



## PARKMORE COMMUNITY ASSOCIATION

### MEETING WITH ESTATE AGENTS : 7 April 2009 17:15 at 101 11<sup>th</sup> Street Parkmore

Present: Neil Pryce                      Lance Quiding                      Brian Robertson  
          Q de Kock (Leigh)            Karen (Sothebys)                 John (Sothebys)  
          Adele (Vered)                 Michael (Vered)                 Judy (Pam Golding)  
          Bridget (Pam Golding)      (*Rada RJD came early to apologise*)

*Not Present: Barbara Jacobs, Leapfrog, Jawitz, Remax*

Neil Pryce PCA Chairman, welcomed those present, and went through this agenda:-

#### 1. ESTATE AGENTS ROLE IN PARKMORE

There is no doubt that estate agents play a role in developing the suburb. As a community the PCA would like to see property prices increasing steadily and so uplift the suburb. Estate Agents need to sell Parkmore up – best residential space below Sandton CBD.

#### 2. POINTER BOARDS

The Outdoor Advertising CoJ ByLaws does now sanction direction/pointer boards. It does clearly state that there should only be five (5) boards per property per agent. For Sale and Sold Boards clauses are basically the same as previously. However, we do ask that those pointer boards are removed promptly after 17:00, and not left out into the week

#### 3. PARKMORE PRECINCT PLAN

The PCA spent a considerable time and money having a plan prepared and presented to the Residents. This was approved by those attending a public meeting February 2008. Since then City of Joburg Urban Management have accepted the plan in principle and we are working to finalise details for 11<sup>th</sup> Street only.

The PCA Precinct Plan is displayed on the [www.parkmore.org.za](http://www.parkmore.org.za) website. BR is happy to discuss any issues further We expect full compliance by agents, developers, and owners.

The PCA is determined preserve Parkmore as a residential space until it becomes impossible for us residents to refuse those big purchase price offers to sell our homes.

Regrettably we find estate agents still selling property in conflict to this plan

e.g. 80 10 <sup>th</sup> Street	Estate agent's operating offices
85 10 <sup>th</sup> Street	Application for Bus4 rezoning were rejected by Council
132 8 <sup>th</sup> Street	Pre-Primary School to which residents are objecting
117 10 <sup>th</sup> Street	Used as attorney offices
80 9 <sup>th</sup> Street	Used solely as business offices

It is appreciated when agents do call and ask of the zoning and land use of a particular stand.

The PCA request all estate agents to abide by the Precinct Plan rules. The alternative is that any application to rezone and/or reuse the property will be opposed, the owners will pay out costs employing a Town Planner, waiting out the tribunal hearings and incurring the wrath of residents.

#### **4. COMMUNITY TEAM WORK**

We appreciate that security and crime are often a prominent talking point with potential buyers. The PCA has instituted a number of pro-active projects to combat and reduce crime.

##### **4.1 Ideal Security Model**

Parkmore should work toward a single security company providing pro-active “community policing”. We have signed with Protea Coin to provide private property armed response installations, and public space 24/7 patrolling.

##### **4.2 New Buyers details to PCA**

We expect estate agents to advise the PCA of all sale transactions with the names and contact details of the new owners so we can sign them up with Protea Coin and the PCA. The number of properties signed in this way, the more vehicles will patrol the suburb. Wednesday Crime Forum meetings includes all role players – SAPS, security companies (Protea Coin, Top, ADT), residents – “together crime can be beaten”

Please know that much time has been spent talking to Top Security since they acquired SAS. The Parkmore branch Managing Director has told us again that Top is not interested in joining with the PCA as we have engaged Protea Coin – the Parkmore armed response company by choice.

##### **4.3 Car Guards**

The PCA has installed “vetted” 11<sup>th</sup> Street attendants - SAPS checked and equipped in PCA kit and we monitor them constantly to ensure they achieved customer service standards we have set.

##### **4.4 PCA Private Investigator**

Isaac will follow up on all criminal incidents. Five (5) arrests through this project have already been made.

##### **4.5 Radio network**

People throughout Parkmore are using radios to close the criminal loop. These radios are connected to the Protea Coin vehicles, AND can be used by Estate Agents on Show House days.

#### **5. EXECUTIVE MANAGER**

Brian Robertson is contracted as the Executive Manager. His task is to ensure the high standards of roads, working street lights, clean open spaces, and that resident interaction is maintained. The detail can be found in his Monthly Report on the website [www.parkmore.org.za](http://www.parkmore.org.za)

So please provide us with all sale transactions with the names and contact details of the new owners even before the financial have been approved and the sale proceeds to the Deeds Office so we can sign them up with Protea Coin and the PCA, and talk to them about Parkmore.

Please contact Brian Robertson email [manager@parkmore.org.za](mailto:manager@parkmore.org.za) cell 083 269-6450 with new owner names and contact details

Visit the website [www.parkmore.org.za](http://www.parkmore.org.za) to keep up to date with issues affecting the suburb.