



Security Update - 7 September 2022

Dear homeowner,

The peace of mind that comes with world-class security is immediate and lasting. There is no substitute for physical and emotional assurance that you are protected – individually, your family, guests, staff, assets, or your business. Over the past fifteen years, our security management team has become known as the leading team in estate security management and is often widely consulted by teams from other estates.

Security cultivates situational awareness and maintains balance. Security awareness is an ongoing activity. We urge residents and guests to do the right thing so security can focus on and contribute to a positive and proactive culture.

Update on incidents

We are pleased to report that the break-ins at Pearl Valley Estate in 2021 were successfully investigated, and the matters concluded. The three delinquent teenagers were identified with the help of a homeowner's private security camera. The court recommended community service for the three underaged minors, and they were also not allowed to move around the estate without adult supervision. The family of one of the delinquent teenagers has since moved away from the Estate.

The two recent incidents where homes at Pearl Valley Estate were targeted and specific items stolen are still under investigation. The Security Team cooperates with the South African Police Service and private investigators to find the culprits. Delinquent behaviour will not be tolerated. To this extent, our Security is also planning to meet with the school principals in the area to ensure they are aware of the no-tolerance policy and to encourage them to help identify culprits involved with the incidents.

You can always contact the Security Team to report incidents, and they will assist with the initial investigation of incidents of trespassing on private property, theft and vandalism. They will hand over all evidence collected to the affected homeowners, who can decide which course of action they wish to take. We will provide our full support, but please note that it is not the Security Team's responsibility to investigate theft by staff or to intervene and resolve disagreements within a household.

Where incidents impact private property owned by the Developer/s and the HOAs, for example, The Yard, the Leisure Centre, the Boma or the Clubhouse, we will investigate, take

the necessary action, impose fines and prosecute the matters. Updates on such issues will be sent to homeowners once they successfully concluded.

Internal Camera Project

The internal camera project at Val de Vie Estate is underway and implemented in phases. We are pleased to report that this priority project is gaining momentum following the approval of the Aesthetic Committee and the controlling architect.

The orders for the internal cameras to be installed at Pearl Valley Estate were also received toward the end of August as per the recommendation from the security experts.

The global shortage of semiconductor switches and lithium batteries is an unfortunate reality, impacting this project's implementation.

Once this phase is completed, more than 550 internal security cameras will be on the greater estate covering the open areas of this magnificent 1000-hectare greater estate. We are discussing adding more cameras in the new financial year. Cameras are placed in critical, high-priority areas where it is easy for the culprits to get away. All internal cameras are privacy masked to prevent any invasion of privacy. Residents are welcome to make an appointment to view the camera they are concerned about.

Best-of-breed

The perimeter fence and thermal blanket of 138 cameras ensure that the perimeter fence is nearly impossible to breach. Our strategy is to make further use of technology to supplement the manpower of the security provider. We have a state-of-the-art offsite monitoring centre operated by a different contractor than our guarding contractor to ensure that no staff can be intimidated for personal matters or during industry strikes.

We also conduct daily stress tests of all our systems, including the perimeter fence, thermal cameras and analytics, the control room response times, and the responder response times. The thermal perimeter blanket has never been breached, and all reported incidents have been from within the greater estate. A well-trained tactical response team provides security outside the greater estate and acts as a reflective shield.

Speeding

When you buy a property or sign a rental agreement, you agree to abide by the Estate Rules. The speed limit across the greater estate is 40km/h, except for around The Yard, which is 25km/h. Two qualified operators are employed, and they use a calibrated camera. A second calibrated camera has already been ordered and will be used soon. For any traffic offence, the fine is added to the levy for the homeowner's account, and it needs to be paid before it can be disputed.

Conclusion

We have three main access gates for homeowners and their guests, and there are four gates for contractors. We can safely say that our Security Team is doing an excellent job of protecting us. The teams at all the main gates maintain discipline and deserve our respect for their work.

There is nothing more important than the safety of you and others. Security is the backbone of community safety. We encourage all residents to take the necessary precautions to remove the temptations for delinquent teenagers to commit opportunistic crimes.

As homeowner and resident, you are responsible for the behaviour of your family members, guests, and staff while on the greater estate. We ascribe to family values, value mutual respect and strive to contribute to a safe, harmonious environment for all.

Best regards

The Security Management Team

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