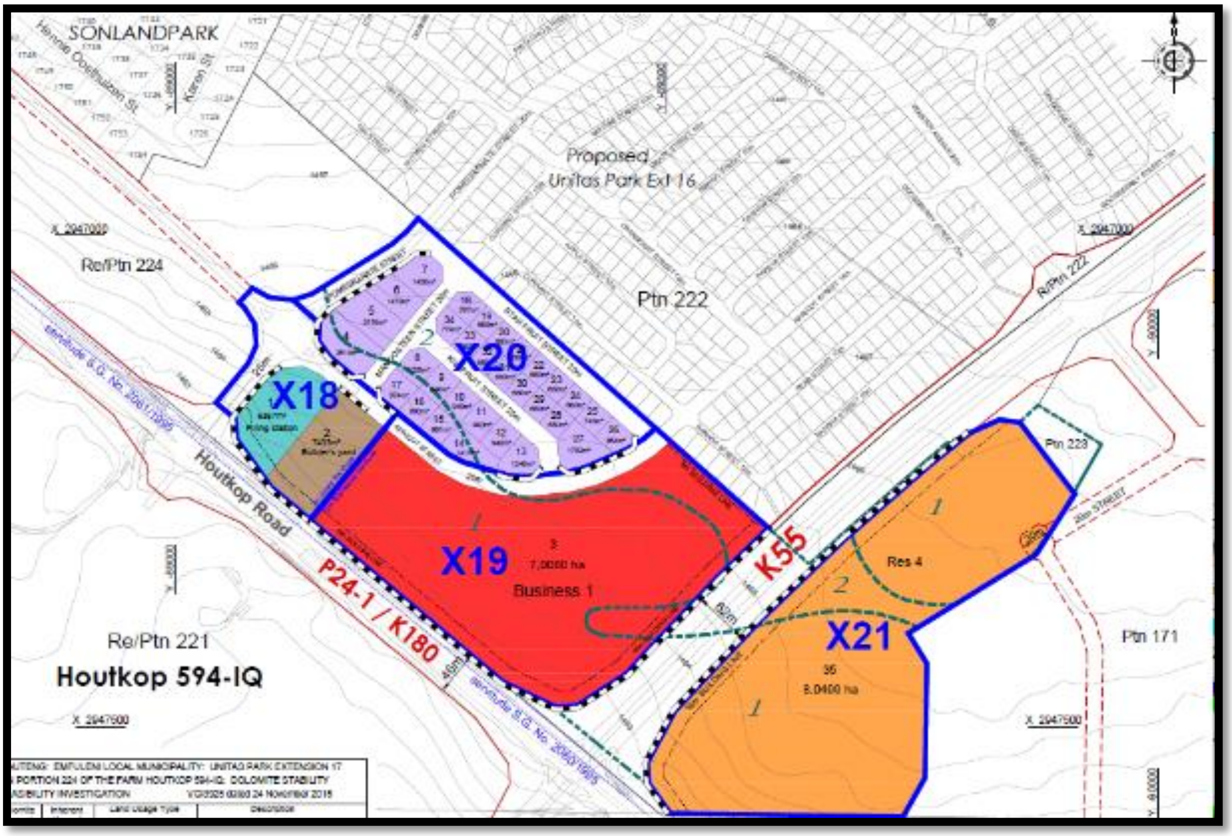
TIPSSA PTY LTD.

The Independent Property Specialists (Pty) Ltd
Reg Nr 2018/595502/07
EXPERTS IN; PROPERTY VALUATION TOWN AND REGIONAL PLANNING.
T L van der Linde N.DIP Real Estate UNISA
Professional Valuer. MIVSA/MSACPVP Reg No4017/0
Appraiser Appointed in terms of sect. 6(1) of Estates Act, 1965 (Act 66 of 1965)

VALUATION REPORT



Proposed erven 5154 and 5155 Unitas Park Ext 21 Situated on Portion 224 Farm Houtkop 594 IQ Midvaal

MARKET VALUE R26'000'000

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1.) Brief and Purpose of Valuation

The client Mr Van Heerden in his capacity as the owner of Schulden Properties instructed us to determine the fair value of Erf 5154 and 5155 Unitas Park Extension 21 situated on Portion 224 of The Farm Houtkop 594 IQ, Midvaal, Gauteng Province, as on the 12th of February 2026. This valuation must reflect the fair value of the asset as on the date of valuation as per zoning with potential. The valuation must comply with the International Valuation Standards. Fair Value is used for reporting both Market and Non-Market Values in financial statements. Where the Market Value of an asset can be established, this value will equate to Fair Value.

(i) Definition of Value Applicable.

