

TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT NPC (TICID)

BUSINESS PLAN

01 JULY 2026 – 30 JUNE 2031



CITY IMPROVEMENT DISTRICT

“Securing the business environment”



This business plan is available at www.trianglefarmcid.co.za

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A. MOTIVATION REPORT

Introduction

The Triangle Industrial City Improvement District NPC (TICID) has been operating since 1 July 2008 providing supplementary services, preventing degeneration and addressing urban decay. The TICID has continued to deliver on its mandate of creating a safe, clean, and well-maintained environment for businesses within Triangle Farm.

A City Improvement District (CID) is a community-driven venture, allowing the local community, property owners and local businesses to organise and fund improvements of specific areas within the City. Once established by the City, a non-profit company ("the CID Company"), carries out the improvements and upgrades proposed in its business plan, funded by an additional rate levied on rateable property located within the CID. In the case of the Triangle Industrial CID only non-residential property owners will contribute to the improvements and upgrades.

TICID has played a critical role in preventing urban decay and ensuring that public spaces remain functional and secure. Crime in the area has continuously dropped dramatically from over 100 reported cases annually before TICID's establishment to an average of just 20 - 22 cases per year in the last five years, most of which are due to negligence rather than systemic issues. This achievement is largely attributed to the presence of 24-hour public safety officers and advanced surveillance systems.

The TICID is applying for its 4th renewal since inception in 2008. The current approved 5-year renewal of the TICID will end on the 30 June 2026. Given the successes of the TICID and the growth and stability provided in the area, the TICID has drafted this Business Plan for its operations to continue beyond 1 July 2026 for another 5-year term to 30 June 2031. Failure to approve the extension of the TICID will lead to immediate degeneration of the area. Due to the presence of the TICID, business owners can safely conduct their business in the day and lock up at night knowing that their wellbeing is being seen too.

The budget will be dedicated to the specific area only and will be spent in accordance with the approved Business Plan. The cost of the additional services allows individual property owners to benefit from a well-managed business node including a shared sense of communal pride, safety

and social responsibility. The success of the TICID has made the undertaking of delivering on our mandate in making the TICID a sought-after area.

TERM RENEWAL FOR THE TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT

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Commencement date: 1 July 2026

Auditor: Cecil Kilpin & Co.
Accountant: Account it

Directors	Portfolios
Gregory Horsburgh	Chairperson & Safety
Nelia Jansen	Vice Chairperson & Finance
Anthonie Meyer	Cleansing
Christopher Boltman	Environmental
Robert Boyd	Marketing
Steven McCarthy	Social

TICID Geographical area

The TICID geographic boundary is depicted in the map below:

Northern Boundary: Intersection Strand and Peter Barlow Road from Tetra to Brug and Proton Street.

Western Boundary: Reactor Street from corner Isotope Street to Molecule Street.

Southern Boundary: From corner of Isotope and Uranium Street to Thermo Street.

Eastern Boundary: Uranium Street from Molecule Street to Electron Street.

TRIANGLE INDUSTRIAL

City Improvement District



0 15 30 45 60 90 120
Meters

1:1 500
Transverse Mercator Projection,
Central Meridian 19° East,
WGS84 Ellipsoid using the
Harlebeesthoek94 Datum

Please Note:
Every effort has been made to ensure the
accuracy of information in this map at the
time of publication.

The spatial data portrayed in this map is as
current, accurate and complete as provided
by the various line departments responsible
for the maintenance of these datasets.

The City of Cape Town accepts no
responsibility for, and will not be liable for,
any errors or omissions contained herein.

THIS MAP WAS COMPILED BY:
CORPORATE GIS
Information & Knowledge
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Date: 28th August 2025



CITY OF CAPE TOWN
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STAD KAAPSTAD

Making progress possible. Together.

TRIANGLE INDUSTRIAL

City Improvement District



0 15 30 45 90 120
Meters

1:1 500

Transverse Mercator Projection,
Central Meridian 19° East,
WGS84 Ellipsoid using the
Harlebeesthoek#4 Datum

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TICID Vision

Our vision is to deliver a safe, welcoming, and well-maintained environment that empowers businesses and strengthens the local economy.

TICID Mission

Our mission is to enhance the Triangle Farm Industrial area through public safety initiatives, comprehensive maintenance and cleaning, beautification, and waste minimisation projects to create a secure, clean, and sustainable environment where businesses can thrive.

The core values of the TICID

Transparency: Open decision making so that stakeholders can readily discern our outputs and outcomes.

Accountability: We answer for the execution of our responsibilities.

Performance: We will strive to achieve our strategic objectives.

Stakeholder Inclusivity: We will carry out our activities taking into account the needs, interests and expectations of our stakeholders.

Social Responsibility: We aim to deliver economic, social and environmental benefits for all our stakeholders.

Sustainable Development: We will meet the needs of the local community without compromising the ability of future generations to meet theirs.

The strategic objectives of the TICID

- **Improving public safety:** Measures are implemented to ensure the safety and security of all businesses, employees and visitors to the area by deployment of public safety patrol officers, directly supporting our mission to create a safe environment.
- **Maintenance and Cleansing:** To provide a cleansing service to clean and maintain the area on public space and encouraging the businesses to maintain their private properties.

- **Environmental development:** We continuously strive to maintain, beautify and upgrade the area on public space.
- **Promoting social and economic development:** Partnership with identified organizations to ensure social and economic development in an environmentally sustainable manner.

Consistency with the Integrated Development Plan (IDP)

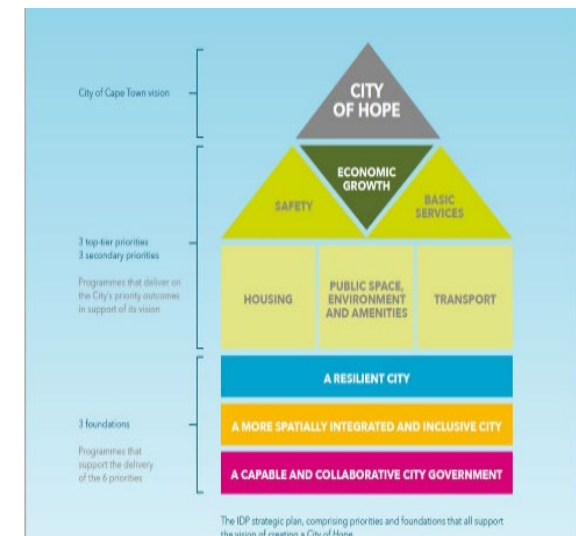
Introduction

The IDP of the City rests on 3 foundations, 3 second-tier priorities and 3 top-tier priorities. Together this supports the vision for the City of Cape Town's City of Hope. The IDP is based on the City's 16 objectives linked to its priorities and foundations.

