

NEWSLETTER

GREEN VILLAGE OPERATIONAL UPDATE DECEMBER 2025

Introduction

The Syndicate of Green Village would like to provide you with our fourth Newsletter which will ensure a transparent and better communication to all co-owners.

As you are aware we have been holding monthly meetings with the Council Syndicate Team to discuss the operational matters of Green Village. This group goes by the name 'Syndicate Steering Group Committee'. We currently have four Syndicate members and four Council Syndicate members who represent the 100 co-owners of Green Village.

The next Annual General meeting will be held on 31st January 2026, and the agenda will follow shortly. The syndicate website does have all the details. This committee will officially dissolved on 31st December 2025 and will be planning for the election on 31st January 2026 for the AGM.

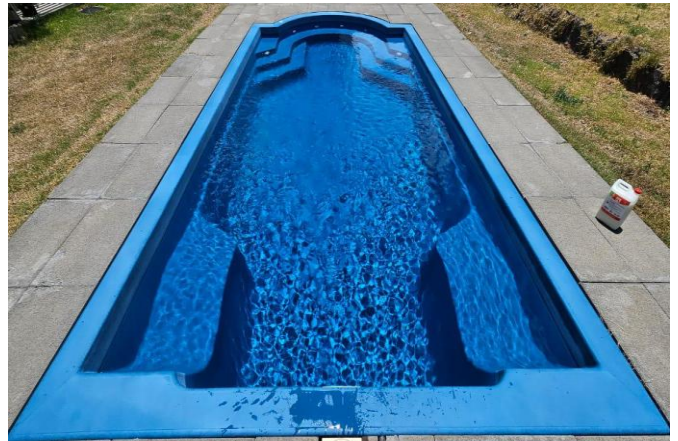
GATE AND SECURITY

The gate has been working well. We will need to change the code and you will be informed we plan to do so. It is advised that all owners use a remote to open and close the gate (to limit waiting time for the gate to close, you can press a second time on the remote to action the gate as soon as you enter/leave. However, to prevent intruders from entering the compound, please ensure that the gate is completely closed before moving away).

We would like to remind co-owners that the code **MUST NOT** be shared with any individual.

Camera (CCTV) is being installed in the month of December 2025 and January 2026 at the Gate area.

ANY OWNERS WHO DO NOT HAVE A REMOTE kindly email us on thesyndicategreenvillage@outlook.com and we will be ordering them, Price TBC.



SWIMMING POOLS

All the pools will be named and a name plate will be displayed so that co-owners or users can easily notify the syndicate of any issues to the specific pool (This idea has been proposed by co-owners). The pools are cleaned at least twice weekly and monitored daily.

All the pumps have been serviced and new padlocks are placed. All pools are functional and sky blue.

Pools cannot be refilled due to water shortage, hence please avoid splashing and misusing the pool.



Central Water Authority

We have had a huge water bill although we have not been filling the swimming pools, and we urge everyone to check their property for any toilet tank leak or any other. We have spoken and complained to the authorities, and they are looking into this matter.

CWA has issued few communiques on how to use water due to the current state of our reservoirs. We have had complaints that co-owners have been taking the liberties to wash their vehicles and watering their garden / plants. You may only do so if you have collected rainwater.

Please be aware that this is a plan for National restrictions due to a dry summer forecast.



The main water tanks have been cleaned on a monthly basis.

Leakage has been fixed by syndicate team for some lots.



Syndicate team is liaising with co-owners for lots where leakages have been highlighted by handyman.

A big Thank you to all coowners with solar water heating system who have used our service to ensure leakage stopped and servicing are performed.

The Syndic has been offering a service to facilitate co owners paying hefty bills to plumbers etc, instead you pay a fee of Rs500 to Rs1000 for labour excluding parts to the syndicate account and the handyman will do the required work. To date the Handyman has enable the Syndicate to cash in approx. £160k in the syndicate account thus facilitating debt management.

Some co owners have stated they are happy with this service and effective in managing water wastage.

