

EXCELLERATE
PRECINCT MANAGEMENT

Presentation to the Johannesburg CID Forum

August 2023





Our Key Focus

Turning Spaces into Places

SPACES- A continuous area or expanse that is free, available, or unoccupied

PLACES- A position regarded as belonging to someone or something else

As human beings this ultimately is what we want to do – *turn spaces into places*. Cities capture the essence of how humans desire to seek after and fill spaces with meaning and memory. In other words, we're interested in a process called meaning-making, for it helps us experience the depths of what life has to offer

Why Excellerate?

Turning Spaces into Places

We understand that **urban management** has a vital role to play in the communities we serve. Urban management is a growing need in our cities and our service has helped address pertinent challenges that our precincts face.

Whilst security and cleaning are the general service provisions offered by our CIDs, we are finding more ways to provide better and long-lasting solutions to challenges faced

Whilst we are establishing precincts, our key focus is **adding value** in areas that are not managed. Projects that have been identified include adopting parks and traffic intersections across CoJ.

Our Clients

Our managed precincts include:

- Sloane Precinct Owners Association
- Illovo Boulevard Management District
- Edenvale City Improvement District
- Eastern Managed Precinct
- Benrose Improvement District

We provide financial services to Sandton Central working closely with Elaine Jack

We manage and clean the FNB Bank City precinct in partnership with Excellerate Services and Urban Initiative

Whilst we are also managing improvement districts we are gaining more experience in facility management through our management services to Mutual Place in Sandton



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New Business Opportunities

Precincts Across Gauteng Province

Despite the challenging economic times, property owners want to protect their investments and are willing to establish and contribute to improvement districts.

We have been engaging property owners across the province and are establishing CIDs for them.

We are noticing a growing need for industrial CIDs. Most industrial areas that have approached us are concerned with the lack of maintenance of their public space and the general security of their properties

Most of our CIDs are currently undergoing an expansion which highlights the want for better-managed spaces.

The Rivonia Improvement District

On the 1st of May 2023 we started managing the **Rivonia Improvement District**.

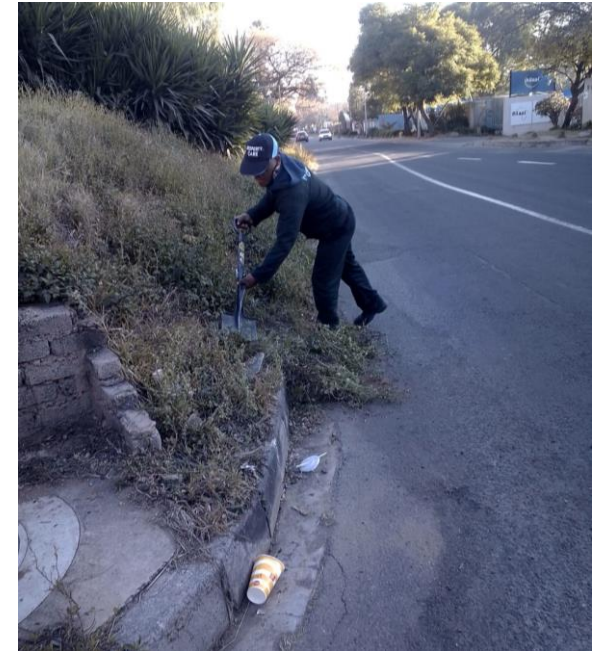
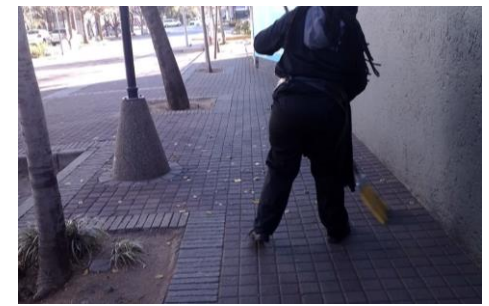
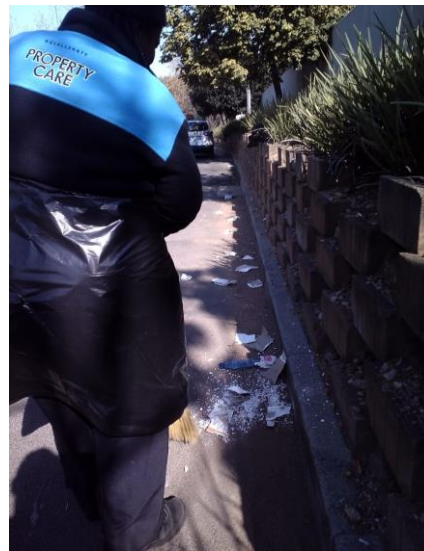
This a precinct we have established and developed working closely with the property owners in Rivonia.

The precinct boundaries include:

- 7th avenue
- Mutual road
- Wessels road
- De La Rey road
- 12th avenue

Property owners are excited about this initiative as there has been a gradual decline in the current Rivonia area. Key partnerships are and have been formed

Challenges include illegal parking and trading, lack of public space maintenance and general service delivery concerns



New Business Opportunities

Precincts Across Gauteng Province

We understand how key marketing is in this business. We have added to the team a marketing manager to grow and develop our precincts

Key focus areas are on the inception and development of our envisioned precincts.

The primary focus area is to have someone on the ground mobilizing property owners. This is by going door-to-door and providing them with brochures and letters explaining the improvement district and why they need to get involved.

Partnering with Vumacam and Centr

Wanting to Give Back

Giving Youth a Chance

We have taken it upon ourselves to give students the opportunity to work with our team.

- Students from the University of the Witwatersrand and the Excellerate Vital Skills Centre have been working with us

We believe that we can learn from their insights and in turn, assist them in applying their knowledge gained with practical experience

What have they been busy with?

- Developing site assessments for precincts that we are working on.
- Working with our finance team assisting with debt collection

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THANK YOU



For more information, visit

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