent, fair and accountable procurement in ensuring that funds are used responsibly and that goods and services are acquired in support of its approved activities.

During the year, the City of Cape Town initiated consultation on a proposed Procurement Policy Framework for City Improvement Districts. Following feedback from the City, implementation was postponed to 2027 to allow further consideration of submissions and refinement of the framework.

The five-year Business Plan for 1 July 2025 to 30 June 2030 provides a framework for the continued delivery of supplementary public safety, cleansing, urban maintenance, environmental development, social upliftment and communication services. Maintaining the NPC's economic viability will depend on prudent financial management, effective monitoring of service-provider costs and continued alignment between expenditure, revenue and approved operational priorities.

SWCID extends its appreciation to the Board of Directors for its continued guidance, oversight and commitment to the objectives of the district. The Board's involvement in governance, financial management and operational planning remains essential to the effective functioning of the NPC. Appreciation is also extended to the City of Cape Town, Secure Rite Security and the various operational teams and stakeholders who contribute to public safety, cleansing and urban management in Somerset West.

SWCID further acknowledges its members, property owners, local businesses, community organisations and partner institutions for their continued participation and support. Their involvement and cooperation contribute to the ongoing improvement of the district and support the shared objective of maintaining a safe, clean and attractive Somerset West central business district.

Yours Sincerely

Gene Lohrentz

Chief Executive Officer

Geocentric Urban Management as management company for the Somerset West 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 Auditors.
- 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:

Michelle Stander
Chairperson of the Board
31 August 2026

6. STRATEGIC OVERVIEW

6.1 Vision

The Somerset West City Improvement District (SWCID) was formally established in 2015 providing top up public safety and urban cleaning services in close cooperation with the City's Cleansing and Law Enforcement Departments as well as the SAPS to regain the cleanliness of the area and safety of property and business owners and the community.

The Somerset West Central Business District (CBD) area supports a business mix including various retailers, offices and small shopping malls especially along Main Road. At the time of implementation, the public environment was in a fair state, but indications of urban degradation were clearly visible throughout the area. Most business and property owners were aware of crime, concerned about crime or have been directly affected by crime in the area. With the implementation of the SWCID the area was improved through public safety patrols, cleaned up of litter including the removal of illegal posters and graffiti and the urban environment was repaired including repairs to sidewalks and public infrastructure. The perception survey conducted in 2019 showed a marked improvement of the overall status of the SWCID area compared to the overall impressions noted in 2014.

During the second term of the SWCID business plan, the aim remains to support a safe, clean, well-managed Central Business District that attracts and retains business investment and activities in the area.

6.2 Mission

It is the mission of the SWCID to implement a strategy to counter urban degeneration of the area by creating a safe and attractive Central Business District