The TICID is working towards the continuous development and improvement of the urban environment through public safety, cleansing, urban management, and social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities. By having a well-run area where crime and grime is limited bodes well for future business opportunities. The TICID's supplementary and enhanced services are consistent with the City's IDP objectives with specific reference to the following programmes:

Public Safety: The primary focus and therefore budget allocation for the TICID is aimed at improved public safety in the public spaces within the TICID boundary. The TICID therefore directly supports objective 5 and 6 of the IDP.

Urban maintenance: The TICID supports the functions of the city through the delivery of coordinated supplementary municipal services and communicates with the various line departments which facilitates streamlined communication and service delivery within the city in terms of objective 13 of the IDP.



Cleaning and the environment: The TICID urban cleaning and maintenance plan supports the objectives of a sustainable environment, specifically aimed at the public space of the city, creating safe, quality public spaces whilst supporting environmental sustainability. The cleaning provided as a supplementary service further enhances the basic services provided by the city.

Social Development: The TICID supports the City's social upliftment strategies to find solutions for Social Development, which includes supporting individuals to move from the street into places of safety, and uplift and assist NGOs with funds that are generated from a recycling project, and which will also reduce waste to our overloaded landfill sites.

The TICID governance structures ensure an open and transparent approach in the way public money is used for the benefit of the community. Audited financial statements are available on the TICID's website for public scrutiny.

Proposed Services and/or projects

To address the ongoing needs of the area the TICID will continue to address the following:

- The management of the TICID operations.
- The provision of public safety and security measures in the public areas only.
- The cleaning, maintenance and greening of the public spaces in the area.
- In co-operation with the relevant City of Cape Town departments, actions will be taken to address and monitor urban management issues related to the public infrastructure in the TICID.
- Through constructive partnerships with all the role players in the TICID, initiatives will be implemented to improve the sustainability of the businesses and potentially create employment opportunities in the area.
- Marketing and promotion of the area will be done to promote the area as a well-managed and safe area to conduct business.

- Continue with a recycling project with the assistance of the business associates in the area where funds generated from this project will assist NGOs as part of the TICID's social responsibility towards the community and assist with waste minimization.

Improving Public Safety

Currently there are two public safety vehicles patrolling the CID area, two vehicles on day shift (06h00 – 18h00) and two in the night (18h00 – 06h00) from Monday to Sunday with one public safety officer per vehicle who are brightly uniformed TICID ambassadors to help maintain an inviting and safe experience by being the face of the area. These responders attend to complaints which are dispatched by the control room, do general visibility patrols, and monitor hotspots for dumping and other illegal activity.

One public safety officer is placed with the TICID's security trailer from Monday to Friday from 06h00 – 18h00 at the Uranium Street gate which poses as a hotspot area. People entering the area via the public open space bordering Bellville-South on the one side and Bellville CBD on the other is monitored daily. The security officer also checks vehicles entering the public open space to avoid illegal dumping. At night the gate is locked and people working nightshift can enter through the turnstile. Black screen monitoring is done from 18h00 – 06h00 when the officer leaves the site. The Control room will inform the patrollers immediately if there is any movement at the gate.

Bicycle patrols are also conducted in the day when it is quiet. Due to the robberies that has taken place on the public open space the TICID installed a board on the gate warning the public they are entering a high crime area. A weekly crime update is sent to all the businesses in the area and when robberies occur the TICID requests business owners to inform their employees to walk in a group and not alone.



Joint operations are also held with the assistance of Bellville SAPS, Traffic Services, and the various security companies for visibility and to focus on the public open space adjacent to Triangle Farm which borders two railway lines. The TICID monitors the public open space that becomes overgrown as this is a crime generator that poses a threat to safety and security and if left unattended illegal structures pop up. Twice a year, the TICID engages with the City to carry out bush clearing to mitigate these risks.



Bi-monthly meetings are held with SAPS, surrounding CID's, management of the CID's public safety service provider, and the various security companies that provide alarm monitoring in the area, where crime trends are discussed. and hotspots are also identified to address issues of concern.

The current public safety contract is expiring June 2027. Before expiry, the TICID will initiate an open tender or request for proposal process to test the market and use the opportunity to revise the stipulations of the current contract, if necessary, at the time.

Property owners are encouraged to secure their premises and to make sure their alarm systems are activated and to regularly check if their alarm is in good working order and that there is effective lighting on the premises, as the TICID public safety service provider may only operate in the public space.

In order to facilitate an integrated approach, the TICID will continue to participate in the safety and security forum in association with the appointed security service provider. These actions will include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety & Security Directorate
- Community organisations

- Other stakeholders

Camera monitoring

The TICID currently has 18 cameras that have been installed at hotspot areas, which includes 2 License Plate Recognition (LPR) cameras which has been installed at the two entrances in Triangle Farm, Brug and Electron Street.

Only three of the eighteen cameras are monitored, two LPR's at the entrances and one at the Uranium Street gate. The control room contacts the patrollers who promptly attend to the incident. When assistance is required from SAPS, ambulance and other City departments such as Traffic Services, Fire Services, etc. then the necessary calls are made and followed up until such assistance arrives on scene. When footage is requested by SAPS, the TICID will download the footage from the system.

To improve safety and security the TICID will continue with its comprehensive and integrated public safety plan for the area in conjunction with its appointed service provider. These actions will include coordination with the South African Police Service and other existing security services in the area.

The installation of new cameras and replacement of outdated camera equipment/wireless network and maintenance of the network with the latest Technology will be considered, if required, as the CID camera's function 24/7 in all weather conditions. Without camera's it would be impossible to manage and deter crime as currently is the case, unless one employs more responders which is at a much greater cost. Cameras are important in that the captured imagery is available as evidence when required and deters the human error factor. Footage playback can be done up to 3 months to verify incidents which is not possible when relying on mere patrollers on their own.

The Public Safety services as planned is in support of the IDP, directly supporting the top-tier priorities of Safety, Economic Development and Basic Services. The envisioned public safety services support Objective 5 (Effective law enforcement to make communities safer) and 6 (Strengthen partnerships for safer communities).

The Public Safety function currently in 2025/26 costs the TICID R1 900 000 and needs to be maintained. As all security companies are PSIRA registered and there is national minimum wage increases stipulated for guards, it is envisaged that for the next 5 years the expenditure will increase as follows:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Public safety	R2 050 000	R2 193 500	R2 373 015	R2 550 995	R2 724 980	R11 892 490
CCTV monitoring	R31 500	R33 390	R35 400	R37 520	R39 770	R177 580
CCTV cameras (Capital)	R50 000	R30 000	R50 000	R30 000	R30 000	R190 000
TOTAL	R2 131 500	R2 256 890	R2 458 415	R2 618 515	R2 794 750	R12 260 070

Maintenance and Cleansing

The TICID contracts the services of two cleaners through a garden service provider, offering supplementary and enhanced cleaning support to the City of Cape Town. The cleaners operate from Monday to Friday, 08h00 – 17h00 within the CID's geographical area. Their duties include the sweeping of streets, picking up litter and cleaning the verges of sand and debris which would land up in the stormwater drainage.





