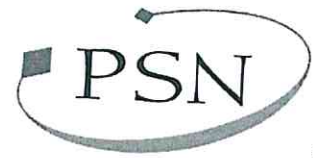


EXECUTED/FINAL VERSION
PREPARED BY:
PSN INCORPORATED



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SERVICES AGREEMENT

1. EMFULENI LOCAL MUNICIPALITY
2. SCHULDEN PROPERTIES (PTY) LTD

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SERVICES AGREEMENT

AGREEMENT WITH TOWNSHIP DEVELOPER FOR THE PROVISION AND
INSTALLATION OF ENGINEERING SERVICES TO: UNITAS PARK EXTENSIONS
18 -21 TOWNSHIPS (PREVIOUSLY APPROVED AS UNITAS PARK EXTENSION
17)

AGREEMENT ENTERED INTO BY AND BETWEEN:

1. Parties

1.1 EMFULENI LOCAL MUNICIPALITY

herein represented by DITHABE NKOANE
in his capacity as MUNICIPAL MANAGER
(duly authorised thereto in terms of a resolution)
("the COUNCIL") of the one part

and

1.2 SCHULDEN PROPERTIES (PTY) LTD

Registration Number 2001/009252/07
herein represented by LOURENS PETRUS SWART
in his capacity as REPRESENTATIVE
duly authorised thereto
("the TOWNSHIP DEVELOPER/DEVELOPER") of the other part

1.3 The parties agree as set out below.

Handwritten signatures of the representatives of the two parties. On the left, a signature for Dithabe Nkoane, with the initials "M.M." written above it. On the right, a signature for Lourens Petrus Swart, with the initials "T.F." written above it.

2. Introduction

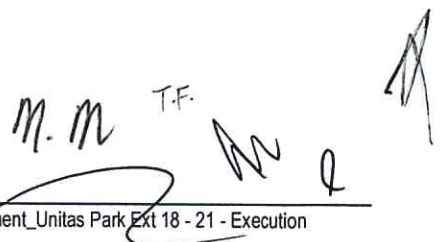
- 2.1 The TOWNSHIP DEVELOPER is the owner of the property described as:

PORTION 224 (A PORTION OF PORTION 221) OF THE FARM HOUTKOP 594, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 35,5415 (THIRTY FIVE COMMA FIVE FOUR ONE FIVE) HECTARES

HELD BY CERTIFICATE OF REGISTERED TITLE T2701/2009
("the PROPERTY")

- 2.2 The TOWNSHIP DEVELOPER established a township on the PROPERTY known as Unitas Park Extension 17 ("the TOWNSHIP").
- 2.3 The TOWNSHIP has been subdivided to be developed as Unitas Park Extensions 18, 19, 20 and 21.
- 2.4 In terms of the conditions of the establishment of the TOWNSHIP the TOWNSHIP DEVELOPER has to arrange with the COUNCIL as the local authority within which jurisdiction the PROPERTY is situated, for the provision and maintenance of ENGINEERING SERVICES as herein defined in accordance with the requirements of the COUNCIL.

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3. Definitions

In this agreement, clause headings shall not be taken into account in construing the contents hereof, and unless inconsistent with or otherwise indicated by the context –

- 3.1 the **"COUNCIL"** means Emfuleni Local Municipality;
- 3.2 the **"DEVELOPMENT"** means the development of the PROPERTY to be undertaken on the terms and conditions of this agreement;
- 3.3 **"ENGINEER"** means a professional engineer registered by the Engineering Council of South Africa;
- 3.4 **"ENGINEERING SERVICES (EXTERNAL AND INTERNAL)"** means all the essential services and includes the provision and construction of streets (including road traffic signs and street name signs), roads and storm water drainage system as defined and classified in terms of the Town Planning and Townships Ordinance, No 15 of 1986 and the GUIDELINES issued in terms thereof, unless the context indicates otherwise;
- 3.5 **"ENGINEER'S SPECIFICATIONS"** or **"SPECIFICATIONS"** means the standard specifications and geometric and technical requirements of the ENGINEER, consistently applied in the area of jurisdiction of the Council for the provision and installation of engineering services or any part thereof, as provided for in **clause 17**. The specification shall indicate all relevant necessary specifications of the engineering services, applicable on the developments of a similar kind, except where explicitly or by implication excluded;