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

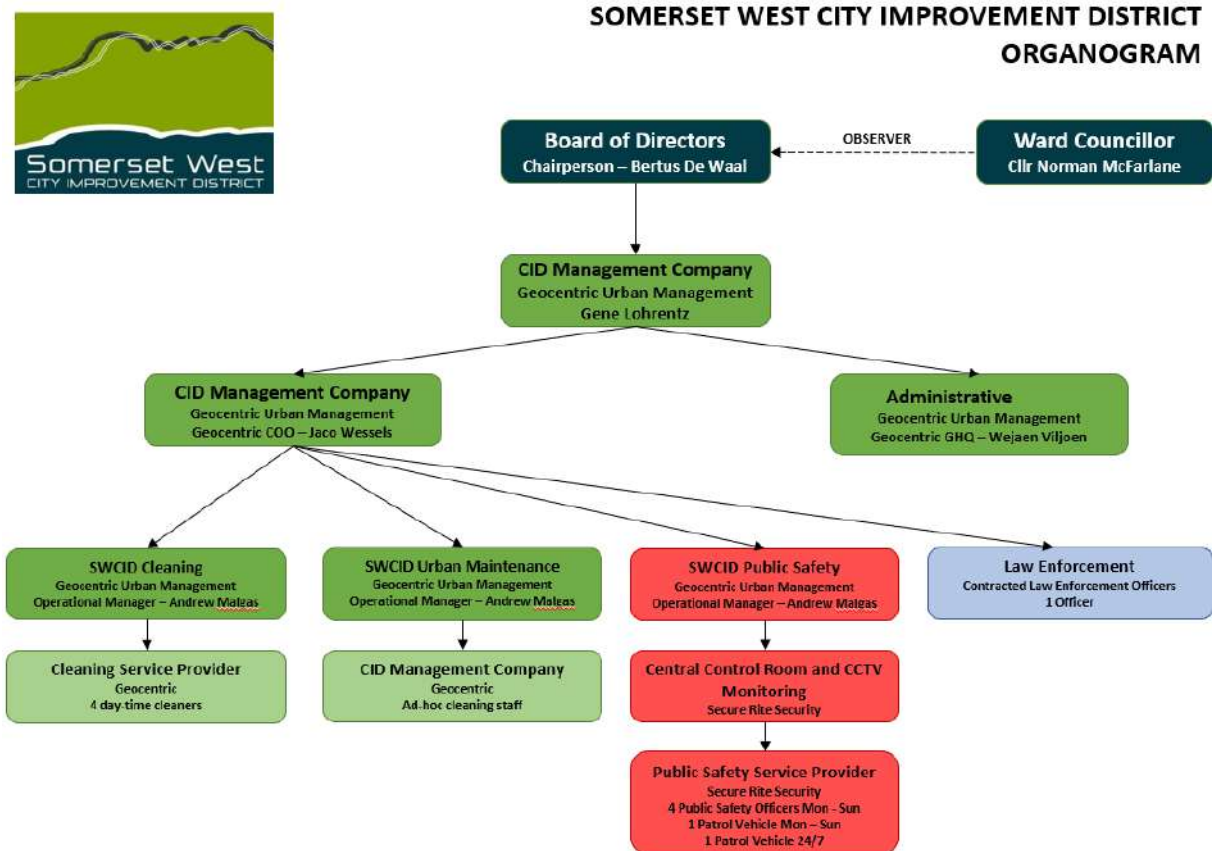
6.3 Our Goals

- To attract shoppers and businesses to the area.
- To attract new investors and investment into the area.
- To encourage the maintenance and upgrading of private properties and public spaces in the area.
- To assist with the management and solution to the issues of people living on the streets of Somerset West.

7. STATUTORY MANDATE

In terms of the CID By-law and s.22 of the Municipal Property Rates Act, the Somerset West City Improvement District NPC is tasked with considering, developing, and implementing improvements and upgrades to the Somerset West 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	Jaco Wessels Chief Operating Officer • Operational enquiries • Control Room issues • Collaboration requests • CCTV enquiries	Wejaen Viljoen Admin & Information Manager • Admin enquiries • Reports • AGM enquiries • Board Meeting enquiries • HR enquiries	Andrew Malgas CID Manager • Day-to-day Operations
Contact Details gene@geocentric.co.za 083 255 7657	Contact Details coo@geocentric.co.za 062 650 3322	Contact Details admin@geocentric.co.za 062 753 4779	Contact Details swcid@geocentric.co.za 074 314 8302

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 081 869 8911.

PART B: PERFORMANCE INFORMATION

1. SITUATIONAL ANALYSIS

1.1. Service delivery environment

Through the efforts of the SWCID the area has been upgraded and maintained. The SWCID successfully achieved the support of its members to extend its term for an additional five years. During this term the SWCID is repositioning itself to address the significant impact of large volumes of commuters in the CBD area and the associated potential for urban decay, traffic congestion, littering and increased opportunities for crime that may impact the entire SWCID area.

In the light of these challenges the SWCID aims to continue to enhance the area and work closely with the City of Cape Town to upgrade its facilities around the Public Transport Interchange.

1.2. Organisational environment

Most of the day-to-day activities such as meetings, Board meetings, contact with community organisations and engagements with the City of Cape Town returned to normality and were executed as planned.

The most significant challenge remained the impact of construction of the new Public Transport Interchange and the associated displacement of informal traders, taxi ranking and closed roads.

2. STRATEGIC OBJECTIVES

Strategically, the SWCID 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 Somerset West.

3. COMPLAINTS PROCESS

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

- Referring serious complaints to the COO and CEO 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 SWCID 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 SWCID 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

1.1.1. To improve safety and security the SWCID 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

1.1.2. The SWCID 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 SWCID.

1.1.3. 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.

1.1.4. 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.

1.1.5. The public safety plan includes:

- 4 x public safety patrol officers patrolling the area on foot, Monday – Sunday during the daytime (06:30 – 17:30).
- 1 x public safety patrol vehicle with one officer patrolling the area Monday to Sunday during dayshift.
- 1 x public safety patrol vehicle co-branded with both the logos of the SWCID and the service provider patrolling the area on a 24/7 basis with two officers patrolling the area Monday to Sunday during night shift.
- 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.

1.1.6. Assistance from the City of Cape Town

1.1.7. The SWCID will further enhance its public safety initiative through close cooperation 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.

1.1.8. 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 service using their experience as well as available crime and public safety incident statistics.	Incorporate in Public Safety Management Plan	Ongoing	