The TICID's cleaners wear branded bibs and have each been provided with a bin trolley by the CID's cleansing service, making them easily identifiable in the area. 16 x combo bins which was sponsored to the CID is also emptied daily by the cleaners.



The green litterbins are checked weekly and reported to Waste Services Department if not emptied or over full.

The garden service contract includes the cutting of grass once a month with the permission of Recreation & Parks Department on the public open space at the entrance of Triangle Farm, including the greenbelt strip that runs through the middle of the area (proposed Tienie Meyer bypass), and sections throughout the whole area between businesses on public space.

The TICID's cleansing service also maintains all sections of landscaping weekly that was completed by the TICID and prune the trees on the public open space at the entrance of Triangle Farm.



The TICID monitors the public open space adjacent to Triangle Farm that becomes overgrown as this is a crime generator that poses a threat to safety and security and if left unattended illegal structures pop up. Requests are submitted every quarter to the Urban Mobility Directorate that assists with the bush clearing.

Regular checks are done and if any illegal posters are detected in the area the relevant company is asked to remove it within a short time frame, failing which are then reported to the CCT. Small dumping's are removed by the CID's cleaners and larger dumping's are reported to Urban Waste Management Directorate. The CID has a good working relationship with CCT officials who speedily attends to all graffiti reported. The CID attends to all issues within the geographical area on public space as ultimately it impacts the image presented of the TICID.

The garden service and cleaners will continue to provide supplementary and enhanced service to the City of Cape Town as they are currently doing and no vast changes to their working methodology is envisaged for the next 5-year term.

The TICID will continue to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs and coordinating actions with the relevant City of Cape Town's departments to address infrastructure defects. This will be done through specific liaison with departments and officials to the reporting and monitoring of repairs identified by the CID manager.

This is in line with the Objective 4 of the IDP (Well managed and modernised infrastructure to support economic growth), specifically objective 4.7 (promoting cleanliness and addressing illegal dumping). The TICID will work closely with the city regarding solid waste objective 4.5 (excellence in waste service delivery programme) and 4.6 (Waste minimization and recycling program).

This service currently costs the CID R400 000 annually. It is envisaged that in the next 5-year term the following amounts will be applicable to maintain the area:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Maintenance and Cleansing	R410 000	R434 600	R460 680	R488 325	R517 610	R2 311 215

Environmental Development

The Environmental Development aspect of the business plan also focuses on beautifying and maintaining our urban landscape.

Various sections of landscaping, installation of benches and litterbins, pathways, and planting of trees have been completed in the TICID area to uplift and beautify the area.



The TICID will continue to uplift the area with further landscaping, planting of trees, installing benches, and redo the parking areas with concrete bollards on the public open spaces after consultation with the CCT.

The TICID embarked on a recycling project in 2012 with the assistance of the business associates in the area. This project has been successful over the years and the TICID will continue.

An email is sent to all businesses in the Triangle Farm area to assist with the TICID's recycling project. All recycling is collected and removed by an independent recycling company and the funds are then paid over to the TICID. The waste diversion in Triangle Farm is submitted monthly to the city's Urban Waste Management Directorate.

The cost for Environmental Development over the 5-year period will be as follows:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Environmental Development	R40 000	R40 000	R49 400	R44 945	R47 640	R221 985

Social and Economic Development

The social issues of the entire City of Cape Town are varied and complex and no single plan or approach will adequately address these issues. The TICID has no homeless persons, church organizations, soup kitchens, municipal clinics, etc. within our geographical area.

The TICID embarked on a recycling project in 2012 with the assistance of the business associates in the area. All funds generated from the recycling project are used to assist and uplift an NGO for the disabled in the TICID area as part of the CID's social responsibility toward the community, and at the same time co-ordinating a project aimed at waste minimization.

The TICID supports the City's Social Upliftment Strategies to find lasting solutions for Social Development, which includes support NGOs that provide social services and where possible create employment opportunities. This is in support of Objective 15 (Building a more spatially Integrated and Inclusive City).

The TICID will also continue to address any form of animal cruelty and abandoned animals in the area and report to the CCT. The Social and Economic Development services as planned is in support of the IDP Strategic Focus area for an Opportunity City.

The cost of the proposed Social and Economic Development service during the five-year term is summarized below:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Social and Economic Development	R6 000	R6 000	R7 000	R7 000	R8 000	R34 000

Communication

The focus will be on communicating with the members, business and property owners of the TICID by:

- Maintaining of the TICID's website.

- Distribution of newsletters, crime updates, etc. pertaining to activities occurring in the area and successes of the TICID.
- Appropriate signage within the industrial area promoting the CID.
- Promote community pride through the initiatives of the TICID in making the area cleaner and safer.
- Promoting the TICID through high visibility branding on the patrol vehicles.
- Media coverage promoting the CID and business prospects of the area.

The cost of the proposed Marketing and promotions during the five-year term is summarized below:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Marketing and promotions	R15 000	R15 900	R16 900	R17 870	R18 940	R84 610

5-Year Budget of the TICID

The detailed 5-year budget for the implementation plan and operations of the TICID is set out in Annexure C. It reflects the identified needs of the TICID's operations in as cost-effective manner as possible. Should property owners receive partial or full relieve in respect of rates they would enjoy full exemption from payment of any TICID additional property rate. It is however incumbent on the property owner to seek such relief as set out in the CCT's Rates Policy.

Financial impact of the CID

In line with the City's CID By-law, the Management body is required to prepare a proposed annual budget for each successive financial year by the date and format required by the Executive Director based on the specific needs of the area as set out in the Business Plan. The budget is funded by an additional property rate levied on the municipal valuation of all properties within the CID boundary. Additional property rates attract VAT @ 15%. The TICID has signed a Finance Agreement with the City of Cape Town.

The property rate is calculated by the City annually during the City's budget process. The additional rate is expressed as a Rand-in-the-rand and is calculated by dividing the total budget with the total municipal valuation of properties in the CID.

The impact on individual property owners in the outer years of the CID term may vary due to the valuation fluctuations caused by successful valuation objections, subdivisions, new developments, court amendments, implementation of a new General Valuation Roll or Supplementary Valuation roll causing the CID budget to be spread over an increased or reduced total municipal valuation base.

The CID By-law allows for a differentiation in tariffs for the different types of properties and as such only a non-residential additional property rate is applicable in the TICID, as there are only business properties within the CID geographical area.

The budget and additional property rates are approved by Council with the City's budget and is applicable over a financial year, which starts on the 1 July.

