



EXECUTIVE SUMMARY – MAIN GATE UPGRADE PROJECT

1. Purpose of the Upgrade

The Oubaai HOA (OHOA) proposes a comprehensive upgrade of the Main Gate to resolve long-standing issues affecting traffic flow, security operations, safety, and ageing infrastructure. As the primary access-control point for residents, visitors, and emergency services, the current gate layout no longer meets operational demands.

2. Key Improvements Included in the Upgrade

Additional Dedicated Exit Lane

A new exit lane will separate resident and visitor traffic, reducing delays caused by visitor processing during peak times.

Repositioned Entrance Booms

Entrance booms will be moved inward to create additional vehicle stacking space, preventing queues from spilling onto the public traffic circle.

New Weather-Protective Roofing

A covered structure will be installed to shield security staff, equipment, residents, and visitors from rain and adverse weather.

Turning Bay

A designated turning area between the visitor entrance and exit lanes will allow security to redirect visitors who cannot be granted access, preventing blockages and keeping traffic moving.

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New Oubaai Signage

The estate entrance sign will be redesigned and repositioned for improved visibility and a refreshed look that aligns with estate standards.

Enclosed and Secured Gatehouse Zone

Based on risk-assessment recommendations, the entrance area will be enclosed along the sides of the access points to strengthen security, reduce blind spots, and improve controlled entry.

3. Project Cost Estimate

The appointed Quantity Surveyor estimates the **total project cost at R 3,557,500**. This covers all construction, specialist installations, electrical systems, roofing, paving, signage, landscaping, and professional fees.

As this is an estimate, final design details will be refined to ensure cost efficiency and potential savings during implementation.

4. Servitude Rights Over the Main Gate

The Main Gate forms part of a registered servitude area in favour of the OHOA under **Notarial Deed K565/2018S**.

This servitude grants the OHOA perpetual rights to use and occupy the area for access control and security functions. These rights:

- cannot be changed without written agreement from both the OHOA and the landowner; and
- remain binding on all future owners of the underlying property.

These rights ensure stable, long-term operational control of the estate entrance.

Proposed Amendment to the Servitude

While the current servitude grants the OHOA the right to use the area, it does not explicitly grant the right to upgrade, improve, or alter gate infrastructure. To protect the OHOA's investment and avoid future ambiguity, an amendment is proposed to formally grant the OHOA the right to:

- construct, upgrade, and maintain gate structures and security systems;
- undertake improvements within the servitude area;

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This amendment would be registered as an additional servitude or supplementary agreement, providing clear, permanent legal authority for the OHOA to manage and upgrade the gate infrastructure.

5. Why This Upgrade Is Necessary

- Reduces traffic delays and improves resident convenience.
- Strengthens estate security in line with professional risk assessments.
- Modernises an ageing, high-risk access point.
- Ensures operational continuity within a legally protected servitude area.
- Enhances the estate's visual appeal and long-term property value.

6. Recommendation

The Trustees recommend member approval of the Main Gate Upgrade and the associated project budget to ensure that Oubaai's entrance remains secure. Please refer to the motion and resolution for a vote by the members at the meeting.