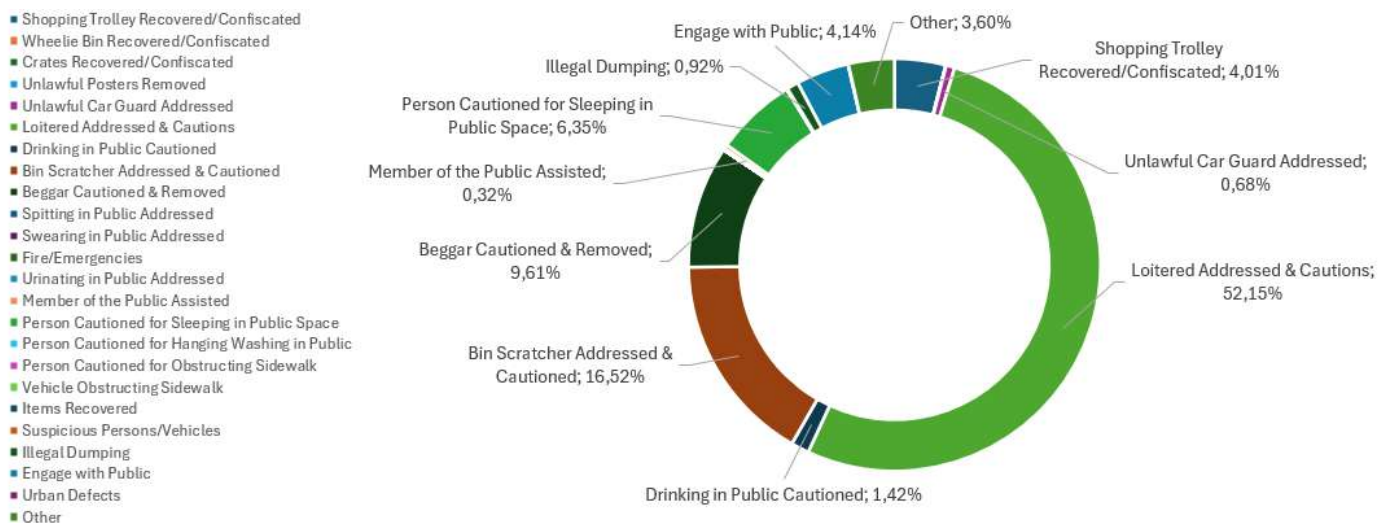
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS, determine strategies by means of an integrated approach to improve public safety, identify current Public Safety and policing shortcomings and develop 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 SWCID 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 SWCID in the local Police sector crime forum.	Incorporate feedback and information in Public Safety and safety initiatives of the SWCID Report on any Public Safety information of the SWCID 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 SWCID 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 SWCID 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 SWCID 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

Public Safety Incident Summary Report

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Shopping Trolley Recovered/Confiscated	3 051	2 879	688	↓	↓
Wheelie Bin Recovered/Confiscated	5	9	6	↑	↓
Crates Recovered/Confiscated	6	0	0	↓	→
Unlawful Posters Removed	20	24	2	↓	↓
Unlawful Car Guard Addressed	552	344	116	↓	↓
Loitered Addressed & Cautions	7 805	11 842	8 959	↑	↓
Drinking in Public Cautioned	562	613	244	↓	↓
Bin Scratcher Addressed & Cautioned	2 978	3 334	2 838	↓	↓
Beggar Cautioned & Removed	3 437	3 005	1 651	↓	↓
Spitting in Public Addressed	0	1	0	→	↓
Swearing in Public Addressed	5	3	0	↓	↓
Fire/Emergencies	7	0	2	↓	↑
Urinating in Public Addressed	76	35	19	↓	↓
Member of the Public Assisted	255	154	55	↓	↓
Person Cautioned for Sleeping in Public Space	1 548	1 748	1 091	↓	↓
Person Cautioned for Hanging Washing in Public	4	6	3	↓	↓
Person Cautioned for Obstructing Sidewalk	0	11	3	↑	↓
Vehicle Obstructing Sidewalk	4	1	4	→	↑
Items Recovered	6	2	4	↓	↑
Suspicious Persons/Vehicles	4	1	0	↓	↓
Illegal Dumping	16	41	158	↑	↑
Engage with Public	3 675	1 391	712	↓	↓
Urban Defects	9	8	5	↓	↓
Other	1 184	879	618	↓	↓
TOTAL	25 209	26 331	17 178		

Public Safety Incidents Graph



- The most significant challenge to the public safety operations in SWCID remains the limited resources. The Public Transport Interchange (PTI) requires near full-time dedicated patrol officers and Law Enforcement as well as Traffic Services management. The SWCID has limited resources and cannot dedicate its entire Public Safety Deployment to the PTI area alone.
- The SWCID's overall strategy to address the challenge is based on a multi-disciplinary approach which includes the following measures:
 - Engaging the City of Cape Town for the deployment of additional Law Enforcement Officers for the Somerset West Public Transport Interchange
 - Increasing the number of contracted Somerset West ID Law Enforcement Officers
 - Deploy CCTV cameras to enhance the deployment of the Public Safety Operations.

1.1.9. Resource Allocation

- During the reporting period the SWCID deployed four public safety foot patrollers and a patrol vehicle during the daytime and 2 public safety officers in one patrol vehicle at night.
- A budget of R 2 327 949 was expended on the Public Safety deployments for the year, and an additional R 135 626 was allocated for CCTV monitoring. The contracted Law Enforcement Officer contract budget was R 265 284 for 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
Public Safety	R 2 515 000	R 2 335 787	R 179 213	R 2 335 700	R 2 327 949	R 7 751
CCTV Monitoring	R 148 700	R 110 192	R 38 508	R 153 101	R 135 626	*R 17 475
Law Enforcement	R 260 000	R 238 020	R 21 980	R 265 300	R 265 284	R 16

** The budgeted amount exceeded the contract value awarded for Public Safety following a public procurement process. The remaining budget will be allocated towards additional public safety resources during the festive season and/or the expansion of CCTV infrastructure*

4.2. MAINTENANCE AND CLEANSING SERVICES

4.2.1. The SWCID 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 establishing 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 SWCID 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 SWCID 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 SWCID. 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:

- 3 x urban management workers per day. The shifts run Monday to Friday
- 1 x urban management supervisor

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 SWCID 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 SWCID 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