Individual contributions for residential and non-residential properties can be calculated as follows:

1. $\text{Municipal valuation} \times \text{R } 0. \text{XXXXXX} = \text{Annual contribution (VAT excl.)}$ – Note: R 0. XXXXXX represents the approved TICID additional property rate.

2. $\text{Annual contribution (VAT excl.)} \div 12 = \text{Average monthly contribution (VAT excl.)}$

3. $\text{Average monthly contribution (VAT excl.)} \times 1.15 = \text{Average monthly contribution (VAT incl.)}$

The Expenditure Budget for each year of the Business Plan:

YEAR	TOTAL EXPENDITURE	REVENUE Funding Source: Additional Rates	REVENUE Other funding Source: Accumulated Surplus	REVENUE Other funding Source: Income from recycling	% INCREASE IN ADDITIONAL RATES REQUIREMENT
1	R3 744 610	R3 641 610	R100 000	R3 000	7%
2	R3 943 110	R3 860 110	R80 000	R3 000	6%
3	R4 194 716	R4 091 716	R100 000	R3 000	6%
4	R4 420 220	R4 337 220	R80 000	R3 000	6%
5	R4 680 451	R4 597 451	R80 000	R3 000	6%

Proposed Management Structure

The TICID is managed by a board of Directors, elected by the members of the TICID at the preceding years AGM. The Board of Directors consists of property owners within the TICID and a political representative from the City of Cape Town attending Board meetings as an observer. The Board manages a Non-Profit company (NPC) which is responsible for the management of the CID, within the framework of the approved business plan and oversees the implementation thereof.

Elected Board members take responsibility for the various portfolios in the company and regular board meetings (once every two months) allow the directors to review current operations and apply corrective measures as required.

The Board has appointed service providers with the necessary contracts in place to manage the day-to-day supplementary municipal services within the TICID. The supplementary and enhanced services provided by the TICID represent the actual needs of the area according to the vision of the property owners for the area. The level and quantity of services provided are decided upon by the property owners as CID's are property-owner driven. The TICID is managed by a manager appointed by the Board and oversees the day-to-day delivery of the services as well as attending to all the administrative legalities of a CID according to the Business Plan.

All the above is subject to monitoring and oversight by various departments in the City of Cape Town. The CID branch advises, monitors, oversees and provides guidance on administrative, financial, operational and governance compliance.

An Annual General Meeting is held every year to review the performance of the CID and to confirm the mandate of the members. The budget and implementation plan for the next year is presented and discussed for approval at the AGM. The AGM also provides the opportunity to elect new directors and/or re-elect current directors to serve on the board of the NPC. All members and the local community are invited to attend the meeting and notices and documents are placed on the TICID's website.

Permissible Amendments to the Business Plan

If a determination is made to affect a material alteration to the geographical boundaries of the CID, such alteration shall be implemented in accordance with the formal process in Section 26 of the CID By-law. If an amendment to the geographical boundaries of a CID is deemed non-material and does not alter the terms of liability or the quantum of the additional rate levied, such amendment shall be undertaken in compliance with Section 25 of the City Improvement District By-law, 2023.

Where additional services or amendment to existing services or strategies are necessitated through collaboration with municipal departments, and such services are not expressly provided for in the motivation report but is deemed as enhanced and/or supplementary municipal services, the business plan may be amended without further consent, provided that the amendment is non-material and the process prescribed under Section 25 of the CID By-Law, 2023 is duly followed.

There are currently no further plans to investigate or explore significant changes to the strategy or operations of the TICID and therefore none are noted here.

List of all rateable properties within the CID

A list of all rateable properties within the TICID is attached as Annexure A.

	TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) 5 YEAR IMPLEMENTATION PLAN 1st July 2026 to 30th June 2031
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MANAGEMENT AND OPERATIONS											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Appointment of relevant service providers	Appointment of appropriately qualified service providers	Year 1	→					Manager and Board	Operational	Service providers to be appointed by means of a well documented fair, equitable, transparent and competitive process. Review service provider appointment in last year of contract period by means of a well documented fair, equitable, transparent and competitive process.
2	Appointment of suitably qualified staff	Appointed suitably qualified staff	Year 1	→				→	Manager and Board	Operational	Well documented recruitment and selection process. For contracted staff, review staff contracts in last year of contract period.
3	Appoint an auditor	IRBA registered auditor appointed	Year 1	→					Manager and Board	Operational	IRBA registered auditor appointed at the AGM.
4	Board meetings	Bi-monthly board meetings	Bi-monthly	6	6	6	6	6	Manager and Board	Annual Report	Quorum of directors present at every meeting. Feedback per portfolio. Keep minutes and file resolutions.
5	Monthly Progressive Income and Expenditure Report to CCT	Submit reports to the CID Branch by 15th	Monthly	12	12	12	12	12	Manager	Operational and Board	Refer to Finance Agreement. Submit reports to the CID Branch. Board to track budget implementation and institute corrective measures when required.
6	Audited Annual Financial Statements	Unqualified Audited Annual Financial Statements	Annually	1	1	1	1	1	Manager and Board	Board, Operational and Annual Report	Annual Financial Statements audited and signed by nominated Directors.
7	Submit Annual Financial Statements to City	Signed Annual Financial Statements submitted to City	Annually	1	1	1	1	1	Manager	Operational	Signed AFS submitted to the CID Branch by 31 August of each year.

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
8	Review arrears list	Report arrears to board	Quarterly	4	4	4	4	4	Manager	Operational	Board Members in arrears cannot participate in meetings and members in arrears cannot participate in AGMs.
9	Annual feedback to members at AGM	Host legally compliant AGM	Annually	1	1	1	1	1	Manager and Board	Board	Host successful AGM before 31 December.
10	Submit Annual Report and Annual Audited Financial Statements to Sub-council(s)	Submit AFS and annual report to Subcouncil within 3 months of AGM.	Annually	1	1	1	1	1	Manager and Board	Operational	Submit proof of submission to CID Branch.
11	CIPC Compliance • Annual Returns	Submit Annual Returns to CIPC within 30 business days of company registration date	Annually	1	1	1	1	1	Manager and Board	Operational	Submit proof of submission to CID Branch.
12	CIPC Compliance • Directors change • Auditors change • Company Secretary	Submit amendments to CIPC within 10 business days of the change	Ad-hoc	→	→	→	→	→	Manager and Board	Operational	Submit proof of submission to CID Branch.
13	Manage and monitor the service request process	Complete daily reports of service requests and monitor outstanding issues	Monthly	12	12	12	12	12	Manager and Board	Operational	Follow up with sub-council in respect of outstanding service requests
14	Participate in the review / development of the City's Integrated Development Plan	Annual submissions to Subcouncil Manager	Annually	1	1	1	1	1	Manager and Board	Operational	October to February of every year.
15	Participate in the City's Capital and Operating Budgets process	Annual submissions to Subcouncil Manager.	Annually	1	1	1	1	1	Manager and Board	Operational	By September of each year.
16	Maintain NPC membership	Up to date NPC membership register	Ad-hoc	→	→	→	→	→	Manager and Board	Operational	Maintain up to date membership list on website.
17	Submit an extension of term application	Submit a comprehensive extension of term application for approval by the members and the CCT Council.	In year 5					1	Manager and Board	Operational	Prepare a new business plan in the last year of term.
18	Annual Tax Compliance Status	Within one month after expiry date.	Annually	1	1	1	1	1	Manager and Board	Operational	Upload Tax Compliance Status via the eServices portal.
19	Adjustment Budget	Board approved adjustment budget	Annually	1	1	1	1	1	Manager and Board	Operational	Submit Board minutes and approved adjustment budget to the CCT by end of March.
20	First Board meeting post AGM	Allocate portfolios, elect Chairperson, sign Declaration of Interest, complete POPIA declaration	Annually	1	1	1	1	1	Manager and Board	Operational	All new directors to receive relevant documents.