Fair Value *is the amount for which an asset could be exchanged or a liability settled between knowledgeable willing parties in an arm's length transaction.*

Market value *being defined as; the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.*

Minister van Waterwese v Mostert, 1966 4 SA 690(A) 723F
Minister van Waterwese v Von During, 1971 1 SA 858(A) 871A
The direct comparison method is regarded as a sound valuation method, also by our Courts.
It is necessary to take cognisance of the principles as set out in Pietermaritzburg Corporation v South African Breweries Ltd, 1911 AD 501 at 516: " it may not be always possible to fix the market value by reference to concrete examples. There may be cases where, owing to the nature of the property, or to the absence of transactions suitable for comparison, the valuer's difficulties are much increased. His duty then would be to take into consideration every circumstance likely to influence the mind of a purchaser, the present cost of erecting the property, the uses to which it is capable of being put, its business facilities as affording an opportunity for profit, its situation and surroundings, and so on. There being no concrete illustration ready to hand of the operation of all these considerations upon the mind of an actual buyer, he would have to employ his skill and experience in deciding what a purchaser, if one were to appear, would be likely to give. And in that way he would, to the best of his ability, be giving the exchange value of the property.

General and acceptable principles of valuations are applied:

Ramachandran's The Law of Land Acquisition and Compensation 8 uitg (1995) at 647: "As stated in Velayudam Chettiar v Special Tahsildar AIR 1959 Mad 462 (Ind) valuation of immovable property is not an exact science. It is an inquiry relating to a subject abounding in uncertainties, where there is more than ordinary guesswork and where it would be very unfair to require an exact exposition of reasons for the conclusions arrived at. It has been held repeatedly that in valuations, judicial or otherwise, there must be room for interference and inclinations of opinion which, being more or less conjectural, are difficult to reduce to exact reasoning or to explain to others and it is not fair to require an exact exposition of reason for the conclusion arrived at. In short the question of fair compensation is not a algebraic problem which would be solved by an abstract formula."

Also see Sher and Others NNO v Administrator, Transvaal 1990 (4) SA 545 (A) at 556E-I

2.) Definition of valuation method applicable

The "COMPARABLE SALES" method of valuation has been followed in determining the value of the subject property. Also known as the "Sales Comparison Approach". This comparative approach considers the sales of similar or substitute properties and related market data and establishes a value estimate by processes involving comparison. In general, a property being valued (The Subject Property.) is compared with sales of similar properties that have been transacted in the market. Listings and offerings may also be considered. Assumptions are suppositions taken to be true. Assumptions involve facts, conditions, or situations affecting the subject of, or approach to a valuation but which may not be capable or worthy of verification. They are matters that, once declared are to be accepted in understanding the valuation. All assumptions underlying a valuation should be reasonable.

In applying the sales comparison approach, a Valuer must consider the property rights to be valued to ensure that the property rights in the subject property are the same as those associated with the comparable properties. If this is not the case, (an) appropriate adjustment(s) to the comparable sales is necessary. This approach has especially broad applicability and is persuasive whenever sufficient market data are available. Data obtained by application of this approach may be applied in the income capitalization and cost approaches. The reliability of sales comparison may be limited, however, when market conditions are marked by rapid change or volatility, or in valuations of specialized, or special purpose, properties that are rarely sold. In this approach, comparable *sales data are adjusted to reflect the differences between each comparable property and the subject property. Elements of comparison include real property rights conveyed, financing terms, and conditions of sale, expenditures made immediately after purchase, market conditions, location, physical characteristics, and use and non-realty components of sale. Calculations have been done allowing for time, inflation and value of money to assist in the determination of a comparable value for the subject property.*

The valuer has also based his interpretation and calculations on assumptions of information gathered from estate agents and other property professionals whom are all active in the area.
The information (assumptions) was interpreted, amended and applied in the determination of the appropriate market value of the subject property.

3.) Date of Valuation

2026/02/12

4.) Date of Inspection

NA

5.) Town Planning Information

Zoning *As per town planning scheme*

See annex.

Potential (Highest and Best Use)

Township establishment. High density residential.

According to the National Property Education Committee's "Law on Property Valuation" 1994, the concept of "Potential" is primarily a legal concept where the potential refers to an unutilized utility or usefulness of a property which was not exploited on the date of valuation. Our courts usually require a twofold valuation exercise. Firstly, the present value of the property in accordance with its utilization must be established, and secondly, it must be ascertained what the value of the property will be, taking into account its unutilized potential. This therefore entails that, before the value of the unused potential can be determined, the highest and best possible utilization must be established.

The fact that the property must not necessarily be valued according to its present utilization is a well-known legal concept. In the Rajacar case the court held on page 313 that;

....the land is not to be valued merely by reference to the use to which it is being put at the time which its value is to be determined, but also by reference to the uses to which it is reasonably capable of being put in future.

A property need therefore not be valued according to its present zoning but attention should in fact be given to the possibility of a change in zoning. All restrictions attached to the property must be taken into account and the possibility of their removal must also be taken *into account. (Minister of Water Affairs v Mostert & Others 1966 (4) SA 690 (A), page 705) & (Southern Transvaal Buildings v Johannesburg City Council 1979 (1) SA 949 (W) page 955)*

We have not undertaken a site survey of the subject property, nor have we done soil tests. Having drawn conclusions from surrounding developments we came to the conclusion that the land is suitable for development.