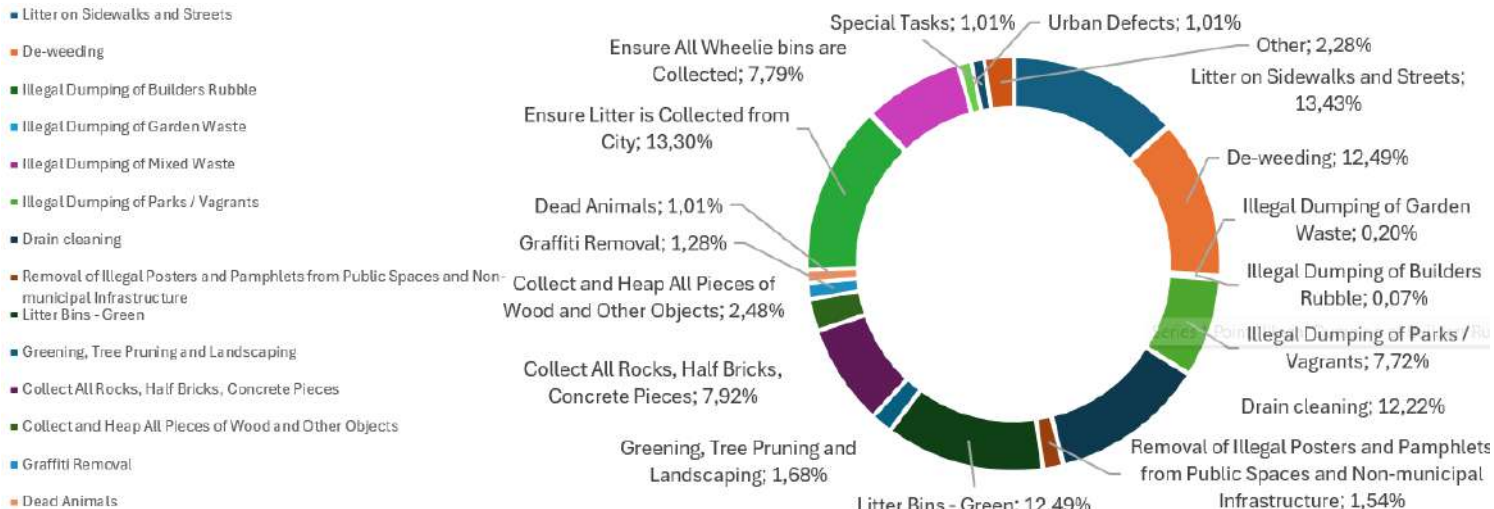
MAINTENANCE OF PUBLIC GREEN AREAS			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Mow street verges	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below
2. Tree pruning and landscaping.	Measure effectiveness through Urban Maintenance Statistics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

Cleansing Summary Report

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Blue Bags Used	8 712	8 784	6 526	↓	↓
Litter on Sidewalks and Streets	258	259	200	↓	↓
De-weeding	164	164	186	↑	↑
Illegal Dumping of Builders Rubble	1	6	1	→	↓
Illegal Dumping of Garden Waste	1	1	3	↑	↑
Illegal Dumping of Mixed Waste	0	2	0	→	↓
Illegal Dumping of Parks / Vagrants	127	126	115	↓	↓
Drain cleaning	204	191	182	↓	↓

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Removal of Illegal Posters and Pamphlets from Public Spaces and Non-municipal Infrastructure	35	37	23	↓	↓
Litter Bins - Green	246	223	186	↓	↓
Greening, Tree Pruning and Landscaping	10	13	25	↑	↑
Collect All Rocks, Half Bricks, Concrete Pieces	49	70	118	↑	↑
Collect and Heap All Pieces of Wood and Other Objects	33	29	37	↑	↑
Graffiti Removal	10	10	19	↑	↑
Dead Animals	26	11	15	↓	↑
Ensure Litter is Collected from City	245	248	198	↓	↓
Ensure Litter Bins are Emptied from City	4	1	1	↓	→
Ensure All Wheelie bins are Collected	143	149	116	↓	↓
Urban Defects	15	10	15	→	↑
Special Tasks	43	24	15	↓	↓
Other	15	27	34	↑	↑
TOTAL	1 629	1 601	1 489		