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
21	Register with the Information Regulator of South Africa	Compliance with Information Regulator of South Africa	Year 1	→					Manager and Board	Operational	
22	VAT reconciliation and tax returns	Bi-monthly VAT returns and annual tax returns submitted to SARS on time	Bi-monthly	6	6	6	6	6	Manager and Board	Operational	
23	At least 90% of the approved budget is spent on each line item relating to the capital budget	Total capital expenditure as a percentage of total capital budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each capital line item must exceed 90%
24	At least 90% of the approved budget is spent on each line item relating to the core services budget	Total core services (public safety, cleaning and maintenance, environmental and social development) expenditure as a percentage of total core services budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each core services line item must exceed 90%
25	At least 90% of the approved budget is spent on each line item relating to the project budget	Total project expenditure as a percentage of total project budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each project line item must exceed 90%

PUBLIC SAFETY											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a Public Safety strategy and management plan	Up to date Public Safety Management and Strategy Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of a new term and then modified continuously in conjunction with the SAPS, Local Authority and existing Public Safety service provider using their experience as well as available crime statistics
2	Appoint a Public Safety service provider(s)	Contracted PSIRA registered public safety service provider(s)	Year 1	→					Board	Board	The Public Safety service provider(s) could include Public Safety Patrols, Control Room services and CCTV Monitoring through a fair, equitable, transparent and competitive process

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
3	Review and approve the Public Safety strategy and management plan	Approved Public Safety strategy and management plan	Annual	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided.
4	Record Public Safety Incidents	Up to date public safety incident records	Ad-hoc	→	→	→	→	→	Manager and Service Provider	Board and Annual Report where applicable	Indicative records to be included in Annual Report
5	CID participation in joint operations	Participated in joint operations	Ad-hoc	1	1	1	1	1	Manager and Service Provider	Annual Report where applicable	Participation in joint operations dependent on the public safety needs of the area
6	Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective Public Safety patrols	Daily	→	→	→	→	→	Manager and Service Provider	Operational	Utilise the "eyes and ears" of all Public Safety and gardening/street cleaning staff, as well as own staff, to identify any breaches
7	Participate in local safety forums	Attend local safety forums	Quarterly	4	4	4	4	4	Manager and Service Provider	Operational	Participate in existing Neighbourhood Watch, Community Police Forum, other CIDs and SAPS meetings
8	Plan deployment of CCTV cameras	CCTV Camera deployment included in Public Safety strategy and management plan	Daily	→	→	→	→	→	Board, Manager and Service Provider	Board and Operational	
9	Register CCTV Cameras with the CCT	Cameras registered with the CCT	Ongoing	→	→	→	→	→	Manager	Operational	
10	Monitor CCTV Cameras	Monitoring of CCTV Cameras by appropriately qualified service providers.	Daily	→	→	→	→	→	Manager	Operational	Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented.

MAINTENANCE AND CLEANSING											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a maintenance and cleansing strategy and management plan	Up to date maintenance and cleansing strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
2	Appoint a maintenance and cleansing service provider(s)	Contracted service provider(s)	Year 1	→					Board	Board	Appoint a maintenance and cleansing service provider(s) through a fair, equitable, transparent and competitive process
3	Review and approve the maintenance and cleansing management plan	Approved maintenance and cleansing strategy and management plan	Annual	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide maintenance and cleansing services by the appointed service provider and evaluate levels of service provided.
4	Evaluate and review the provision of public litter bins	Sufficient public litter bins	Ongoing	→	→	→	→	→	Manager	Operational	Identify hotspot areas of littering to provide public litter bins and log a CCT service request
5	Cleaning of streets and sidewalks supplementary to those provided by the CCT	Clean streets and sidewalks in partnership with the CCT	Daily	→	→	→	→	→	Manager	Operational	Identify hotspot areas of littering to provide additional street cleaning and log a CCT service request
6	Health and safety issues reported to the CCT	Logged CCT service request resolved	Ad-hoc	→	→	→	→	→	Manager	Operational	Follow up with sub-council in respect of outstanding CCT service requests
7	Combat Illegal dumping	Logged CCT service request resolved	Ongoing	→	→	→	→	→	Manager	Operational	Follow up with relevant department in respect of outstanding CCT service requests
8	Removal of illegal posters	Urban infrastructure free from illegal posters	Ongoing	→	→	→	→	→	Manager	Operational	Monitor the removal of illegal posters by the CCT and where relevant log a CCT service request
9	Removal of graffiti	Urban infrastructure free of graffiti	Ongoing	→	→	→	→	→	Manager	Operational	Monitor the removal of graffiti by the CCT and where relevant log a CCT service request
10	Record maintenance and cleansing activities	Up to date maintenance and cleansing records	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Annual Report where applicable	Indicative records to be included in Annual Report

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
11	Identify problems, requiring minor maintenance to CCT infrastructure and perform relevant maintenance on: a. Water and Sanitation infrastructure b. Roads and Stormwater infrastructure c. Road markings d. Grass cutting in Public Open Spaces incl. Parks e. Street furniture	Completed minor maintenance to CCT infrastructure	Ongoing	→	→	→	→	→	Manager and Service Provider	Operational, Board and Annual Report	Engage with relevant department before undertaking maintenance
12	Identify problems, required maintenance or damage to CCT infrastructure and report to relevant department including: a. Street lighting b. Water and Sanitation c. Roads and Stormwater d. Traffic signals and road markings e. Public Open Spaces incl. Parks	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager	Operational, Board and Annual Report	Follow up with sub-council in respect of outstanding CCT service requests