Raw land, providing a realistic expectation to be developed, is impacted by various factors in terms of value. The list below might all have an influence some factors more than others and it is not in a specific order;

- *Location in terms of the Urban Development Boundary. (I.e. access to bulk services.*
- *Capacity/Availability of above mentioned services.*
- *Size and shape of stand*
- *Geotechnical conditions.*
- *Environmental impact restraints/requirements.*
- *Spatial development trends and policies.*
- *Potential realistic land uses.*
- *Nodal profile.*
- *Supply and demand.*
- *Micro and Macroeconomic environment.*
- *Process to achieve the proposed required rights.*

6.) Ownership

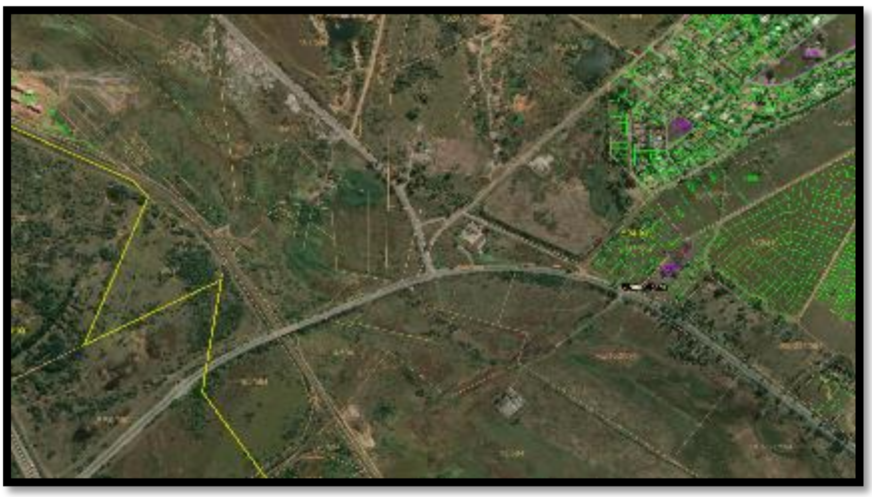
Schulden Props

7.) Extent of land

±8,0499ha.

8.) Description and location of Improvements

Vacant land.



9.) Sales

Sales in the area indicate a rate of between R2’000’000pm² and R4’000’000pm².
We made use of Lightstone, Property 24 and various other sources of sales information. Variables occur because of location, zoning and extent of properties that have changed hands.

<u>Sale 1.</u>
Portion 230 Farm Houtkop 594 IQ
Extent 2,45155ha
R6’866’155
2024/08/21
Rate p/ha R2’900’000.
This property is vacant land with no zoning as yet. Also the land must still be rehabilitated because of previous surface mining activities. Smaller than the subject property and not as well located.

Sale/Listing 2

Not proclaimed yet. No rezoning or township application submitted. This small holding still need to be excised for an application to be lodged. Much smaller and not as well situated.
Rate per ha. R4’647’000.

Sale/Listing 3

Not proclaimed yet. No rezoning or township application submitted. This small holding still need to be excised for an application to be lodged. Much smaller and not as well situated.
Rate per ha. R1’750’000.

10.) Motivation and Calculation.

Taking into account that the zonings and township establishment is in place and that the only step left is the Promulgation in the Government Gazette. Also taking into consideration the amount of opportunities available on the subject property it is felt that a market related rate p/ha would be ***R3’250’000,00***

Thus R3’250’000pha x 8,0499ha = R26’162’175-00.
Rounded R26’000’000-00
This value excludes VAT and all other costs.

Value added tax.

- *As the majority of developers are registered vendors in the property industry, any value added tax paid by them on commercial property development is fully recoverable. Therefore to reflect the net development cost, VAT has not been allowed for in the above rates. Should the gross cost (i.e. after VAT inclusion) be required at the ruling rate (15%) should be added to the above rates. Cognisance should be taken however, of the effect of VAT on cash flow over a time period. This will vary according to the payment period of the individual vendor but in all cases will add to the capital cost of the project to the extent of interest on the VAT outstanding for the VAT cycle of the particular vendor.*

"Davis Langdon Farrow Laing a National Quantity Surveying"

11.) Certifying of Value

I, T L Van Der Linde Professional Valuer registered in terms of section 20 (2) (a) of the Property Valuers Profession Act, 20020(Act No 47 of 2000) hereby declare that I have personally inspected and valued the subject property as described in this report. It is my opinion that the value of this property on the date of valuation would be,
R26'000'000-00 (Twenty Six Million Rand Only)

……………………………………….

T L van der Linde
Professional Valuer
Registration Numbers
MIVSA VAN072
MSACPVP 4017/0

CAVEATS

1. ***Full Disclosure***

   This valuation has been prepared on the basis that full disclosure of all information and factors which may affect the valuation have been made to ourselves and we cannot accept any liability or responsibility whatsoever for the valuation, unless such full disclosure has been made.

2. ***Third Party Involvement***

   In undertaking this valuation, we have relied on information supplied by third parties and have assumed such information to be substantially correct.

3. ***Valuation Standard***

   This valuation has been prepared in accordance with the International Valuation Standards Committee requirements and as adopted by the South African Institute of Valuers.