Cleansing Task Graph



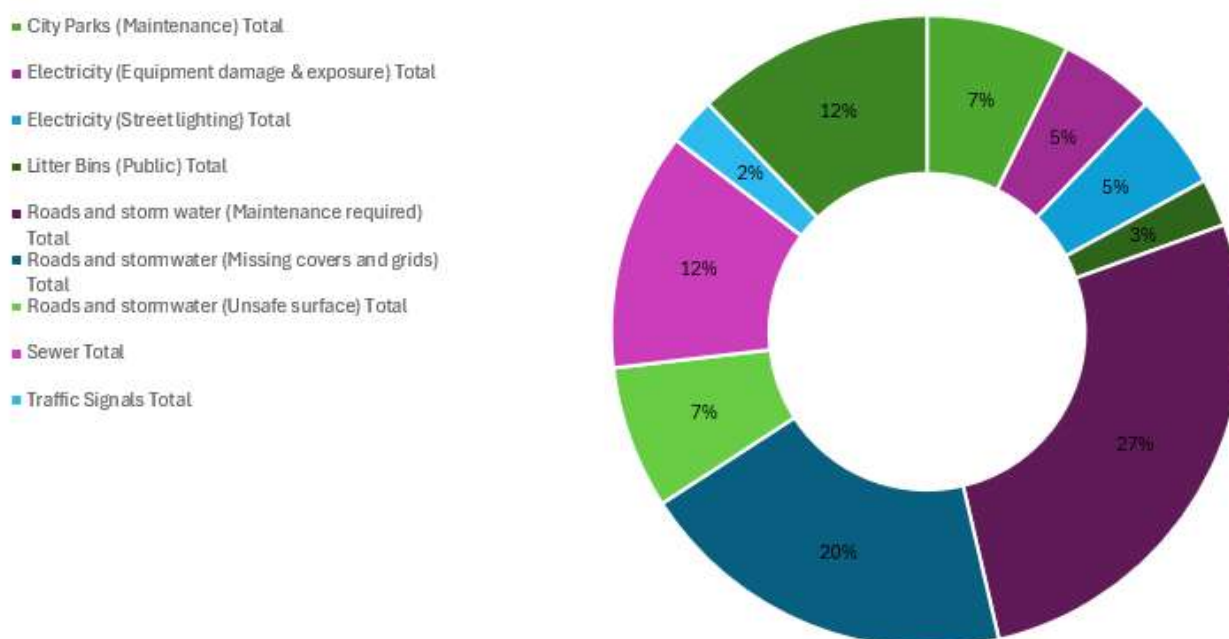
Urban Management Task List

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
City Parks (Maintenance)	Branch Removal (Fallen/Broken)	2	0	1	↓	↑
City Parks (Maintenance)	Tree removal	1	0	0	↓	→
City Parks (Maintenance)	Tree trimming/pruning	1	0	2	↑	↑
City Parks (Maintenance) Total		4	0	3	↓	↑

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Electricity (Equipment damage & exposure)	Equipment damaged	5	3	2	↓	↓
Electricity (Equipment damage & exposure)	Exposed cable	1	0	0	↓	→
Electricity (Equipment damage & exposure)	Pole knocked down in vehicle accident	0	1	0	→	↓
Electricity (Equipment damage & exposure) Total		6	4	2	↓	↓
Electricity (Issues resulting from motor vehicle accidents)	Pole knocked down in vehicle accident	0	1	0	→	↓
Electricity (Issues resulting from motor vehicle accidents) Total		0	1	0	→	↓
Electricity (Street lighting)	All streetlights are out	1	9	0	↓	↓
Electricity (Street lighting)	Individual streetlights are out	1	8	2	↑	↓
Electricity (Street lighting) Total		2	17	2	→	↓
Electricity (Wires)	Wires are down	0	1	0	→	↓
Electricity (Wires) Total		0	1	0	→	↓
Litter Bins (Public)	New or additional litter bins required	1	3	1	→	↓
Litter Bins (Public) Total		1	3	1	→	↓
Roads and storm water (Maintenance required)	Paint or repaint road marking, lines, etc.	5	0	6	↑	↑
Roads and storm water (Maintenance required)	Repair a pothole	4	4	3	↓	↓
Roads and storm water (Maintenance required)	Repair road or footway	8	0	2	↓	↑
Roads and storm water (Maintenance required)	Traffic and road signs require attention	0	1	0	→	↓
Roads and storm water (Maintenance required) Total		17	5	11	↓	↑
Roads and stormwater (flooding)	Flooding of road	2	0	0	↓	→
Roads and stormwater (flooding) Total		2	0	0	↓	→

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Roads and stormwater (Missing covers and grids)	Repair or replace manhole cover or grid	21	17	8	↓	↓
Roads and stormwater (Missing covers and grids) Total		21	17	8	↓	↓
Roads and stormwater (Unsafe surface)	Road surface compromised by oil, sand, etc.	0	0	3	↑	↑
Roads and stormwater (Unsafe surface) Total		0	0	3	↑	↑
Sewer	Re-instatement after sewer incident	1	0	3	↑	↑
Sewer	Sewer-manhole cover-damaged	2	1	0	↓	↓
Sewer	Sewer-manhole cover-stolen/missing	1	0	1	→	↑
Sewer	Sewer: blocked/overflow	6	8	1	↓	↓
Sewer Total		10	9	5	↓	↓
Stormwater (Blockages)	Stormwater gully or manhole blocked	0	2	0	→	↓
Stormwater (Blockages) Total		0	2	0	→	↓
Traffic Signals	All traffic lights are out	1	0	0	↓	→
Traffic Signals	Congested traffic at intersections	1	0	0	↓	→
Traffic Signals	Robot down	0	1	1	↑	→
Traffic Signals	Traffic lights are flashing	0	0	0	→	→
Traffic Signals Total		2	1	1	↓	→
Water	Burst pipe	5	8	1	↓	↓
Water	Fire hydrant: missing cover	2	2	0	↓	↓
Water	Leak at fire hydrant	2	1	0	↓	↓
Water	Leak at valve	1	3	0	↓	↓
Water	Leak in road/pavement/underground	6	8	0	↓	↓
Water	No water supply	1	0	0	↓	→
Water	Re-instatement after water incident	2	8	4	↑	↓
Water Total		19	30	5	↓	↓
TOTAL		84	90	41		

Urban Maintenance Task Graph



- Although the SWCID improved the cleanliness of most public environments in the area, the most challenging area remains the Public Transport Interchange and surrounding streets and open spaces. The large number of unpermitted informal traders makes 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 SWCID 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.