ENVIRONMENTAL DEVELOPMENT											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop an environmental development strategy and management plan	Up to date environmental development strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Promote waste minimization and management thereof through awareness on waste, water, noise and air pollution	Quarterly awareness campaign through newsletters or website to business and property owners.	Quarterly	4	4	4	4	4	Manager and Service Provider	Board	Partner with CCT Urban Waste Management Law Enforcement
3	Implement a Recycling programme	Recyclable waste collected	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Annual Report	By service provider or cleaning staff.
4	Install public recycling bins	Public recycling bins installed	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Annual Report	By service provider or cleaning staff in partnership with the City
5	Implement and maintain landscaping projects	Landscaping projects implemented and maintained	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Operational	

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
6	Install and maintain street furniture	Street furniture maintained	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Operational	
7	Monitor and report illegal signage and posters	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager and Service Provider	Board, Operational and Annual Report where applicable	
8	Improve green urban environment	Green urban environment	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Operational	Tree planting, maintaining of tree wells, road verges, replanting and maintaining of flower pots etc.
9	Monitor environmental health of waterways	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager and Service Provider	Board, Operational and Annual Report where applicable	

SOCIAL AND ECONOMIC DEVELOPMENT

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a social and economic development strategy and management plan	Up to date social and economic development strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Monitor and review implementation of informal trading plans in support of economic development	Managed informal trading	Ongoing	→	→	→	→	→	Manager and Service Provider	Board, Operational and Annual Report where applicable	
3	Continue with a recycling project to assist a NGO and coordinating a project aimed at waste minimization	Monthly waste diversion submitted to the CCT	Ongoing	→	→	→	→	→	Manager and Service Provider	Operational	

COMMUNICATION

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a communication strategy and management plan	Up to date communication strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Maintain Website	Up to date website	Ongoing	→	→	→	→	→	Manager	Board	In terms of CCT CID Policy requirements

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY Y per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
3	Newsletters / Newsflashes	Communication distributed	Quarterly	4	4	4	4	4	Manager	Operational and Annual Report	Including use of social media platforms
4	Regular interaction with property and business owners	Feedback on interactions	Ongoing	→	→	→	→	→	Manager	Operational	
5	CID information signage	Clearly identifiable CID signage	Ongoing	→	→	→	→	→	Manager	Operational	Signage to be visible and maintained with CCT approval



TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID)

5-YEAR TERM BUDGET

1 July 2026 to 30 June 2031

	2026/27		2027/28		2028/29		2029/30		2030/31	
	R		R		R		R		R	
INCOME										
Income from additional rates	-3 641 610	97.2%	-3 860 110	97.9%	-4 091 716	97.5%	-4 337 220	98.1%	-4 597 451	98.2%
Other: Accumulated surplus	-100 000	2.7%	-80 000	2.0%	-100 000	2.4%	-80 000	1.8%	-80 000	1.7%
Other Income: Recycling	-3 000	0.1%	-3 000	0.1%	-3 000	0.1%	-3 000	0.1%	-3 000	0.1%
TOTAL INCOME	-3 744 610	100.0%	-3 943 110	100.0%	-4 194 716	100.0%	-4 420 220	100.0%	-4 680 451	100.0%
EXPENDITURE										
Employee-related	540 960	14.4%	573 238	14.5%	607 635	14.5%	644 103	14.6%	682 735	14.6%
Salaries and wages	402 000		426 120		451 690		478 794		507 525	
PAYE, UIF and SDL	104 300		110 558		117 190		124 229		131 670	
COIDA	3 000		3 000		3 180		3 370		3 570	
Bonus	31 660		33 560		35 575		37 710		39 970	
Core business	2 537 500	67.8%	2 707 490	68.7%	2 925 495	69.7%	3 128 785	70.8%	3 338 000	71.3%
Cleansing services	410 000		434 600		460 680		488 325		517 610	
Environmental upgrading	40 000		40 000		49 400		44 945		47 640	
Public safety	2 050 000		2 193 500		2 373 015		2 550 995		2 724 980	
Public Safety - CCTV monitoring	31 500		33 390		35 400		37 520		39 770	
Social upliftment	6 000		6 000		7 000		7 000		8 000	
Urban maintenance	-		-		-		-		-	
Depreciation	135 702	3.6%	125 572	3.2%	69 000	1.6%	54 500	1.2%	36 885	0.8%
Repairs & Maintenance	38 000	1.0%	40 280	1.0%	50 000	1.2%	45 000	1.0%	47 700	1.0%
General expenditure	283 200	7.6%	300 727	7.6%	319 835	7.6%	337 715	7.6%	357 207	7.6%
Accounting and taxation fees	60 000		63 600		67 440		71 520		75 750	
Advertising costs	6 550		6 943		7 400		7 800		8 270	
Auditors' remuneration	23 650		25 069		26 575		28 170		29 860	
Bank charges	9 500		10 070		10 700		11 320		11 990	
Catering and food	7 000		7 420		7 900		8 350		8 750	
Computer expenses	22 500		23 850		25 300		26 850		28 400	

	2026/27		2027/28		2028/29		2029/30		2030/31	
Contingency / Sundry	10 000		10 000		10 000		8 150		6 977	
Insurance	39 000		41 730		44 700		47 830		51 100	
Marketing and promotions	15 000		15 900		16 900		17 870		18 940	
Meeting expenses	5 000		5 500		6 150		6 655		7 320	
Office rental	45 000		48 150		51 530		55 140		59 000	
Printing / stationery / photographic	4 000		4 240		4 500		4 800		5 000	
Refreshments and teas	3 500		3 710		4 000		4 190		4 400	
Secretarial duties	8 000		8 480		9 000		9 550		10 100	
Telecommunication	15 000		15 900		16 860		17 880		18 900	
Utilities (not CCT)	9 500		10 165		10 880		11 640		12 450	
Projects	50 000	1.3%	50 000	1.3%	50 000	1.2%	50 000	1.1%	50 000	1.1%
Ad hoc environmental / greening / beautification	50 000		50 000		50 000		50 000		50 000	
Capital expenditure (PPE)	50 000	1.3%	30 000	0.8%	50 000	1.2%	30 000	0.7%	30 000	0.6%
CCTV / LPR cameras	50 000		30 000		50 000		30 000		30 000	
Rolling bad debt reserve 3%	109 248	2.9%	115 803	2.9%	122 751	2.9%	130 117	2.9%	137 924	2.9%
TOTAL EXPENDITURE	3 744 610	100.0%	3 943 110	100.0%	4 194 716	100.0%	4 420 220	100.0%	4 680 451	100.0%
(SURPLUS) / SHORTFALL	-		-		-		-		-	
GROWTH: EXPENDITURE	3.3%		5.3%		6.4%		5.4%		5.9%	
GROWTH: ADD RATES REQUIRED	7.0%		6.0%		6.0%		6.0%		6.0%	