WASTE COLLECTION

Maxi clean collects waste on Mondays and Fridays. Please dispose your waste properly in bin bags to avoid maggots in the bin.

We have planned to manage any extra waste for the festive time.

PETS and ROAMING ANIMALS (Reminder)

It was observed that certain co-owners/tenants have been feeding stray dogs inside the complex. Please refrain from doing so, as we are having many dogs inside the complex causing issues for co-owners such as damaging flowerpots and even barking at kids. Please familiarise yourself with the Règlement de Copropriete for co-owners/tenants having pets.

The syndicate team is liaising with co-owners where their tenants are feeding/keeping stray dogs inside the complex to ensure the cleanliness and safety of Green Village.

The team will also send rules for all co-owners to abide to and for their tenants.

DUMPING

It has been observed that some co-owners/tenants are throwing waste behind their lot where the syndicate team needs to remove this waste in order to cut grass. We urge all co-owners to ensure their garden area and car ports are clear from debris, hose, buckets etc. This will facilitate the grass cutting process.

SECURITY

Night Security officer has stated that we have had no major issues during the night. As stated before, we are planning to have barbed wire and cameras around Green Village. These projects are in progress to maintain a better security service in Green Village.

Solar lights around Green Village have been installed thus saving us on CEB bills from Rs30k to Rs 9K monthly. The area around the swimming pools have solar light and hopefully cameras will be in situ in the coming weeks.

PARKING IN GREEN VILLAGE

Each co-owner has their parking in front of their lots and some owners near the pool have parking space allocated near their lot. It was observed that some co-owners/tenants have blocked their parking space with plants and using common areas to park their car. This disrupts security services for their patrol and landscaping cannot be done properly.

Syndicate team will contact the relevant co-owners again for clarifications.

DEBTS due for last year to service providers

Syndicate team has been working towards reducing actual costs despite many debtors. This process will facilitate the management of the debt, and we would like to inform the co-owners that 100% of last year's debts are settled.

Syndicate members have been working in collaboration with co-owners to cut grass / landscaping along to reduce costs. The invitation sent to all co-owners did help and we appreciate all co-owners who kindly attended and helped in making Green Village cleaner and better.

These initiatives of cost management and collaborative work have facilitated the team to clear 100% of debts to date. Thank you all for your continuous support.

DEBTORS; Non payments of syndicate fees by co-owners

All co-owners have been receiving an updated statement of account and the usual monthly invoices. The syndicate has been advised by legal team that no property can be sold unless all the due debts were paid.

We will not issue any clearance certificate to the Notary if the debts are not cleared. We have also been advised that a LIEN can be attached to the Lot owing money. On a positive note, we have seen a lot of co-owners paying (approx. 90%). We have managed to get co-owners to pay the Syndicate fees although we have around 10 co-owners who have never done so and/or are not willing to pay. We have sought legal advice and are awaiting the costing to proceed. Once we are aware of the process, we will keep you posted.

A great Thank you for your support and for paying your monthly syndicate fees.

Please note **the syndicate fees remain at Rs2800** until further notice.



Central Electricity Board

Electricity Monitoring

Power fluctuations and national monitoring are ongoing.

Visit CEB's outage info for updates:

<https://ceb.mu/customer-corner/power-outage-information>

ROAD RESURFACING

Potholes on the dirt road leading to Green Village complex have been filled via a sponsorship obtained by Syndicate. District Council response for the possibility of a proper road surfacing has not been finalised and remained pending further notice.

Furthermore, we have also been planning for an **Environment day** and invite every coowners to join us to clean the community of Green Village on **Sunday 18th January 2026 at 10am.**

Annual General Meeting (AGM) Reminder

Scheduled Date: Saturday, 31st January 2026

Time : 18:00 - 21:00

Venue : Green Village Common Area

Cakes and Refreshment will be available (Sponsored)

Syndicate Committee Elections – Call for Candidates

We did opened applications for Internal Syndicate and External Syndicate **positions** as well as for co-owners to be member of Conseil Syndical candidates and to be part of the Syndicate Steering Committee

The applications have been closed on Monday 10th December 2025 and further info about the election will follow.

