

**SUNNINGHILL  
COMMUNITY**

**ACCREDITED  
ESTATE AGENTS**



**Sunninghill**  
COMMUNITY

## WHO IS SUNNINGHILL COMMUNITY?

The Sunninghill Community is a registered Section 21 (non profit) company initiated by the residents and businesses of the suburb of Sunninghill – concerned about the rapidly declining urban environment and increased criminal activities in the area. The perception of crime, grime and general environmental disorder in most urban areas has a negative impact on residents, staff, employers and the willingness of people to visit the area and thus sustain economic growth and development.

The current operations of Sunninghill Community have been funded by membership subscriptions from concerned residents and businesses. The funding has enabled the organization to perform ratepayer functions such as arranging for potholes, road markings, water leaks, robots, street lights to be repaired, upgraded and/or installed. Object to illegal construction/building, report by law violations, remove illegal signage etc. Sunninghill Community employ two permanent gardeners and a number of casual staff on a continual basis to assist in maintaining our verges, parks and pavements. In addition Traffic Wardens are employed to help during peak hour traffic congestion.



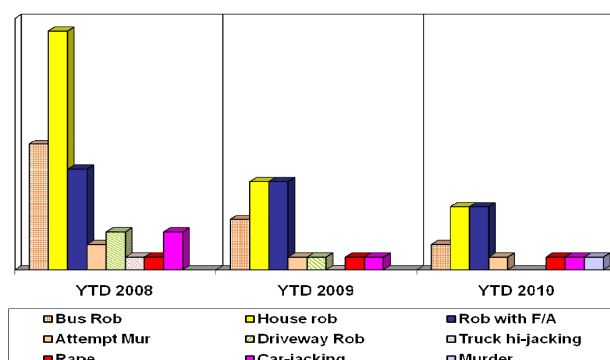
- The objectives of Sunninghill Community, working closely with the City of Johannesburg and local organizations are to:
  - Address and improve current safety, health and environmental issues;
  - Achieve and sustain a well-managed, safe and clean public space;
  - Add value to the suburbs' facilities, look and feel – via creative community initiatives;
  - Create a shared community amongst the residents, institutions and business sectors;
  - Create and promote strong collaborative relationships between the Sunninghill Community and City utility organizations and agencies.

Our local authorities have the responsibility to provide basic services such as security, electricity, water and sewerage, as well as road maintenance, traffic lights and garbage collection. More and more we are finding our local authorities have neither the budget nor the staff to address these issues adequately. Without proper attention to these matters, a once sought-after residential suburb and business node can become a less desirable place in which to live and work; property values can decrease; unwanted developments can proliferate and ordinary day-to-day life can become chaotic for those who live and work in the area. One of the solutions to either uplift the area where decay has set in, or to prevent the downward spiral before it has started, is for the local ratepayer association – Sunninghill Community with the contributions and support of its members to become involved and assist with management of the suburb.

Sunninghill Community acknowledges the consequences of the economic crisis, and the effect it may have on our members. However, one of the consequences of the economic crisis is that crime increases. If our members were to reduce their contributions to us (or cancel it) Sunninghill Community would have to reduce (or terminate) its security infrastructure offering to members, which could have disastrous consequences to the community. If crime was allowed to run away with us, and criminals returned to Sunninghill, it would be very difficult to rectify that in the future. The economic crisis did not result in a reduction of traffic into and out of Sunninghill. Without our member contributions we would have to reduce (or stop) the traffic wardens monitoring our busy intersections. This will make life very uncomfortable for our business tenants and their employees.

Our aim is to achieve a well-run community – one that can proudly say it has desirable addresses and is a safe, secure, friendly and co-operative environment in which to live, work and shop. Estate Agents have a vitally important role in all the above and with your generous support we would be able to sustain and expand on the above and will certainly be a lot closer to realising our vision for the future of Sunninghill

**SUNNINGHILL CRIME STATS JULY YTD**  
**VIOLENT CRIMES 2008/9/10**



# SUNNINGHILL COMMUNITY SECURITY

On the safety and security side Sunninghill Community Security has a network of **4 dedicated Savika Armed Response pro-active patrol vehicles** that pro-actively patrol, observing vehicles and pedestrians



These vehicles and the manpower in them provide much needed backup and support to the under resourced SAPS and Metro Police when security operations are performed in the area



In addition **live CCTV cameras are being installed in the suburb and are being monitored live** from the Sunninghill Community Control room. These camera's have provided and continue to provide vital information and evidence to our local Police Sector Manager on suspected crime activities and crimes committed. There are at present a total of 35 cameras installed and monitored in Sunninghill. The latest of these clusters of four cameras is directly outside of the Sunhill Shopping Centre, monitoring vehicles and their number plates. A new cluster of cameras is soon to be installed on the corner of Peltier and Maxwell Drive.