LIST OF RATEABLE PROPERTIES WITHIN THE TRIANGLE INDUSTRIAL CID

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	1	ATOMIC STREET	TRIANGLE FARM		644726	21773
NON-RESIDENTIAL	4	ATOMIC STREET	TRIANGLE FARM		636665	12835
NON-RESIDENTIAL	5	ATOMIC STREET	TRIANGLE FARM		644584	21537
NON-RESIDENTIAL	6	ATOMIC STREET	TRIANGLE FARM		639272	15747
NON-RESIDENTIAL	12	ATOMIC STREET	TRIANGLE FARM		639439	15949
NON-RESIDENTIAL	3	BRUG STREET	TRIANGLE FARM		636620	12715
NON-RESIDENTIAL	4	BRUG STREET	TRIANGLE FARM	1	450530	12753
NON-RESIDENTIAL	4	BRUG STREET	TRIANGLE FARM	2	450530	12753
NON-RESIDENTIAL	4	BRUG STREET	TRIANGLE FARM	3	450530	12753
NON-RESIDENTIAL	5	BRUG STREET	TRIANGLE FARM		636619	12714
NON-RESIDENTIAL	9	BRUG STREET	TRIANGLE FARM		655528	32801
NON-RESIDENTIAL	10	BRUG STREET	TRIANGLE FARM		636628	12744
NON-RESIDENTIAL	12	BRUG STREET	TRIANGLE FARM		636652	12808
NON-RESIDENTIAL	18	BRUG STREET	TRIANGLE FARM		636656	12811
NON-RESIDENTIAL	19	BRUG STREET	TRIANGLE FARM		647646	24543
NON-RESIDENTIAL	21	BRUG STREET	TRIANGLE FARM		1081768	40303
NON-RESIDENTIAL	22	BRUG STREET	TRIANGLE FARM		654029	30965
NON-RESIDENTIAL	23	BRUG STREET	TRIANGLE FARM		636647	12795
NON-RESIDENTIAL	25	BRUG STREET	TRIANGLE FARM		636648	12799
NON-RESIDENTIAL	26	BRUG STREET	TRIANGLE FARM		644721	21765
NON-RESIDENTIAL	27	BRUG STREET	TRIANGLE FARM		644656	21661
NON-RESIDENTIAL	28	BRUG STREET	TRIANGLE FARM		638989	15441
NON-RESIDENTIAL	29	BRUG STREET	TRIANGLE FARM		636651	12802
NON-RESIDENTIAL	30	BRUG STREET	TRIANGLE FARM		638990	15442
NON-RESIDENTIAL	32	BRUG STREET	TRIANGLE FARM		640360	17013
NON-RESIDENTIAL	3	ELECTRON STREET	TRIANGLE FARM		652826	29736
NON-RESIDENTIAL	4	ELECTRON STREET	TRIANGLE FARM		644591	21552
NON-RESIDENTIAL	5	ELECTRON STREET	TRIANGLE FARM		639217	15689
NON-RESIDENTIAL	7	ELECTRON STREET	TRIANGLE FARM		700640	12833
NON-RESIDENTIAL	8	ELECTRON STREET	TRIANGLE FARM	1	636668	12840
NON-RESIDENTIAL	8	ELECTRON STREET	TRIANGLE FARM	2	636668	12840
NON-RESIDENTIAL	8	ELECTRON STREET	TRIANGLE FARM	3	636668	12840
NON-RESIDENTIAL	8	ELECTRON STREET	TRIANGLE FARM		636668	12840
NON-RESIDENTIAL	9	ELECTRON STREET	TRIANGLE FARM		636664	12834

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	11	ELECTRON STREET	TRIANGLE FARM		807355	39296
NON-RESIDENTIAL	12	ELECTRON STREET	TRIANGLE FARM		636669	12841
NON-RESIDENTIAL	13	ELECTRON STREET	TRIANGLE FARM		636666	12836
NON-RESIDENTIAL	2	FERGUSON STREET	TRIANGLE FARM		637039	13270
NON-RESIDENTIAL	3	FERGUSON STREET	TRIANGLE FARM		1032986	39733
NON-RESIDENTIAL	4	FERGUSON STREET	TRIANGLE FARM	1	639273	15749
NON-RESIDENTIAL	4	FERGUSON STREET	TRIANGLE FARM	2	639273	15749
NON-RESIDENTIAL	2	ISOTOPE STREET	TRIANGLE FARM	1	448758	21786
NON-RESIDENTIAL	2	ISOTOPE STREET	TRIANGLE FARM	2	448758	21786
NON-RESIDENTIAL	3	ISOTOPE STREET	TRIANGLE FARM		640841	17517
NON-RESIDENTIAL	4	ISOTOPE STREET	TRIANGLE FARM		644732	21781
NON-RESIDENTIAL	6	ISOTOPE STREET	TRIANGLE FARM		636633	12757
NON-RESIDENTIAL	7	ISOTOPE STREET	TRIANGLE FARM		644608	21587
NON-RESIDENTIAL	8	ISOTOPE STREET	TRIANGLE FARM		636630	12752
NON-RESIDENTIAL	9	ISOTOPE STREET	TRIANGLE FARM		652269	29157
NON-RESIDENTIAL	10	ISOTOPE STREET	TRIANGLE FARM		636621	12716
NON-RESIDENTIAL	12	ISOTOPE STREET	TRIANGLE FARM		639441	15950
NON-RESIDENTIAL	13	ISOTOPE STREET	TRIANGLE FARM		647239	24131
NON-RESIDENTIAL	14	ISOTOPE STREET	TRIANGLE FARM		636622	12717
NON-RESIDENTIAL	15	ISOTOPE STREET	TRIANGLE FARM		647238	24130
NON-RESIDENTIAL	16	ISOTOPE STREET	TRIANGLE FARM		636614	12707
NON-RESIDENTIAL	3	MICRO STREET	TRIANGLE FARM		636637	12766
NON-RESIDENTIAL	5	MICRO STREET	TRIANGLE FARM		636636	12765
NON-RESIDENTIAL	6	MICRO STREET	TRIANGLE FARM		647647	12786
NON-RESIDENTIAL	7	MICRO STREET	TRIANGLE FARM		644568	21514
NON-RESIDENTIAL	8	MICRO STREET	TRIANGLE FARM		636642	12774
NON-RESIDENTIAL	9	MICRO STREET	TRIANGLE FARM		636635	12761
NON-RESIDENTIAL	10	MICRO STREET	TRIANGLE FARM		638423	14790
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	1	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	2	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	3	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	4	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	5	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	6	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM		648255	25140
NON-RESIDENTIAL	18	MICRO STREET	TRIANGLE FARM		636626	12739