4. ***Freehold Property***

   In the case of Freehold properties we have inspected, when available, the relevant Title Deed documents. Where as a result of our inspections some points have caused us concern as to the Title, we have referred specifically to them in the relevant detailed Valuation Reports. Where the Title Deeds were not available we have assumed that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings.

5. ***Mortgage Bonds, Loans or Other Charges***

   The property has been valued as if wholly owned with no account being taken of any outstanding monies due in respect of mortgage bonds, loans or other charges. No deductions have been made in our valuation for the cost of acquisition, such a legal or transfer fees, or disposal of the assets.

6. ***Calculation of Areas***

   All areas quoted within the Valuation Report have been provided by you and we assume have been arrived at using the SAPOA standard method of measurement.

7. ***Plans***

   All plans included within the Valuation Report are supplied for the purpose of identification only and are not necessarily to scale.

8. ***Property Boundaries***

The farm or property boundaries, as indicated to Tips Consultants CC by the instructing client or his appointed agent, or the boundaries as indicated by plans supplied by the client, are assumed to be the legal extent of the property. Any variation of these boundaries by extension or omission, and the resultant inclusion or omission of any improvements as a result of this or these variations, cannot therefore be regarded as the responsibility of Tips Consultants CC.

9. ***Outgoings***

It is assumed, except where otherwise stated, that the property is subject to the normal landlord's outgoings and that there are no onerous restrictions or unusual covenants of which we have no knowledge. In preparing our valuation we have formed our opinion of outgoings, having had reference to the various schedules of outgoings supplied by you to us.

10. ***Structural Condition***

The property has been valued in its existing state. In the event of its ownership or use changing in such a manner that the local authority will require the upgrading of the premises to comply with fire protection and other regulations, it may be necessary to reduce the valuation by the amount covering the cost of such compliance.

We have had regard to the apparent state and condition of the property but have not carried out a structural survey, nor inspected those areas which were covered, unexposed or inaccessible, neither have we arranged for the testing of electrical, heating or other services. The valuation assumes that the services and structures are in a satisfactory state of repair and condition, unless otherwise stated in our report. The valuation further assumes that the improvements have been erected in accordance with the relevant Building and Town Planning Regulations as well as the Local Authority by-laws.

We have not inspected woodwork or other parts of the structure, and we are therefore unable to repost that such parts of the property are free from rot, beetle or other defects.

We have assumed that no deleterious or hazardous materials or techniques were used in the construction of the property nor have since been incorporated.

11. ***Contamination***

Our valuation assumes that a formal environmental assessment is not provided and further that the property is not environmentally impaired nor contaminated, unless otherwise stated in our report.

12. ***Vacant Land***

We have not carried out any soil or substratum tests on the property and we have assumed that the property is suitable for the purpose for which it would be put without having to provide excessive reinforcement to any structure built thereon.

13. Statutory Notice and Unlawful Use

We have assumed that the property and its value are unaffected by any statutory notice, and that neither the property nor its condition, nor its use, nor its intended use, is or will be unlawful.

14. Individual Properties

The values reported are for the individual properties. No allowance is made for any premium which maybe applicable for an assembled portfolio of properties, nor is a discount allowed for any flooding of the market which might exist if all or a majority of the properties were offered for sale simultaneously.

15. Confidentiality

This valuation is produced exclusively for the client and for the specific purposes to which it refers. It may be disclosed to your other professional advisers assisting you in respect of that purpose. We accept no responsibility whatsoever to any parties other than yourselves who make use of this valuation.

16. Non-Publication

Neither the whole nor any part of this valuation report or certificate, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way without the written approval of Tips Consultants CC as to the form or context in which it may appear and acknowledgement that Tips Consultants CC were the professional valuers.