Voting Guidelines for AGM

- Only one co-owner per lot (duplex) are allowed to vote ie where deeds are in joint names, only one owner is allowed to vote
- Co-owners with **arrears exceeding 3 months** are **not eligible** to vote or participate in decision-making (*Civil Code & RDC Article 1*)

Proxy Guidelines

- Voting proxies must be submitted in advance and closing date is Friday 12th January 2025 by 1700, accompanied by valid identification for verification of signatures or all documents can be sent via emails currently registered with the syndicate

- Only co-owners not in arrears beyond 3 months may vote or act as a proxy
- Proxy submissions must be received by Friday 12th January 2026, with valid ID (attached valid identification for verification of signatures or all documents can be sent via emails currently registered with the syndicate)
- Voting will be conducted by show of hands or secret ballot, as per RDC provisions
- Introducing a successful handyman service: A dedicated handyman service was launched to address leakages, water wastage, and minor maintenance issues. This initiative has improved response times, reduced wastage, and generated additional revenue for the Syndicate, directly benefiting residents.
- Maintaining swimming pools and ensuring clean water: Regular maintenance schedules and improved water-quality management have ensured that both swimming pools remain clean, safe, and operational for residents.
- Road surfacing and pothole repairs: Key internal roads within Green Village were resurfaced, and potholes were repaired to improve accessibility, safety, and overall aesthetics.
- Clearing bushes and enhancing perimeter security: Overgrown bushes around the fencing were cleared, and barbed wire was installed to reinforce perimeter security and reduce potential risks.
- Reducing electricity costs through solar lighting: The installation of solar lights across common areas has significantly reduced CEB electricity bills from Rs 30,000 per month to Rs 9,000, delivering long-term savings and promoting sustainability.
- Installing perimeter cameras: Security has been further strengthened through the installation of surveillance cameras around the perimeter of Green Village, enhancing monitoring and incident prevention.
- Servicing pumps and cleaning water tanks: All water pumps were serviced and water tanks thoroughly cleaned to ensure reliable water supply and improved hygiene standards.
- Addressing stray dog concerns: The Syndicate has prioritised the safe and humane removal of stray dogs within the compound to protect residents and maintain a secure environment.

Achievement by the Internal Syndicate team (Swatee, Eddy, Yug and Akrum) in collaboration of the Council Syndicate team (Stephanie, Rajika, Viscera and Keven)

In office from 1 January 2025 to 31 December 2025:

Following the election held on 28 December 2024, the Internal Syndicate was duly elected and assumed office with a clear mandate. Throughout the year, the team has worked in alignment with its commitments to the Green Village community, focusing on the cost-effective management of finances and the continuous improvement of security and service provision. Our actions and decisions have been guided by the overarching objective of enhancing the wellbeing, safety, and overall living experience of all residents.

Key Achievements During the 2025 Mandate

- Clearing inherited debt: Upon assuming office, the Syndicate inherited outstanding payments to service providers amounting to Rs 604,000. This debt has now been fully settled through disciplined financial management and the prioritisation of essential obligations.
- Improving fee compliance: At the start of the mandate, 28 residents were in arrears on Syndicate fees. Through consistent follow-up, transparent communication, and structured repayment arrangements, this number has been successfully reduced to 10, significantly strengthening the financial stability of the community.
- Securing comprehensive insurance at a reduced cost: The Syndicate implemented new insurance policies covering all common areas, swimming pools, equipment, employees, and public liability. These policies were negotiated at an annual premium of Rs 30,000, compared to the previous Rs 115,000, resulting in substantial savings while expanding coverage.
- Reducing security costs: Security expenditure was reduced from over Rs 85,000 to Rs 25,000 through strategic restructuring and improved operational efficiency, all while maintaining resident safety.



