

## EMERGENCY NUMBERS

24 HOUR EMERGENCY NUMBER (VSC) Control Room	0860 123 VSC 0860 123 872
Office (08h30 - 16h30)	021 981 3303
All emergency services (COCT)	107
Ambulance	10-177
Police Station <i>✍</i> Brackenfell	021 980 5700
SAPS Sector Policing <i>✍</i> Sector 1 (Vredeklouf)	082 302 5682
Power Failures	0800 220 440
Water Services	0860 103 054

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Think yellow.

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Properties

#### Waarom 'n eiendomsagentskap gebruik om jou eiendom te verhuur?

Wanneer jy jou eiendom wil verhuur, het jy, as eienaar, die keuse om self jou eiendom te bestuur of om 'n eiendomsagentskap aan te stel om dit namens jou te doen. Om jou eiendom te verhuur beteken dat jy die wetlike vereistes in terme van die Wet op Huurbehuising moet nakom. 'n Eiendomsagentskap kan die risiko's verbonde aan verhuring verminder en jou help om onnodige stres en angs te vermy. Jou eiendomsagent moet:

- jou adviseer oor 'n markverwante huurbedrag vir jou eiendom;
- jou eiendom ten toon stel en adverteer;
- aanbiede van voornemende huurders ontvang;
- voornemende huurders se kredietrekords en verwysings nagaan;
- aanbiede aan jou voorlê vir besluitneming;
- 'n huurkontrak tussen jou en die suksesvolle aansoeker opstel;
- die eiendom saam met die huurder nagaan voor die huurder intrek;
- die huurder se deposito insamel en in 'n rentedraende trustrekening deponer;
- die huur elke maand ontvang en aan jou oorbetal;
- alle klagtes hanteer en gereelde inspeksies hou.



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As jy 'n eiendomsagentskap gebruik, sal jy kommissie moet betaal vir die diens wat gelewer word. Daar is nie 'n vaste kommissie tarief in Suid-Afrika nie en die kommissie is daarom onderhandelbaar.

Nuusbrief  
No 3  
Junie 2010



News Letter  
Nr 3  
June 2010

## VREDEKLOOF COMMUNITY IMPROVEMENT DISTRICT

Tel 021 981 3303 - e-mail: [manager@vrededkloof.co.za](mailto:manager@vrededkloof.co.za) - [www.vrededkloof.co.za](http://www.vrededkloof.co.za)

### “Vleisdief sal nog braai”

Danksy een van die wagte wat opletterend genoeg was, is die werknemer van Waltzies nou die lekker wors en biltong kwyt waaraan hy homself vermoedelik op 'n gereelde basis gehelp het. Volgens S/O Kaffer het hy agter gekom dat die persoon op 'n gereelde basis in die middag, nadat die winkel gesluit is en almal weg is, weer terugkeer. Dit om die “voorraad” wat hy gedurende die dag in die pakkamer versteek het, te kom haal.

Die dag voorafgaande die voorval, was hy gekonfronteer deur dieselfde wag, waarop hy beweer het dat die vleis teen afslag gekoop was. Die dag van die voorval was hy gesien met 2 sakke vleis. Toe die wag die sakke wou deursoek, het hy op vlug geslaan sonder selfs van sy persoonlike besittings.

Hy is intussen deur die SAPD aangekeer. *(Verwys na die TygerBurger van 02 Junie 2010 vir die volledige berig deur Harriet Box)*

### Crime

Only two incidents were reported for the month of May. One was a burglary residential, where the bait was mainly jewelery; the other, theft out of a motor vehicle, with the bait only a bag of clothes which was stored underneath a canopy of a bakkie. .

Both incidents took place during the night.

### Crime Awareness

Underneath, see some of the key findings of research that was conducted by Professor Rudolph Zinn on completion of his PhD on “Home Invasion”. His book goes under the same title.

#### Choosing a Target

*✍* 63% of the perpetrators in the study preferred to travel between 10 and 30 minutes by vehicle from where they lived, to commit a residential robbery. However, most would travel for much longer time periods if the target was deemed lucrative enough.

*✍* 77% of the perpetrators stated that they chose targets for which they had some 'inside information.' For example, they would be able to get information about a particular house from domestic workers, gardeners or other service providers including security guards (or from the relatives or acquaintances of these people).

*✍* Some perpetrators know people who make a living through burglary and will get information on specific houses from them.

Vrededkloof Safe and Clean  
0860 123 VSC

Generally, perpetrators would prefer to choose targets in neighbourhoods that has many entrance and exit points, with easy access to main roads and where street security was low or non-existent!

However, only 25% of the perpetrators in the research stated that they deliberately chose a house because it had low security. Rather, targets were chosen because they had reasonable information or suspicion that there would be much of value to steal once they had gained access to the property.