17. Independent Valuers Clause

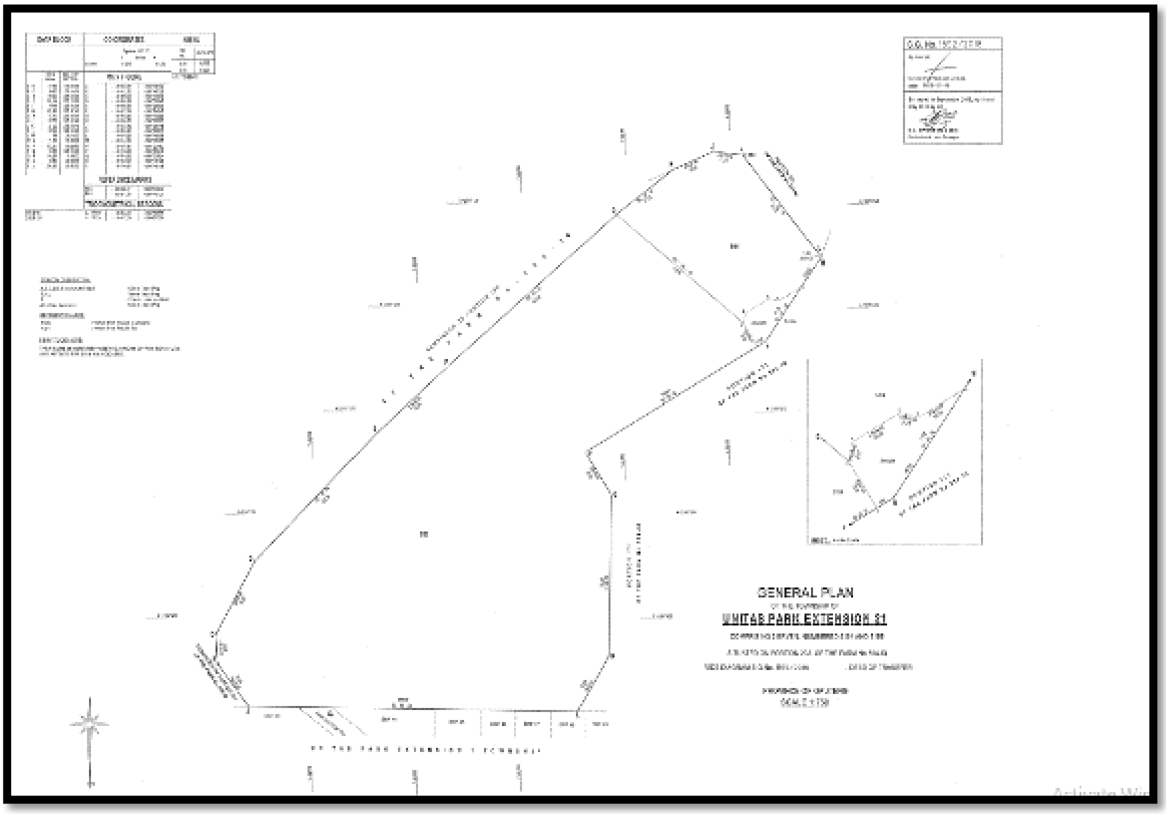
Neither the Valuer, nor Tips Consultants CC or any employee, have any present or contemplated interest in this or any other properties or any other interests which would affect the statements or values contained in this valuation report. The valuation enclosed herewith was therefore undertaken on a completely independent basis by an external valuer employed by Hlanganani Consultants (Pty) Ltd a company which specializes in the valuation of real estate and which does not trade in these assets.