- 3.6 **"ESSENTIAL SERVICES (EXTERNAL AND INTERNAL)"** means the provision of water, electricity and sewerage as defined and classified in terms of the Town Planning and Townships Ordinance, No 15 of 1986 and the GUIDELINES issued in terms thereof, unless the context indicates otherwise;
- 3.7 **"ERF"** means the erven comprising the TOWNSHIP, as more clearly depicted on the plans attached hereto, marked **ANNEXURES A1, A2, A3 and A4** respectively, as being an erf within the boundaries of the TOWNSHIPS;
- 3.8 the **"GENERAL PLAN"** means the General Plan to be surveyed and approved in respect of the TOWNSHIPS. It is recorded that General Plans have been approved in respect of Extensions 18 and 19, and General Plans for extensions 20 and 21 will be prepared and approved in due course;
- 3.9 **"GUIDELINES"** means the "Guidelines for provision of engineering services and amenities in residential township development": revised edition issued by the Department of Housing in collaboration with the National Housing Board published by the CSIR, division of building and technology;
- 3.10 **"LAY-OUT PLAN"** means the approved lay-out plan in respect of the township or any amendment thereof;
- 3.11 the **"MAINTENANCE PERIOD"** means the 12 month period during which period the TOWNSHIP DEVELOPER shall be responsible for the rectification of defects in the works, as contemplated in terms of this agreement;

- 3.12 the "**ORDINANCE**" means the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986) or any regulation promulgated thereunder;
- 3.13 the "**POLICY**" means the 'Policy on Service Contribution Charges' applicable within the area of jurisdiction of the COUNCIL, a copy of which is attached hereto and initialled by the parties for identification purposes, which forms an integral part of this Agreement;
- 3.14 "**PROCLAIM**" or any variation thereof or its translation in Afrikaans, in relation to a township, means the date upon which a township is declared an approved township by the COUNCIL or any other authorised authority in terms of the provision of the Town Planning and Townships Ordinance, No 15 of 1986, as amended and "proclaimed" and "proclamation" (together with their variations in the Afrikaans translation) shall have a corresponding meaning;
- 3.15 the "**PROPERTY**" means the property referred to in clause 2.1 above;
- 3.16 "**RESIDENTIAL UNIT**" means, for the purpose of calculating bulk service contributions, any dwelling unit envisaged as such as a permanent residence and indicated on the layout plan as being within a residential use zone;
- 3.17 "**SCHEME REPORT**" means the electrical services schemes report prepared by Lyo Emfuleni Engineers (Pty) Ltd in respect of the electrical services to the TOWNSHIPS and a civil services report prepared by Jeffrey & Co. Consulting Engineers in respect of the TOWNSHIPS, both of which are incorporated herein by reference,

addressing all engineering services in and for the TOWNSHIPS, including all documentation and plans incidental thereto, which report has been submitted to and approved by the COUNCIL, and which shall for the purpose of this agreement, form an integral part thereof;

- 3.18 **"SERVICED ERF"** means an erf on a part of the PROPERTY in respect of which services have been completed;
- 3.19 **"SERVICES AGREEMENT"** or **"THIS AGREEMENT"** means this SERVICES AGREEMENT;
- 3.20 **"SUBDIVISIONS"** means the proposed subdivisions of the following stand numbers in the TOWNSHIP:
- 3.21 **"TOWNSHIP"** means the UNITAS PARK EXTENSIONS 18, 19, 20 AND 21 TOWNSHIP;
- 3.22 the **"TOWNSHIP DEVELOPER"** or **"DEVELOPER"** means SCHULDEN PROPERTIES (PTY) LTD, REGISTRATION NUMBER 2001/009252/07;
- 3.23 **"TOWNSHIP DEVELOPER"** includes its successor-in-title and permitted assigns;
- 3.24 the **"WORKS"** means all the civil, mechanical and electrical design, construction and maintenance work relating to the services to be effected by the DEVELOPER in terms of this agreement;

3.25 Any other word or expression shall have the meaning assigned thereto in the ORDINANCE or any other relevant or applicable ordinance;

3.26 One gender shall be deemed to include the other genders and the singular shall include the plural, and vice versa, as well as legal persona.