4.2.6. Resource Allocation

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
Cleaning Services	R 439 750	R 435 000	R 4 750	R 542 405	R 514 243	R 28 162
Environmental Upgrading	R 10 000	R 9 397	R 603	R 10 000	R 9 711	R 289
Urban Management	R 20 000	R 19 471	R 529	R 20 000	R 19 243	R 757

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 SWCID coordinates its social intervention actions with the Somerset West Night Shelter 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 the Somerset West Night Shelter 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 “top-up” service to the municipal cleaning services when large area clean-ups or specific maintenance tasks are required.

4.3.3. Resource Allocation

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 51 750	R 51 750	-	R 50 000	R 39 500	R 10 500

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 SWCID footprint. The Board did not appoint any committees during the reporting period due to the size of the Board.

Michelle Stander - Chairperson	
Portfolio	Public Safety
Appointment Date	16/07/2015
Qualifications	Mrs Stander serves as the Chairperson of the Somerset West City Improvement District NPC (SWCID) Board. She has 20 years of experience in property management and property investment, with extensive expertise across both the commercial and residential property sectors. Her professional experience includes property management, leasing and tenant management, property acquisitions and disposals, property development and refurbishment, budgeting, compliance and general portfolio management. Her skills in governance and financial oversight further contribute to the effective strategic and financial stewardship of SWCID. Mrs Stander is a Director of NADMIC (Pty) Ltd, where she continues to apply her extensive property and management experience.
Yolanda van der Spuy - Director	
Portfolio	Social Upliftment
Appointment Date	03/08/2017
Qualifications	Mrs van der Spuy represents Valerida Beleggings (Pty) Ltd, a member of the Somerset West City Improvement District (SWCID), in respect of Erf 12333. She has served as a director since 2017, bringing valuable continuity and a property-owner perspective to the Board. Her involvement contributes to the representation of member interests and supports the Board's strategic direction, governance and oversight.
Bertus De Waal - Director	
Portfolio	Marketing
Appointment Date	24/10/2022
Qualifications	Mr de Waal holds a BCom LLB from the University of Stellenbosch and is an admitted Attorney of the High Court of South Africa. He has more than 28 years of experience across commercial law, banking, credit risk, structured property finance, property investment, property development and asset management. His professional career includes experience with ENSafrica, Nedbank/BoE Bank and Investec Structured Property Finance. Since 2015, Mr de Waal has served as Managing Director of the Dewvest Group.

	His areas of expertise include property investment and development, asset management, structured property finance, credit and risk assessment, capital and funding structures, commercial and legal negotiations, joint ventures, corporate governance and the strategic repositioning of commercial, mixed-use and residential property assets. Mr de Waal serves as a director of several property and investment companies within the Dewvest Group. He is also a Founder and Director of the Somerset West Village Collective NPC and serves as a Director of the Somerset West City Improvement District, having previously served as Chairman. His governance experience also includes serving as Chairman of several Body Corporates and the Brandwacht aan Rivier Homeowners' Association in Stellenbosch.
Gerhard Nel - Director	
Portfolio	Urban Maintenance / Public Safety
Appointment Date	07/11/2023
Qualifications	Mr Nel has 23 years of experience in the property development and property management industry, with a professional background spanning finance, property development, property management and operational management. He began his career in business banking with ABSA before joining Al Ghaith Holding Company in Abu Dhabi, where he served as Finance Manager and CFO from 2002 to 2020. During this period, he was involved in major property development projects, including office towers and hotels, and served as a director of several subsidiaries within the group, including Gloria Hotels and Resorts, Abu Dhabi Construction Company, Al Ghaith Trading and Contracting and Two Seasons Hotel. Mr Nel subsequently moved from the finance function into the operational management of property development and property management. He worked for Rawson Commercial and currently serves as Group Property Manager at Rola Motor Group. He holds a B.Com degree from UNISA and currently serves as a Director of the Somerset West City Improvement District and the Village Collective, a non-profit organisation focused on the betterment of Somerset West.

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 Cllr. Norman McFarlane 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 specific committees during the reporting period but as a Board considered proposal for new auditors and for the expansion of the CCTV network.

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	09/09/2025	04/11/2025	17/02/2026	12/05/2026
Michelle Stander	4 / 4	✓	✓	✓	✓
Gerhard Nel (JNR)	2 / 4	-	-	✓	✓
Yolander van der Spuy	2 / 4	✓	✓	-	-
Bertus de Waal	4 / 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.swcid.co.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

1.2. Risk Management

The SWCID board is committed to maintaining a comprehensive risk management policy aimed at safeguarding the SWCID'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 SWCID 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 SWCID'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 SWCID 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.

1.3. Effectiveness Of Risk Management

During the year under review, the appointed management company of the Somerset West City Improvement District NPC (SWCID) 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 SWCID'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.