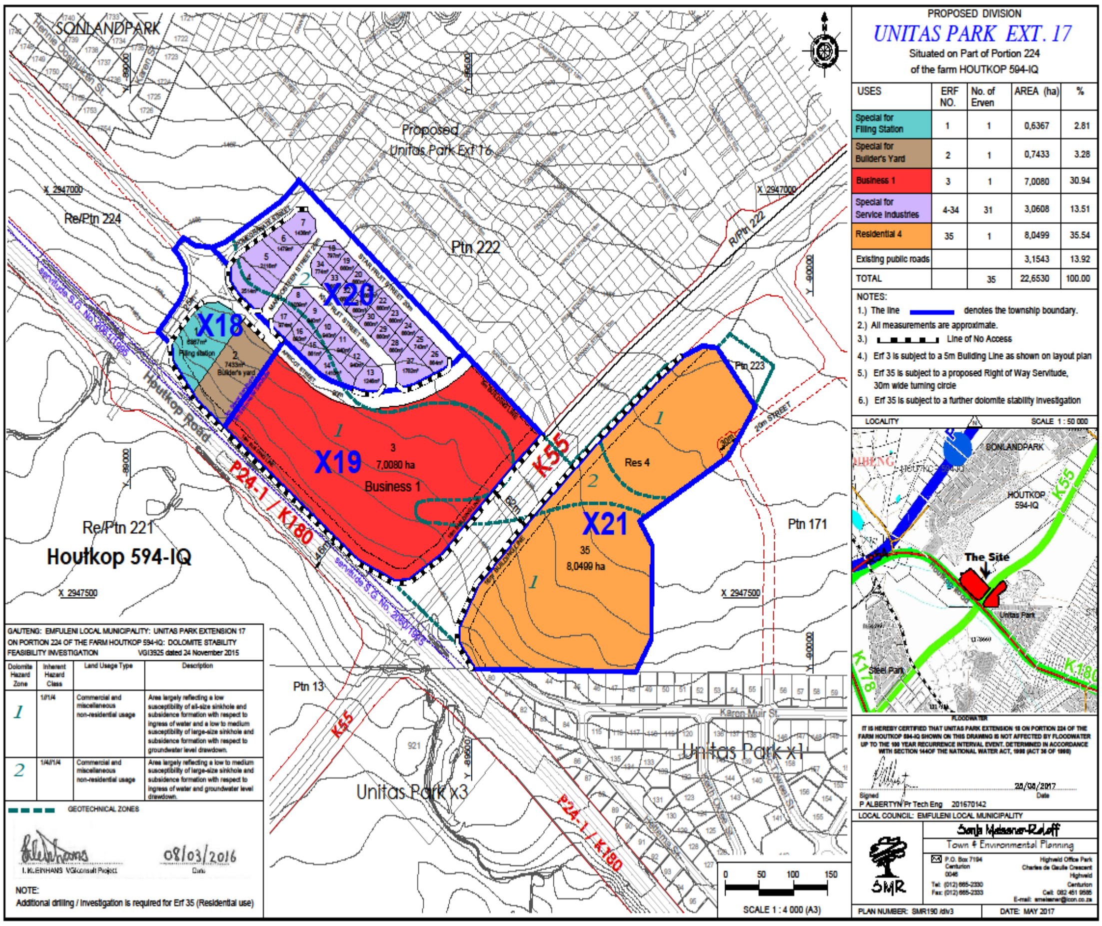
18. Expert Witness

In the event, if expert witness services are required, an additional fee for attending court and other proceedings will be levied in accordance with the guideline fees as set in the Property Valuers Profession Act of 2000, Board Notice 121 of 2009. (Published in the Government Gazette No.32581, dated 25 September 2009)

19. Value Added Tax

All figures quoted are exclusive of Value Added Tax.


GENERAL PLAN
UNITAS PARK EXTENSION 21



PROPOSED DIVISION

UNITAS PARK EXT. 17

Situated on Part of Portion 224
of the farm HOUTKOP 594-IQ

USES	ERF NO.	No. of Erven	AREA (ha)	%
Special for Filling Station	1	1	0,6367	2.81
Special for Builder's Yard	2	1	0,7433	3.28
Business 1	3	1	7,0080	30.94
Special for Service Industries	4-34	31	3,0608	13.51
Residential 4	35	1	8,0499	35.54
Existing public roads			3,1543	13.92
TOTAL		35	22,6530	100.00

NOTES:

1.) The line denotes the township boundary.
2.) All measurements are approximate.
3.) Line of No Access
4.) Erf 3 is subject to a 5m Building Line as shown on layout plan
5.) Erf 35 is subject to a proposed Right of Way Servitude, 30m wide turning circle
6.) Erf 35 is subject to a further dolomite stability investigation

GAUTENG: EMFULENI LOCAL MUNICIPALITY: UNITAS PARK EXTENSION 17 ON PORTION 224 OF THE FARM HOUTKOP 594-IQ: DOLOMITE STABILITY FEASIBILITY INVESTIGATION VGI3925 dated 24 November 2015

Dolomite Hazard Zone	Inherent Hazard Class	Land Usage Type	Description
1	1/I/1/4	Commercial and miscellaneous non-residential usage	Area largely reflecting a low susceptibility of all-size sinkhole and subsidence formation with respect to ingress of water and a low to medium susceptibility of large-size sinkhole and subsidence formation with respect to groundwater level drawdown.
2	1/4/I/1/4	Commercial and miscellaneous non-residential usage	Area largely reflecting a low to medium susceptibility of large-size sinkhole and subsidence formation with respect to ingress of water and groundwater level drawdown.

GEOTECHNICAL ZONES

I. KLEINHANS VGIconsult Project 08/03/2016
Date

NOTE:
Additional drilling / investigation is required for Erf 35 (Residential use)

FLOODWATER

IT IS HEREBY CERTIFIED THAT UNITAS PARK EXTENSION 18 ON PORTION 224 OF THE FARM HOUTKOP 594-IQ SHOWN ON THIS DRAWING IS NOT AFFECTED BY FLOODWATER UP TO THE 100 YEAR RECURRENCE INTERVAL EVENT. DETERMINED IN ACCORDANCE WITH SECTION 144OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)

Signed 25/08/2017 Date
P ALBERTYN Pr Tech Eng 201670142

LOCAL COUNCIL: EMFULENI LOCAL MUNICIPALITY

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PLAN NUMBER: SMR190 /div3
DATE: MAY 2017

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 69 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PART OF PORTION 224 OF THE FARM HOUTKOP 594-IQ, PROVINCE OF GAUTENG, BY SCHULDEN PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) TO ESTABLISH A TOWNSHIP ON SUCH LAND IN ITS OWN NAME, HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP

(1) REMOVAL OF EXISTING TITLE RESTRICTIONS / OBLIGATIONS

The township applicant shall at its own expense cause conditions / servitudes, in Deed of Transfer T2701/2009, which affect the proposed township adversely (if any) to be altered, suspended or removed excluding those referred to in clause 2 (3).

(2) SUBDIVISION OF COMPONENT PORTIONS

The applicant shall at his own expense cause the component portion comprising the township to be subdivided where necessary.

(3) REGISTRATION OF SERVITUDES

The applicant shall at his own expense cause the registration of a right of way servitude across Portion 171 of the farm Houtkop 594-IQ as indicated on the layout plan.

(4) GENERAL

(a) The township applicant shall make the necessary arrangements to ensure that –

- (i) an Engineering Services Agreement has been entered into;
- (ii) an additional Dolomite Stability Investigation has been approved by the Council for Geoscience for the proposed residential development on Erven 5154 and 5155;
- (ii) that the Section 125 amendment scheme has been prepared and lies ready for proclamation with the township.