The perpetrators in this study stated that they tended to focus on what they termed as the "middle class." However, this term was used quite broadly to talk about anyone who had relative wealth. Sometimes people with expensive jewellery, clothes or other visible signs of affluence would be followed home with the assumption that they would have expensive possessions in their residences.

#### By-Law "Dumping and Littering"

In this by-law, unless the context indicates otherwise:

"Dump" means to dispose of waste in any manner other than a manner permitted by law and includes, without derogating from the generality of the foregoing, to deposit, discharge, spill or release waste, whether or not the waste is in a container or receptacle, in or at any place whatsoever, whether publicly or privately owned, including but not limited to vacant land, rivers, waterways, catchment, sewage and stormwater system;

"waste" means any matter, whether liquid or solid or a combination thereof, which is a by-product, emission, residue or remainder of any product, process or activity and which has been discarded, but excludes any radioactive matter. ...**to be continued in the next newsletter.**

#### Verordening: "Storting en Rommelstrooiing"

In hierdie verordening sal, tensy die konteks anders aandui, die volgende betekenis geld:

"afval" beteken enige materiaal, hetsy vloeibaar of solied, of 'n kombinasie daarvan, wat 'n afvalprodukt is of 'n vrystelling, neerslag of oorblyfsel van enige produkt, proses of aktiwiteit en wat weggegooi is, maar wat enige radio-aktiewe stof uitsluit;

"storting" die wegdoen van afval op enige ander wyse as dit wat ingevolge die wet toegelaat is en dit sluit in, sonder afwyking van die algemeenheid van die voorgaande, om afval te plaas, te stort of uit te laat, hetsy die afval in 'n houer of ontvangstoestel is, op of in enige plek hoegenaamd, hetsy in private of openbare besit, insluitende, maar nie beperk nie tot oop terreine, riviere, kanale, opvanggebiede en dreinerings- of stormwaterstelsels.

....**word vervolgd in die volgende nuusbrief.**

#### Membership of the Vredekloof CID

To become a member of the Section 21 Company, the Management Body of the Vredekloof CID, all property owners in Vredekloof can make written application on the prescribed form.

"Each member shall have 1 (one) vote, subject to the following provisions:

For so long as the Company is a management body, as meant in the By-Law;

every owner member shall only have 1 (one) vote;

no owner member who is in arrears with payment of the levy shall be entitled to vote for so long as he is so in arrears;"

# Vredekloof Safe and Clean

The research done by Professor Rudolph Zinn, found that community crime prevention initiatives makes a difference in reducing the risk of certain areas being targeted by perpetrators of house robberies. For example, regular neighbourhood watch schemes, random community patrol initiatives, or guards stationed at street corners (who are linked by radio communication) will make such community less attractive to criminals. The police precinct of Garsfontein recorded a decrease of 36.5% in residential robberies during the 2007/08 financial year, following community based crime prevention initiatives. This was at a time when residential robberies were substantially on the increase across the country.

As mentioned in the previous newsletter, some of you might have noticed that we have planted over a 1,000 of the Carissa Macrocarpa (num-num's) and Dovyalis Caffra (kei-apple) shrubs on the outside perimeter of Vredekloof.

We started at the Vredekloof Road robot (Brackenfell Boulevard) and are now half way between the Brackenfell Boulevard robot and the Glengary robot (De Bron Road).

As was asked in the previous newsletter, please remember not to:

- drive on the parks as it might damage the sprinklersystem, or
- plant any shrubs or trees on any park without permission - Council rules.

#### Ander sake van belang.....

Die sekuriteitspersoneel het opdrag om niks van inwoners te ontvang nie en vra ons dus u samewerking in hierdie verband. Indien u voel dat u uit dankbaarheid wel iets wil gee, dan moet u dit persoonlik by die Beheerkamer afgee, waar dit op 'n regverdigte basis verdeel kan word. Die sekuriteitspersoneel word ook aan streng reëls onderwerp en vreemde produkte in hul bagasie / persoon, kan hulle onderwerp aan onnodige suspisie.

Alle klagtes en probleme, veral rakende die sekuriteitspersoneel, moet asseblief onmiddellik per telefoon of e-pos aan Leon Brynard gerapporteer word. Dit is soms moeilik om dae later 'n probleem aan te spreek. U word ook vriendelik versoek om nie probleme direk met die personeel aan te spreek nie. Rapporteer dit en ons onderneem om die toepaslike aksie vir elke situasie te neem.

U moet asseblief sorg dat u honde binne u eiendom gehou word. Dit kan nie van die sekuriteitspersoneel verwag word om na hulle om te sien nie.

**Voorsien ons asseblief van u voorstelle per e-pos, faks of aflewering by die Beheerkamer.**