



A Note from your Rescom



BROADACRES VILLAGE RESIDENTS COMMITTEE

BUDGET INPUT

3 June 2022

Dear Resident,

Thank you for participating so enthusiastically in our engagements on the budget and potential changes to LRAs to date.

As discussed in our last engagement the next step in the process of engaging with management with a view to reaching agreement on the issues under discussion, we agreed to undertake a survey on the issues that we discussed on Monday this week.

Please complete the attached survey questionnaire. If you need any help obtaining a hardcopy or having it collected, please contact me at 1077 or laurain@iafrica.com.

*Lauraine Lotter
ResCom chairman.*

**PROPOSED FURTHER RESPONSE TO MANAGEMENT ON REVISED PROPOSAL
 OUTLINE OF RESPONSE BASED ON ENGAGEMENT WITH RESIDENTS**

Unit number: _____

Note: Separate document on health care and catering levy being prepared on the basis of discussions

ISSUE	SUPPORT Please select preferred answer below	
Response based on understanding that residents will be requested to sign addenda to their LRA, which separately address change of levy cycle date., health care levy and catering levy on the basis that final acceptance is at the discretion of the individual resident.	YES	NO
Recognition that this response is based on in principle agreement that Village operations should be run on a breakeven basis and that the burden of cost will be spread over all units.	YES	NO
Developer must continue to pay levies and property rates on unsold units and this payment to be reflected in the budget as income on a monthly basis, as was the case historically	YES	NO
Change of date of levy cycle to coincide with the financial year is accepted as part of the package of issues set out below and that any increase in the levy must be subject to overall approval by residents of the budget on which the levy is based, well in advance of the start of the financial year.	YES	NO
Reflection of the additional person levy on levy statement without an increase in cost with effect from 1 March 2023 is accepted provided that any increase of this amount is on the same basis as the basic levy.	YES	NO
Proposals for catering and health care levies to be implemented with effect from 1 March 2023 and to be phased in over 2-3 years in a manner to be agreed with residents, on the understanding that the application of these levies are subject to signature	YES	NO

by residents of the relevant addenda to their LRA		
Imposition of health care and catering levies to be considered on the basis of a person rather than a unit	YES	NO
Level of service and recovery of costs of health care and catering levies to be negotiated with residents.	YES	NO
In respect of the health care confirmation that the additional health care levy refers only to clinical services and is completely separate from the emergency response, which is included in the basic levy.	YES	NO
Residents to be engaged on overall management cost (with a view to achieving cost savings in management costs) and a consequential reduction in the basic levy.	YES	NO
Application of CPI to any increase (s) must be clearly set out in the LRA and must the CPI figure published by Statistics SA in January of the new financial year.	YES	NO
Operating surplus to be ringfenced for use by the Village	YES	NO

Please return completed questionnaire to laurain@iafrica.com or deliver to unit 77, by 10 June

If either of the above two options are not possible, please phone Laurraine at 1077 to request collection.

Only 1 response per unit allowed.

Please note the unit number will not be linked to the report on the survey. It will only be used by ResCom to ensure completeness of responses.