(b) The township applicant shall comply with the provisions of Sections 72 (General Plan), 75 (General Plan: Local Authority) and 101 (Township Register) of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).

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FOR EMFULENI LOCAL MUNICIPALITY
VIR EMFULENI PLAASLIKE MUNISIPALITEIT

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Unitas Park Extension 21.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on layout plan SMR 419/p2.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes in T2701/2009, if any, including the reservation of rights to minerals and real rights, but excluding the conditions and servitudes which do not affect the township due to the location thereof.

(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the township applicant.

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Post Office Plant, the cost thereof shall be borne by the township applicant.

(6) INSTALLATION OF SERVICES

(a) The township applicant shall be responsible for the installation and provision of internal engineering services.

(b) Once water, sewer, electricity and street networks (including storm water) have been installed, same will be transferred to the local authority who shall maintain these networks.

(c) The local authority shall install and provide external engineering services for the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

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(7) CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 5154 and 5155 in the township consolidated. The Emfuleni Local Municipality hereby grants its consent to the consolidation in respect of Section 92(2) of Ordinance 15 of 1986.

3. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

(a) ALL ERVEN

All erven shall be made subject to the following conditions:

(i) All erven are subject to a servitude, 2 metres wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.

(ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 metres thereof.

(iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(b) ERVEN SUBJECT TO SPECIAL CONDITIONS

(i) Erf 5154

The erf is subject to a right of way servitude with varying widths as indicated on the General Plan.

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4. LAND USE CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986

(1) ALL ERVEN

An engineer shall be appointed before building plans are submitted, who shall submit, together with the building plans, a certificate which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion he shall certify that all his specifications have been met.

(2) ERVEN 5154 AND 5155: "RESIDENTIAL 4"

(a) The erf shall be zoned "Residential 4".
(b) The height, coverage and FAR shall be in accordance with Height Zone 0 of the Scheme.
(c) A Site Development Plan must be approved by the local authority prior to commencement of any building activities on site.
(d) Parking must be provided in accordance with the provisions of the Scheme.
(e) The erf is subject to a 16m building line along Houtkop Road (K180) and future K55.
(f) A right of way servitude must be registered over Portion 171 of the farm Houtkop 594-IQ to ensure access to the erf.

(3) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the undermentioned erven shall be subject to the conditions as indicated:

(a) Erf 5155

(i) The registered owner of the erf shall erect a physical barrier consisting of a 2 m high brick or concrete wall or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Provincial Government (Department of Public Transport and Roads) before or during development of the erf along the south-western boundary thereof abutting on Provincial Road K180 to the satisfaction of the local authority and shall maintain such barrier to the satisfaction of the local authority: Provided that if the said Road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.

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07/03/18 ....
FOR EMFULENI LOCAL MUNICIPALITY
VIR EMFULENI PLAASLIKE MUNISIPALITEIT

(ii) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Road K180.

(iii) Except for the physical barrier referred to in subclause (i) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of the land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 m from the north-eastern boundary of Provincial Road K180, nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Provincial Government (Department of Public Transport and Roads).

(b) Erven 5154 and 5155

(i) The registered owner of the erf shall erect a physical barrier consisting of a 2 m high brick or concrete wall or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Provincial Government (Department of Public Transport and Roads) before or during development of the erf along the north-western boundary thereof abutting on Provincial Road K55 to the satisfaction of the local authority and shall maintain such barrier to the satisfaction of the local authority: Provided that if the said Road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.

(ii) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Road K55.

(iii) Except for the physical barrier referred to in subclause (i) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of the land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 m from the south eastern boundary of Provincial Road K55, nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Provincial Government (Department of Public Transport and Roads).