4. **Water reticulation**

4.1 **Internal water reticulation**

4.1.1 The TOWNSHIP DEVELOPER at its own expense, shall be responsible for the design, provision, installation and commissioning of water facilities as an internal ESSENTIAL SERVICE required within the PROPERTY to distribute water throughout the TOWNSHIP or any subdivided stand in accordance with the SPECIFICATIONS and/or in accordance with the SCHEME REPORT as required by the COUNCIL.

4.1.2 It is recorded that the DEVELOPER has appointed a professional engineer to prepare a services report, which will be submitted to the Manager: Planning and Project at Metsi-a-Lekoa for approval.

4.1.3 The DEVELOPER shall be responsible for the costs for the design and the installation for internal water and sanitation services, as set out in more detail below.

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4.1.4 Bulk combination water meters will be installed by the DEVELOPER and registered with the COUNCIL on completion of the installation in respect of two erven in Extension 18 to provide for the commercial development in Extension 19 and the Residential 4 DEVELOPMENT in Extension 21.

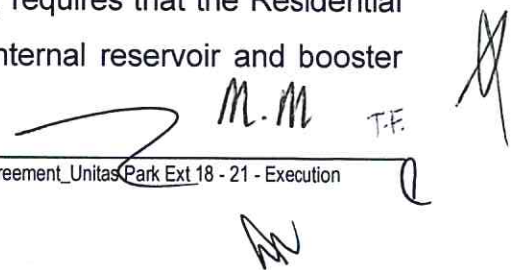
4.1.5 In respect of Extension 20, an ERF will be provided with a conventional meter approved by the COUNCIL and water connection for the individual ERF will be applied for and paid for by the end-user purchaser.

4.1.6 Detail drawings and related asset created information to be supplied in accordance with clause 14 below.

4.2 External water reticulation

The TOWNSHIP DEVELOPER shall be liable at its own expense for the design, provision and installation of a supply pipeline to link with the existing external supply system of the COUNCIL, being the existing 375 mm diameter waterline in Gary Player Street, south east of the TOWNSHIP. In addition, a further new connection to this waterline will be installed as a new bulk 250 mm diameter waterline, approximately 1,3 km in length all along Houtkop Road, as indicated on the civil services layout plan, attached hereto.

4.3 It is recorded that the COUNCIL has confirmed through Ilifa Africa Engineers that the TOWNSHIPS can be supplied with water from the upgrades to the Langerand Reservoir, which was completed in October 2008. The COUNCIL, however, requires that the Residential 4 stand in Extension 21 be fed by an internal reservoir and booster

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pump system to be built by the TOWNSHIP DEVELOPER at its cost, based on the 500kl/day that will be required to service the anticipated 1000 unit TOWNSHIP DEVELOPMENT. In this regard, a letter from Ilifa Engineers is attached hereto, marked **ANNEXURE A5**.

4.4 Bulk Service Contributions

4.4.1 The TOWNSHIP DEVELOPER shall be liable for the payment of capital contributions with regard to the bulk supply of water in accordance with the current POLICY.

4.4.2 Insofar as it relates to the internal reservoir and booster pump system referred to in clause 4.3, as well as the bulk 250 mm dia line, bulk service contributions must be negotiated with the COUNCIL and will be determined during the process of the approval of the SITE DEVELOPMENT PLAN, and the costs thereof will, as other capital contributions, be set-off against capital contributions payable. It is recorded that the details of the costs can only be determined when it is possible to determine the demand for the DEVELOPMENT.

4.4.3 The rest of the bulk service contributions shall be dealt with as set out in clause 8 below.

4.5 Take-over of services

The COUNCIL shall take-over the entire water reticulation system up to the erf connection of any erf within the township, excluding security developments where the services will not be taken over by the COUNCIL, as there will only be one supply point.