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	19	MICRO STREET	TRIANGLE FARM		789348	38126
NON-RESIDENTIAL	1	MOLECULE STREET	TRIANGLE FARM		648283	25228
NON-RESIDENTIAL	3	MOLECULE STREET	TRIANGLE FARM		636645	12783
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	1	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	2	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	3	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	4	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	5	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	6	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	7	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	8	448411	12844
NON-RESIDENTIAL	5	MOLECULE STREET	TRIANGLE FARM		700639	12777
NON-RESIDENTIAL	6	MOLECULE STREET	TRIANGLE FARM		636662	12821
NON-RESIDENTIAL	7	MOLECULE STREET	TRIANGLE FARM		636643	12775
NON-RESIDENTIAL	8	MOLECULE STREET	TRIANGLE FARM		639438	15945
NON-RESIDENTIAL	10	MOLECULE STREET	TRIANGLE FARM		639448	15963
NON-RESIDENTIAL	11	MOLECULE STREET	TRIANGLE FARM		638422	14789
NON-RESIDENTIAL	12	MOLECULE STREET	TRIANGLE FARM		636659	12816
NON-RESIDENTIAL	14	MOLECULE STREET	TRIANGLE FARM		636660	12817
NON-RESIDENTIAL	15	MOLECULE STREET	TRIANGLE FARM		639369	15845
NON-RESIDENTIAL	17	MOLECULE STREET	TRIANGLE FARM		639368	15843
NON-RESIDENTIAL	19	MOLECULE STREET	TRIANGLE FARM		639367	15842
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	1	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	2	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	3	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	4	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	5	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	6	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	7	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	8	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	9	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	10	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM		636676	12855
NON-RESIDENTIAL	4	NEUTRON STREET	TRIANGLE FARM		636677	12856
NON-RESIDENTIAL	5	NEUTRON STREET	TRIANGLE FARM		636671	12843
NON-RESIDENTIAL	6	NEUTRON STREET	TRIANGLE FARM	1	448442	12857

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	6	NEUTRON STREET	TRIANGLE FARM	2	448442	12857
NON-RESIDENTIAL	6	NEUTRON STREET	TRIANGLE FARM	3	448442	12857
NON-RESIDENTIAL	6	NEUTRON STREET	TRIANGLE FARM	4	448442	12857
NON-RESIDENTIAL	7	NEUTRON STREET	TRIANGLE FARM		654023	30948
NON-RESIDENTIAL	9	NEUTRON STREET	TRIANGLE FARM		636670	12842
NON-RESIDENTIAL	9	NEUTRON STREET	TRIANGLE FARM		785645	38676
NON-RESIDENTIAL	3	PROTON CRESCENT	TRIANGLE FARM		638988	15440
NON-RESIDENTIAL	5	PROTON CRESCENT	TRIANGLE FARM		647141	24015
NON-RESIDENTIAL	7	PROTON CRESCENT	TRIANGLE FARM		638986	15438
NON-RESIDENTIAL	8	PROTON CRESCENT	TRIANGLE FARM		652270	29158
NON-RESIDENTIAL	9	PROTON CRESCENT	TRIANGLE FARM		638985	15437
NON-RESIDENTIAL	11	PROTON CRESCENT	TRIANGLE FARM		644569	21515
NON-RESIDENTIAL	12	PROTON CRESCENT	TRIANGLE FARM		648295	25245
NON-RESIDENTIAL	14	PROTON CRESCENT	TRIANGLE FARM		648180	25048
NON-RESIDENTIAL	15	PROTON CRESCENT	TRIANGLE FARM		638984	15434
NON-RESIDENTIAL	19	PROTON CRESCENT	TRIANGLE FARM		644572	21519
NON-RESIDENTIAL	21	PROTON CRESCENT	TRIANGLE FARM		638983	15431
NON-RESIDENTIAL	23	PROTON CRESCENT	TRIANGLE FARM		638982	15430
NON-RESIDENTIAL	25	PROTON CRESCENT	TRIANGLE FARM		639449	15967
NON-RESIDENTIAL	27	PROTON CRESCENT	TRIANGLE FARM		636658	12814
NON-RESIDENTIAL	29	PROTON CRESCENT	TRIANGLE FARM		636657	12813
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	1	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	2	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	3	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	4	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	5	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	6	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	7	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	8	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	9	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	10	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	11	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	12	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	13	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	14	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	15	448757	24547

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	16	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	17	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	18	448757	24547
NON-RESIDENTIAL	6	REACTOR STREET	TRIANGLE FARM		647236	24129
NON-RESIDENTIAL	12	REACTOR STREET	TRIANGLE FARM		636615	12708
NON-RESIDENTIAL	14	REACTOR STREET	TRIANGLE FARM		636616	12709
NON-RESIDENTIAL	20	REACTOR STREET	TRIANGLE FARM		807611	39158
NON-RESIDENTIAL	24	REACTOR STREET	TRIANGLE FARM		658213	35738
NON-RESIDENTIAL	26	REACTOR STREET	TRIANGLE FARM		658214	35739
NON-RESIDENTIAL	5	TETRA STREET	TRIANGLE FARM		650107	27033
NON-RESIDENTIAL	2	THERMO STREET	TRIANGLE FARM		37654120	40777
NON-RESIDENTIAL	3	THERMO STREET	TRIANGLE FARM		644733	21783
NON-RESIDENTIAL	4	THERMO STREET	TRIANGLE FARM		647606	24499
NON-RESIDENTIAL	5	THERMO STREET	TRIANGLE FARM	1	448760	21782
NON-RESIDENTIAL	5	THERMO STREET	TRIANGLE FARM	2	448760	21782
NON-RESIDENTIAL	6	THERMO STREET	TRIANGLE FARM		636641	12771
NON-RESIDENTIAL	8	THERMO STREET	TRIANGLE FARM		648256	25145
NON-RESIDENTIAL	9	THERMO STREET	TRIANGLE FARM		636631	12754
NON-RESIDENTIAL	10	THERMO STREET	TRIANGLE FARM		648253	25139
NON-RESIDENTIAL	15	THERMO STREET	TRIANGLE FARM		648269	25188
NON-RESIDENTIAL	17	THERMO STREET	TRIANGLE FARM		648270	25189
NON-RESIDENTIAL	19	THERMO STREET	TRIANGLE FARM		636618	12710
NON-RESIDENTIAL	20	URANIUM STREET	TRIANGLE FARM		640983	17667
NON-RESIDENTIAL	22	URANIUM STREET	TRIANGLE FARM		636638	12767
NON-RESIDENTIAL	24	URANIUM STREET	TRIANGLE FARM		636639	12769
NON-RESIDENTIAL	26	URANIUM STREET	TRIANGLE FARM		644734	21784
NON-RESIDENTIAL	28	URANIUM STREET	TRIANGLE FARM	1	448759	21785
NON-RESIDENTIAL	28	URANIUM STREET	TRIANGLE FARM	2	448759	21785
NON-RESIDENTIAL	32	URANIUM STREET	TRIANGLE FARM		640842	17518
NON-RESIDENTIAL	34	URANIUM STREET	TRIANGLE FARM		640840	17516
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	1	448753	21554
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	2	448753	21554
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	3	448753	21554
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	4	448753	21554
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	5	448753	21554