1.4. Key Business Risk and Opportunities

The Somerset West City Improvement District (SWCID) 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 SWCID'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, 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, 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, pavements, stormwater infrastructure, streetlights, road markings, signage and other public infrastructure may affect safety and the	2	2	4	Low	Routine inspection and reporting of infrastructure defects, stormwater drain cleaning, minor repairs and reinstatement, greening and landscaping, and ongoing coordination with relevant City of Cape Town departments to address outstanding defects.

Risk Area	Key Risk / Exposure	Likelihood	Impact	Risk Score	Rating	Key Mitigation / Control Measures
	quality of the public environment.					
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 SWCID Board and Management. The Board and Management are responsible for identifying, monitoring and reviewing the risks that may affect SWCID'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 SWCID 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 SWCID 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 SWCID Board and Management.

The remaining risks are assessed as moderate or low and continue to be monitored through the SWCID'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 SWCID's current operations and priorities.

5. ACCOUNTABILITY AND RESPONSIBILITY

5.1 Performance Reviews

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

PART D: FINANCIAL INFORMATION

1. ANNUAL FINANCIAL STATEMENTS

See full report below

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER 2015/250540/08)
ANNUAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2015/250540/08)

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	B De Waal G Nel M Stander Y van der Spuy
Registered office	Nadmic Centre 135 Main Road Somerset West 7130
Business address	Nadmic Centre 135 Main Road Somerset West 7130
Postal address	Nadmic Centre 135 Main Road Somerset West 7130
Bankers	ABSA Limited
Auditors	C2M Chartered Accountants Incorporated Chartered Accountants Registered Auditors IRBA No. 958662
Company registration number	2015/250540/08
Tax reference number	9200/847/19/3
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: M Dreyer Professional Accountant (SA)
Issued	21 August 2026

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER: 2015/250540/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

INDEX

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

	Page
Directors' Responsibilities and Approval	3
Directors' Report	4
Independent Auditor's Report	5 - 6
Statement of Financial Position	7
Statement of Comprehensive Income	8
Statement of Changes in Equity	9
Statement of Cash Flows	10
Accounting Policies	11 - 13
Notes to the Annual Financial Statements	14 - 16
The following supplementary information does not form part of the annual financial statements and is unaudited:	
Detailed Income Statement	17

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2015/250540/08)

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 16, 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:


B De Waal
G Nel

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2015/250540/08)

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 Somerset West 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 Somerset West 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 financial statements have been prepared in accordance with the IFRS for SMEs Accounting Standard and the requirements of the Companies Act 71 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

B De Waal

G Nel

M Stander

Y van der Spuy

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 Somerset West City Improvement District NPC

Opinion

We have audited the annual financial statements of Somerset West City Improvement District NPC (the company) set out on pages 7 to 16, 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 Somerset West 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 "Somerset West 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 17. 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

31 August 2026

Tygerforum B
53 Willie van Schoor Drive
Tygervalley
7530



SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2015/250540/08)

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	73 526	44 007
Current Assets			
Cash and cash equivalents	3	3 502 366	2 629 175
Total Assets		3 575 892	2 673 182
Equity and Liabilities			
Equity			
Non-Distributable reserve		2 614 729	2 614 729
Accumulated surplus		901 735	-
		3 516 464	2 614 729
Liabilities			
Current Liabilities			
Trade and other payables	4	1 241	266
Current tax payable	5	58 187	58 187
		59 428	58 453
Total Equity and Liabilities		3 575 892	2 673 182

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER: 2015/250540/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

STATEMENT OF COMPREHENSIVE INCOME

Figures in Rand	Notes	2026	2025
Revenue	7	4 963 174	4 457 703
Expenditure		(4 269 415)	(4 132 404)
Operating Surplus/(Deficit)		693 759	325 299
Finance income	10	207 976	168 664
Surplus/(Deficit) before taxation		901 735	493 963
Taxation	11	-	(26 196)
Surplus /(Deficit) for the year		901 735	467 767
Other comprehensive income		-	-
Total comprehensive income/deficit for the year		901 735	467 767

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER: 2015/250540/08)
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	2 146 962	-	2 146 962
Surplus for the year	-	467 767	467 767
Other comprehensive income	-	-	-
Total comprehensive income for the year	-	467 767	467 767
Transfer between reserves	467 767	(467 767)	-
Total changes	467 767	(467 767)	-
Balance at 01 July 2025	2 614 729	-	2 614 729
Surplus for the year	-	901 735	901 735
Other comprehensive income	-	-	-
Total comprehensive income for the year	-	901 735	901 735
Balance at 30 June 2026	2 614 729	901 735	3 516 464
Note	6		

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER: 2015/250540/08)
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		4 963 174	4 459 636
Cash paid to suppliers and employees		(4 247 837)	(4 100 673)
Cash used operations	12	715 337	358 963
Finance income		207 976	168 664
Net cash from operating activities		923 313	527 627
Cash flows from investing activities			
Purchase of plant and equipment	2	(50 122)	(42 887)
Total cash movement for the year		873 191	484 740
Cash at the beginning of the year		2 629 175	2 144 435
Total cash at end of the year	3	3 502 366	2 629 175

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2015/250540/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

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 loss 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
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.

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 shortfalls when the item is derecognised.

ACCOUNTING POLICIES

1.3 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.

1.4 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)(cN).

1.5 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment or intangible assets or goodwill or investment property on the cost model 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.

1.6 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.