## **SUNNINGHILL COMMUNITY ACCREDITED ESTATE AGENT AND MANAGING AGENTS THE ROLE OF ESTATE AGENTS AND MANAGING AGENTS**

**The role of the Estate Agent is an extremely important one in the upliftment and security of the suburb. To this end Sunninghill Community has launched the “Accredited Estate Agent Initiative”. Those Estate Agents that join Sunninghill Community, work with us and abide by our vision of “Creating a great place to live, work & relax in a secure and beautiful environment” will be accredited.**

### How do I become an accredited Estate/Managing Agent?

- Join Sunninghill Community as a contributing member and abide by their rules.
- Join Estate Agents Against crime and TPN as a member and abide by their rules.
- Be registered with the Estate Agents Board

### What is Estate Agents Against crime and Tenant Profile Networks?

EAAC was formed by the Sandton Community Policing Forum in September 2007.

The initiative involved TPN, a registered credit bureau and developer of the industries only specialised tenant behaviour and rental payment profile of its kind in South Africa.

The aim of the initial project was to prevent criminal activity from within security complexes. The EAAC solution has outperformed its initial goals, resulting in the arrest of criminals charged from petty theft to entire criminal syndicates.

Inside job crime continues to play a concerning roll within complexes built to protect their very residents. This is proven by crime statistics that show more crime being committed in complexes than in areas where there are free standing houses. It is also proven that many of the c crimes committed in complexes are a result of “inside involvement”. Local police confirm this is probably the work of a criminal living within the complexes.

TPN provides the infrastructure and seamless services for SAPS to access and cross reference known criminal activities. The national rollout will include a centralised point of entry at SAPS head office to manage and track wanted criminals throughout South Africa. This single point of management will be easier to control and monitor to ensure the system is used to the best of its ability.

Colonel with the Sandton Police, Guy Kilian has been working closely with his team to effectively track and locate suspects through TPN's EAAC solution. "EAAC is one of the first tools we use to combat this type of criminal activity. Based on the success the project has had in Sandton which lead to several key arrests, the Sandton precinct SAPS encouraged the roll out of EAAC on a national level. The project requires the support and commitment of estate agents, property managers, managing agents and landlords and other pledged members to the EAAC to gain momentum in the fight against crime"

### How will being an Accredited Estate Agent/Managing Agent benefit me?

- Sunninghill Community will promote accredited estate agents in the area by encouraging residents who wish to sell, buy and rent out properties to use only accredited agents.
- The details of those agents accredited by Sunninghill Community will be placed on our official website with links to the Agents websites.
- Complexes will be encouraged for security reasons to only use Estate Agents and letting agents who are accredited members of Sunninghill Community.
- The upliftment and improved security in the suburb that the above initiative will result in will increase the value of properties and investments in properties in the area – more sales and better prices.

## **Do's & Don'ts for Sunninghill Estate Agents**

- Sign up new residents to Sunninghill Community
- Pointer Boards – 1 board per agent, per intersection, per direction.
- Pointer Boards to be taken down by 12h00 every Monday.
- For Sale & Sold Boards, up for 90 days only
- No Property Wanted boards allowed.
- No Gazebos to be erected.
- Sunninghill Community will remove all boards on a Monday afternoons.
- No new bins needed in the community for advertising. Estate Agents can advertise by sponsoring community gardens at intersections in Sunninghill. Sunninghill Community will erect boards with Sponsors names on them
- Estate Agents to become a contributing member of the Community.
- Estate Agents to join Estate Agents Against Crime and TPN (Tenant Profile Network).
- Accredited Agents will be advertised on the website – [www.sunninghillnews.co.za](http://www.sunninghillnews.co.za) which will link to their own websites.
- Accredited Agents will receive identification badges and certificates of membership of Sunninghill Community
- Sunninghill Community will inform all complexes and residential areas in Sunninghill of who the accredited agents are.
- Monthly newsletter will be issued via email and around 4000 printed for distribution to all in the community. Advertising opportunities available.
- Sunninghill Community will offer Accredited Estate Agents advertising and sponsorship opportunities on a regular basis.

## **SUNNINGHILL COMMUNITY**

**YOUR RATEPAYERS ASSOCIATION WORKING FOR YOU**

**KERRY MAWSON**

**[suncommunity@iafrica.com](mailto:suncommunity@iafrica.com)**

**cell 083 257 1883**

## **SUNNINGHILL COMMUNITY SECURITY**

**CREATING A SAFE ENVIRONMENT IN WHICH TO LIVE  
AND WORK**

**LINDA GILDENHUYS**

**[security@suncomm.co.za](mailto:security@suncomm.co.za)**

**083 440 2381**

**[www.sunninghillnews.co.za](http://www.sunninghillnews.co.za)**