



**SUBURB INFORMATION PACK**

# SSERA

Sandown Strathavon & Eastgate Residents Association

## WELCOME TO OUR WONDERFUL NEIGHBOURHOOD

We would like to engage, connect and create a safe and friendly environment in which we can all live. An environment where we are free to walk the streets, where children can ride their bikes in safety and play in the parks of our wonderful Sandown Estate.

The slides that follow provide more information regarding security and how you can get involved in our fabulous community.

# SSERA

## Sandown Strathavon & Eastgate Residents Association



### WHO WE ARE

The Committee is made up of residents who volunteer their time and efforts. We meet regularly to find ways to effectively manage and improve the suburb. We are always looking for volunteers and new ideas, so please get in touch if you would like to get involved.



### COMMUNICATION

[info@ssera.co.za](mailto:info@ssera.co.za)



### STRUCTURE

A Non-Profit Company was established in 2016, with current Committee members as Directors.



### WHAT WE DO

Our efforts are divided into the following broad categories: Security, Communication, Financial, Maintenance, Legal, Administrative and Recreational.

# SECURITY

Sandown Estate is a suburb made up of 182 freestanding homes and one sectional title development of 12 townhouses, totaling 200 residential dwellings.

We strongly believe that if we stand together as a single force supporting the same security initiatives we can uplift the security of the area. It is imperative that we all support the same security company, contributing to single cause, allowing the service provider to commit more resources to us, for example multiple onsite vehicles, better boom presence, advanced camera technology and quicker reaction times.

PLEASE support this initiative, to help us maintain our low crime rate and increase the value and attraction of our neighbourhood and properties.

**Our current Service provider of choice is CAP (Community Active Protection)**

# CAP

## WHAT RESOURCES DOES CAP HAVE IN OUR AREA?

The SSERA/CAP initiative launched with a dedicated enclosure patrol and response unit (patrolled by 1 tactical officer 24/7) in October 2020. A CCTV ring with License Plate Recognition software is utilized with CAP Smart Surveillance at all entrances to Sandown Estate. These systems are monitored & maintained by CAP.

Additionally, CAP's full suite of shared services, including their Command Centre, Analytics department, Legal department, SIU, and world-class Marshall's volunteer team is available to the area. We hope to grow the dedicated resources in Sandown Estate as contributions grow.



## WHERE ARE CAMERAS PLACED?

There are License Plate Recognition cameras at all vehicle entry points as well as AI-powered CAP Smart Streets cameras at all pedestrian and vehicle entrances.

## HOW DOES THE ROAD CLOSURE OPERATE?

Over the past years, CAP has worked with structures within the COJ as well as parts of CAP's communities to assist in the planning, legalisation, erection, and operation of road closures. The existing road closure in place is maintained by CAP.

## HOW TO CHANGE OVER OR JOIN TO CAP AT HOME ARMED RESPONSE

If you wish to switch or join the CAP community, please get in touch with CAP by emailing [info@capcommunity.co.za](mailto:info@capcommunity.co.za).

# SECURITY & COMMUNITY CONTRIBUTIONS

Contributions to the enhancement of Sandown Estate as well as your security consist of 2 payments:

## 1) PUBLIC SPACE SCHEME (SSERA)

This is a minimum monthly contribution of R150 paid (preferably) via debit order to SSERA and is used for community upliftment.

The SSERA bank account is: First National Bank, Account Number: 62555060442

Debit order forms can be found on our website or click [here](#).

Your contribution allows us to enhance the estate and contributes to the various Committee initiatives.

## 2) SECURITY COMPANY - CAP

The Committee conducted detailed research before suggesting the move to CAP in 2020. The move was supported by the majority of residents. This is due to the excellent comprehensive security offering provided by CAP, as well as their very competitive pricing structure, enhanced by the fact that a portion of the monthly contribution is tax deductible

Security Company:	CAP	R 1 231,00	- Paid directly to CAP
Public Space Scheme:	SSERA	R 150,00	- Paid to the Residents Association
	TOTAL:	R 1 381,00	

A portion of the CAP contribution (R700) is tax deductible as a S18a contribution. Assuming a 45% taxpayer you will receive a R315 tax deduction under S18a making the effective cost of CAP only R916 per month.

There are one off costs to install the radio transmitter which will be discussed by the CAP representative when signing up.

To contact CAP email: [info@capcommunity.co.za](mailto:info@capcommunity.co.za). Or call [0860 332 332](tel:0860332332)

# PUBLIC SPACE SCHEME

R150 per household based on affordability

In-order to create an estate like environment within a freehold residential suburb the decision was taken to introduce an upliftment levy.

This levy is used to help create a sort-after estate lifestyle.

## INITIATIVES:

- Maintaining and enhancing the two entrances to the Estate
- Securing common areas, e.g. Gale road – palisade and electric fence along the river
- Enhancing lighting along the river
- Paying for legal fees to ensure compliance with the Road Closure Requirements
- Community initiatives

## POTENTIAL INITIATIVES (FUNDS DEPENDENT):

- Entrance façade
- Payment of electrical supply requirements to common areas
- Additional security enhancements and personnel, unified boundary wall
- Community training and education

## HOW TO CONTRIBUTE

To contribute to the public space scheme the preference is to set up a debit order. ([Download the form here](#)) Alternately, you can pay funds via a recurring EFT. To do this please send an email to the committee at [info@ssera.co.za](mailto:info@ssera.co.za)

# JOIN US & STAY CONNECTED



## REGISTRATION

Register yourself with our CRM system by simply filling in the [form](#). This assists us with data collection.

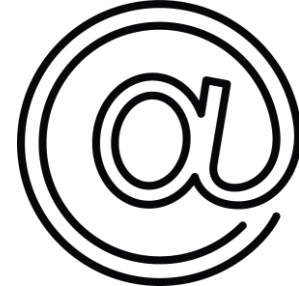
It is private and is used for Newsletter, AGM and recreational notifications. It is also used to verify access to the Facebook page.



## FACEBOOK

Communication posts are done via the CLOSED Facebook group for Sandown Estate.

Please request to [join the group](#) so you can follow important notifications. You will be granted access to the group if another resident/neighbour has vouched for you and if your details are registered with the CRM system.



## EMAIL

Once registered with the CRM system, you will receive important communications e.g. AGM notifications via email.

To contact the committee email: [info@ssera.co.za](mailto:info@ssera.co.za)



# IMPORTANT CONTACTS

Email the SSERA Committee: [info@ssera.co.za](mailto:info@ssera.co.za)



## CAP (SUBSCRIBERS ONLY)

0861 227 227 (Emergencies)  
0860 332 332 (Admin)  
[info@capcommunity.co.za](mailto:info@capcommunity.co.za)



ER 24  
084 124



## POLICE (FLYING SQUAD)

10111



## SAPS Bramley Police Station

011 445 4113



## Vodacom Emergency

082 112



## Netcare 911

082 911  
(Will respond whether you are a member or not)



## MTN Emergency

083 112



## Hatzolah

0860 100 101



## Cell C Emergency

084 112



## Nationwide Ambulance / Fire Brigade

10177