5. Sewerage Network

5.1 Internal sewerage network

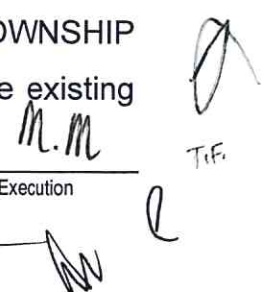
The TOWNSHIP DEVELOPER, at its own expense, shall be responsible for the design, provision, installation and commissioning of sewerage facilities as an internal ESSENTIAL SERVICE, within the TOWNSHIP to convey sewage from each ERF in the TOWNSHIP to connection points on the boundaries of the TOWNSHIP as per the TOWNSHIP DEVELOPER'S discretion in accordance with the SPECIFICATIONS and/or in accordance with the SCHEME REPORT, if so required by COUNCIL.

5.2 External sewerage network

5.2.1 The external sewer reticulation will be connecting the 600 mm dia bulk sewer line south west of the existing Houtkop Road, as indicated on the attached plan, marked **ANNEXURE A6**.

5.2.2 Any upgrades to the external sewer network will be dealt with in accordance with the proposals made in the SCHEME REPORT, and the TOWNSHIP DEVELOPER shall be liable, at its own expense, for the design, provision and installation of a supply pipeline to link with the existing external supply system of the COUNCIL.

5.2.3 In respect of Unitas Park Extension 21, no bulk sewer services are currently available and the TOWNSHIP DEVELOPER will only be allowed to connect to the existing

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bulk sewer main on completion of upgrades to the existing pump station 34 and the Leeuwkuil Waste Water Treatment Works, on condition that the TOWNSHIP DEVELOPER can alternatively contribute to the upgrades on the basis that the upgrades required will be determined and approved by the existing appointed consultant of the SRSS: TSC. For the sake of clarity, and at the option of the TOWNSHIP DEVELOPER, bulk sanitation can be provided by means of a sewer package plant, as contemplated in clause 5.3 below.

5.3 Sewer package plant

5.3.1 As an alternative to a conventional sewerage network, and at the option of the TOWNSHIP DEVELOPER, alternative bulk sanitation will be provided by means of a Package Waste Water Treatment Plan ("Package Plant") at the cost of the TOWNSHIP DEVELOPER, subject to authorization in terms of Section 39 of the National Water Act, 36 of 1998, to be obtained from the Department of Water and Sanitation.

5.3.2 The COUNCIL shall not take-over the Package Plant, which shall be operated and maintained by the TOWNSHIP DEVELOPER for a minimum period of 5 (FIVE) years after commissioning thereof, whereafter the maintenance and operation will be transferred to a non-profit company or the TOWNSHIP DEVELOPER's successor in title. In the meantime, the TOWNSHIP DEVELOPER shall conclude a 5 (five) year maintenance / operational agreement with a service provider accredited and approved by the Department of Water and Sanitation.

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5.4 Report and design drawings

It is recorded that the TOWNSHIP DEVELOPER has commissioned a SCHEME REPORT, which is incorporated herein by reference. In addition, the engineer shall design drawings at the cost of the DEVELOPER to be submitted to the COUNCIL for approval.

5.5 Bulk Service Contribution

5.5.1 The TOWNSHIP DEVELOPER shall be liable for the payment of capital contributions with regard to the bulk sewerage system in accordance with the POLICY.

5.5.2 The bulk service contributions shall be dealt with as set out in clause 8 below.

5.6 Take-over of services

5.6.1 The COUNCIL shall take-over the entire sewerage system to the erf connection of any erf within the township, excluding security developments where the services will not be taken over by the COUNCIL, as there will only be one supply point.

5.6.2 Taking over the services are subject to clauses 11, 12 and 14 below.

M-M T.F.
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6. Electrical reticulation

6.1 External bulk electricity supply

6.1.1 It is recorded that there will be a temporary electricity connection of 180kVA for the total DEVELOPMENT of the TOWNSHIPS, and this connection will be utilised to service Extension 18. The electrical connection in respect of Extensions 19 to 21 will only be possible on completion of the upgrading of the Sonlandpark substation by Eskom, which is anticipated to be completed end February 2019.

6.1.2 The TOWNSHIPS will be supplied with electricity from Sonlandpark substation at 11kV.

6.1.3 A new switching station with relevant metalclad switchgear will be established to supply electrical power to the TOWNSHIPS. In this regard, two parallel cables will be installed from the Sonlandpark substation to the new switching station and two new switchgear panels must be installed at Sonlandpark substation, in order to make provision for this connection, and until such time, the temporary electrical connection to Extension 18, as contemplated above, will be utilised.