NOUS PAYS, NOUS GREEN VILLAGE, GRAND GAUBE

Festive Closing Message from the Syndicate President of Green Village

Dear Residents and Partners,

As the festive season fills our homes with warmth and joy, it is a wonderful moment to reflect on the journey we have shared throughout the year at Green Village. With pride and gratitude, I acknowledge the remarkable progress we have achieved together—progress built on collaboration, transparency, and a shared commitment to excellence.

This year, we strengthened our community through meaningful upgrades in maintenance and security, reinforced our financial sustainability, and continued to uphold the highest standards of governance and care. Our bilingual communications, colourful festive newsletters, and open channels of dialogue have nurtured a spirit of inclusivity that truly embodies the heart of Green Village.

These accomplishments are not the work of one person, but the result of a united community—residents, partners, and the Syndicate—working hand in hand. As we look ahead to a new year filled with opportunity, let us continue to build on this strong foundation, embracing innovation, nurturing transparency, and ensuring that Green Village remains a place where every resident feels valued, secure, and proud to belong.

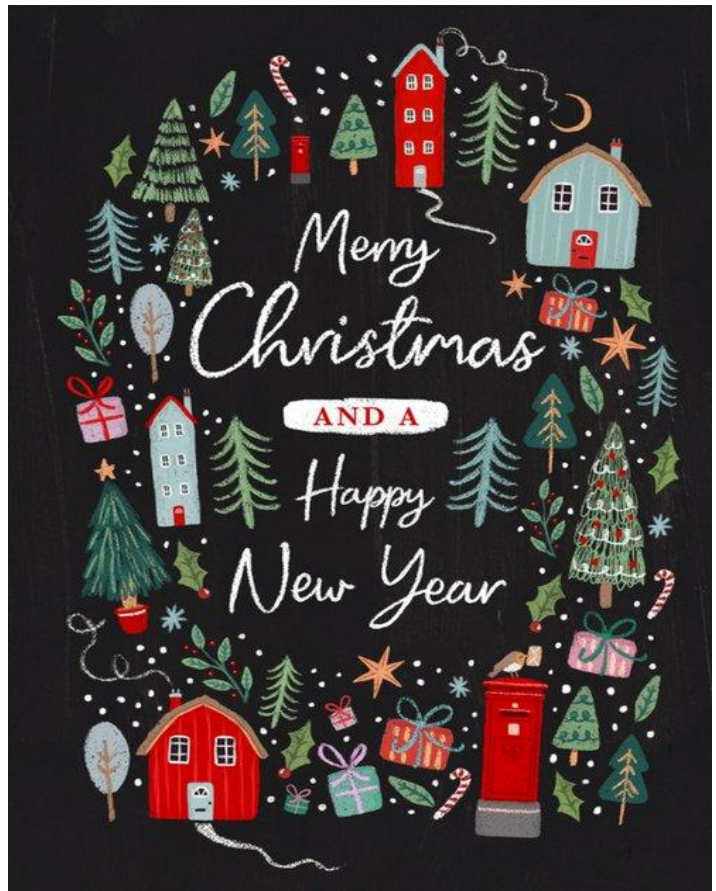
Thank you for your trust, your participation, and your unwavering support. Together, we have shown that Green Village is more than a residence - it is a vibrant, caring, and festive community.

Wishing you and your loved ones a joyful festive season and a prosperous New Year 2026.

With respect and gratitude,

AKRUM

President, Syndicate and Steering Committee of
Green Village



Communication & Compliance

- Use the syndicate website, email, or platform for complaints, queries, and testimonials.
- Owners remain responsible for tenant compliance with RDC and Green Village rules.
- Irrational requests regarding tenant behavior will not be entertained.
- Any of the Council Syndicate teams can be contacted who would relay us the information.

We remind you to use our website for updated information and your queries/complaints / testimonials:

<https://greenvillagegrandgaube.godaddysites.com>

Thank you for your continued cooperation and commitment to maintaining a safe, clean, and well-managed Green Village.

The Syndicate Team

We remain at your service with a smile