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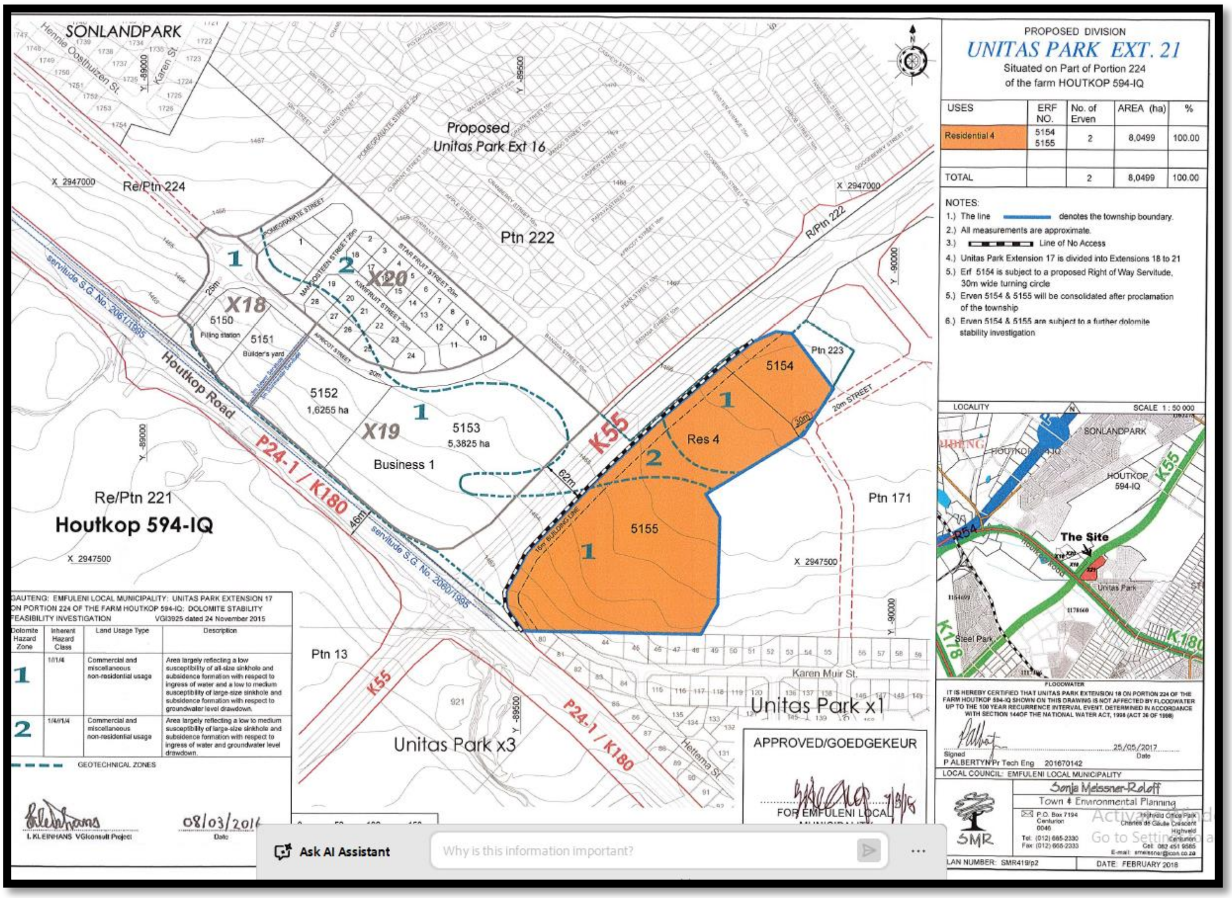
VIR EMFULENI PLAASLIKE MUNISIPALITEIT



SONLANDPARK
Proposed
Unitas Park Ext 16
Re/Ptn 224
Ptn 222
R/Ptn 222
X18
X19
X20
5150
Filling station
5151
Builder's yard
5152
1,6255 ha
5153
5,3825 ha
Business 1
5154
5155
Res 4
Ptn 223
Ptn 171
Ptn 13
Houtkop Road
P24-1 / K180
K55
Re/Ptn 221
Houtkop 594-IQ
Unitas Park x1
Unitas Park x3
Karen Muir St.
PROPOSED DIVISION
UNITAS PARK EXT. 21
Situated on Part of Portion 224
of the farm HOUTKOP 594-IQ
USES | ERF NO. | No. of Erven | AREA (ha) | %
Residential 4 | 5154 5155 | 2 | 8,0499 | 100.00
TOTAL | | 2 | 8,0499 | 100.00
NOTES:
1.) The line denotes the township boundary.
2.) All measurements are approximate.
3.) Line of No Access
4.) Unitas Park Extension 17 is divided into Extensions 18 to 21
5.) Erf 5154 is subject to a proposed Right of Way Servitude, 30m wide turning circle
5.) Erven 5154 & 5155 will be consolidated after proclamation of the township
6.) Erven 5154 & 5155 are subject to a further dolomite stability investigation
LOCALITY
SCALE 1 : 50 000
The Site
GAUTENG: EMFULENI LOCAL MUNICIPALITY: UNITAS PARK EXTENSION 17 ON PORTION 224 OF THE FARM HOUTKOP 594-IQ: DOLOMITE STABILITY FEASIBILITY INVESTIGATION VGI3925 dated 24 November 2015
Dolomite Hazard Zone | Inherent Hazard Class | Land Usage Type | Description
1 | 1/I1/4 | Commercial and miscellaneous non-residential usage | Area largely reflecting a low susceptibility of all-size sinkhole and subsidence formation with respect to ingress of water and a low to medium susceptibility of large-size sinkhole and subsidence formation with respect to groundwater level drawdown.
2 | 1/4/I1/4 | Commercial and miscellaneous non-residential usage | Area largely reflecting a low to medium susceptibility of large-size sinkhole and subsidence formation with respect to ingress of water and groundwater level drawdown.
GEOTECHNICAL ZONES
08/03/2016
I. KLEINHANS VGIconsult Project
Date
APPROVED/GOEDGEKEUR
FOR EMFULENI LOCAL MUNICIPALITY
25/05/2017
P.ALBERTYN Pr Tech Eng 201670142
LOCAL COUNCIL: EMFULENI LOCAL MUNICIPALITY
Sonja Meissner-Roloff
Town & Environmental Planning
SMR
PLAN NUMBER: SMR419/p2
DATE: FEBRUARY 2018