1.7 Borrowing costs

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

1.8 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.

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2015/250540/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

ACCOUNTING POLICIES

1.9 Finance income

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

1.10 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.

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER: 2015/250540/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025
-----------------	------	------

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	420 929	(347 414)	73 515	370 808	(326 812)	43 996
Office equipment	30 828	(30 817)	11	30 828	(30 817)	11
Total	451 757	(378 231)	73 526	401 636	(357 629)	44 007

Reconciliation of property, plant and equipment - 2026

	Opening balance	Additions	Depreciation	Closing balance
CCTV Cameras	43 996	50 121	(20 602)	73 515
Office equipment	11	-	-	11
	44 007	50 121	(20 602)	73 526

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Depreciation	Closing balance
CCTV Cameras	29 995	42 886	(28 886)	43 996
Office equipment	2 590	-	(2 579)	11
	32 585	42 886	(31 465)	44 007

3. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	3 502 366	2 629 175
---------------	-----------	-----------

4. Trade and other payables

VAT	1 241	266
-----	-------	-----

5. Current tax receivable (payable)

Normal tax	(58 187)	(58 187)
------------	----------	----------

Net current tax receivable (payable)

Current liabilities	(58 187)	(58 187)
---------------------	----------	----------

6. Other NDR

Non-distributable reserves	2 614 729	2 614 729
----------------------------	-----------	-----------

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER: 2015/250540/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025
7. Revenue		
Revenue - Additional Rates Received	4 642 089	4 264 700
Revenue – Additional Rates Retention Received	321 085	193 003
	4 963 174	4 457 703
8. Auditor's remuneration		
Fees	20 871	22 445
9. Depreciation, amortisation and impairments		
The following items are included within depreciation, amortisation and impairments:		
Depreciation		
Property, plant and equipment	20 603	31 465
10. Finance income		
Interest income	207 976	168 664
11. Taxation		
Major components of the tax expense		
Current taxation		
South African normal tax - year	-	26 196
Reconciliation of the tax expense		
Accounting surplus	901 735	493 963
Tax at the applicable tax rate of 27% (2025: 27%)	243 468	133 370
Tax effect of adjustments on taxable income		
Exempt income		
Exempt income	-	(93 674)
Non-deductible expenses		
Exemption under section 10(1)(e)(i)(cc)	-	(13 500)
Exemption under section 10(1)(cN)	1	-
	243 469	26 196

Tax exemption status

The entity is an approved Public Benefit Organisation in terms of section 30 of the Income Tax Act, 1962, and is exempt from income tax in terms of section 10(1)(cN), to the extent that its receipts and accruals qualify for exemption under that section.

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2015/250540/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025
12. Cash generated from operations		
Net surplus before taxation	901 735	493 963
Adjustments for:		
Depreciation, amortisation, impairments and reversals of impairments	20 603	31 465
Investment income	(207 976)	(168 664)
Changes in working capital:		
(Increase) decrease in trade and other receivables	-	1 933
Increase (decrease) in trade and other payables	975	266
	715 337	358 963

13. Tax refunded

Balance at beginning of the year	(58 187)	(31 991)
Current tax for the year recognised in surplus or shortfall	-	(26 196)
Balance at end of the year	58 187	58 187
	-	-

14. Related parties**Amounts received from the City of Cape Town****Related party transactions**

Revenue services rendered	4 642 089	4 264 700
Revenue retention refunded	321 085	193 003

15. 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.

16. Fruitless, unauthorised, irregular and wasteful expenditure

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.

SOMERSET WEST CITY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2015/250540/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

DETAILED INCOME STATEMENT

Figures in Rand	Notes	2026	2025
Revenue			
Revenue – Additional Rates Received		4 642 089	4 264 700
Revenue – Additional Rates Retention Received		321 085	193 003
	7	4 963 174	4 457 703
Operating expenses			
Accounting fees & taxation fees		(16 250)	(15 150)
Administration and management fees		(576 000)	(549 000)
Advertising costs		(7 380)	(15 000)
Auditors remuneration	8	(20 871)	(22 445)
Bank charges		(2 443)	(2 385)
Cleansing services		(514 243)	(435 000)
Contingency / Sundry		-	(1 115)
Depreciation		(20 603)	(31 465)
Environmental Upgrading		-	(9 397)
Environmental upgrade		(9 711)	(19 471)
Insurance		(2 631)	(2 631)
Law Enforcement Officers		(265 284)	(238 020)
Marketing and promotions		(15 000)	(10 048)
Motor vehicle expenses		(24 000)	(25 800)
Office rental		(117 722)	(104 113)
Projects: Village Collective Partnership		(125 000)	(125 000)
Public Safety		(2 327 949)	(2 335 787)
Public Safety - CCTV Monitoring		(135 626)	(110 192)
Repairs and maintenance		(8 809)	-
Secretarial duties		(3 150)	(4 635)
Social Upliftment		(39 500)	-
Telecommunication		(18 000)	(24 000)
Urban Maintenance		(19 243)	(51 750)
		(4 269 415)	(4 132 404)
Operating surplus/deficit		693 759	325 299
Investment income	10	207 976	168 664
Surplus before taxation		901 735	493 963
Taxation	11	-	(26 196)
Surplus for the year		901 735	467 767