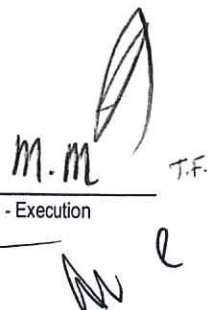
6.1.4 The TOWNSHIP DEVELOPER shall appoint an Electrical Consulting Engineer for the electrical design, supervision and commissioning of the internal and external network as well as a Electrical Contractor for the construction of the works to the satisfactory of the Executive Director: Public Works. The

Electrical Consulting Engineer must discuss the supply point, design and associated equipment with the Electricity Department. The Electricity Department shall approve the electricity network design and equipment to be installed before it can be implemented. All equipment to be supplied shall be in accordance with the specifications and to the satisfaction of the COUNCIL. The TOWNSHIP DEVELOPER shall be responsible for any cost related to the extension of the electricity network which might be necessitated for the sole purpose of the DEVELOPMENT.

- 6.1.5 The Consulting Electrical Engineer shall be responsible for the submission of all the designs document, township reports, approved surveyor general plans, site plans as well as built sepias and electronic captured drawings to be forwarded to the Executive Director: Public Works after completion of the work.

6.2 Internal electricity reticulation

- 6.2.1 The TOWNSHIP DEVELOPER shall be responsible for the total cost to provide the complete underground electrical installation of the internal reticulation in accordance with the specifications and to the satisfaction of the Council.
- 6.2.2 The network capacity and point of supply and the design criteria are set out in the SCHEME REPORT for electrical services in respect of each TOWNSHIP.

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6.2.3 Only ONE electrical connection per stand will be allowed after the approval of the application. The actual connection cost can only be determined upon receipt of an official application for each connection.

6.3 Professional fees

The consulting Engineer's professional fees and other incidental costs associated with the execution of the works shall be the responsibility of the TOWNSHIP DEVELOPER.

6.4 Guarantees

The TOWNSHIP DEVELOPER shall be responsible for all cost to repair the network due to faulty materials and/or workmanship during the defect liability period. The defect liability period shall be specified as 12-month from the date of hand over to the COUNCIL.

6.5 Provision of streetlights

6.5.1 The TOWNSHIP DEVELOPER shall be responsible for all cost for the supply and installation of streetlights.

6.5.2 All street lights equipment to be supplied shall be in accordance with the COUNCIL'S specifications and to its satisfaction and in accordance with the SCHEME REPORT for electrical services.

6.6 Metering

Energy consumption will be measured by means of a 3-phase energy meter for connections larger than 100 A and prepaid energy meter for all connections smaller than 100A. The energy meters shall be installed in the metering panel, as approved by COUNCIL.

6.7 Project demand

6.7.1 Extension 18

Initially Extension 18 shall be provided with electricity through the temporary electrical connection referred to in clause 6.1.1 above. The design load is for erf 5150 and Erf 5150 is 180kVA in accordance with the SCHEME REPORT for electrical services.

6.7.2 Extension 19

The design load for Extension 19 is 3000kVA, which will be provided from the completed Sonlandpark substation at 11kV via the new 11 kV switching station referred to in clause 6.1.3.

6.7.3 Extension 20

Extension 20 will be provided with electricity from the Sonlandpark substation at 11kV via the new 11 kV switching station referred to in clause 6.1.3.

The design load for Extension 20 is 580kVA.

6.7.4 Extension 21

Extension 21 will be provided with electricity from the Sonlandprk substation at 11kV via the new 11 kV switching station referred to in clause 6.1.3.

The design load of Extension 21 is 2560kVA.

6.8 **Network contribution**

There is currently no design load available for the TOWNSHIPS and the capital network contribution is payable as follows:

- At an 88kV intake station R 48.40 per kVA
- At 11kV at an 88/11kV station R1074.22 per kVA
- At 11kV downstream of an 88/11kV station R1945.41 per kVA
- At low voltage R2907.48 per kVA

The amounts exclude VAT and are revised annually on 1 July. The DEVELOPER will also be responsible for any cost related to the extension of the electricity network which may be necessitated for the sole purpose of this development. It is recorded that the 6320kVA bulk electrical supply and installation cost will be taken-over by the COUNCIL.

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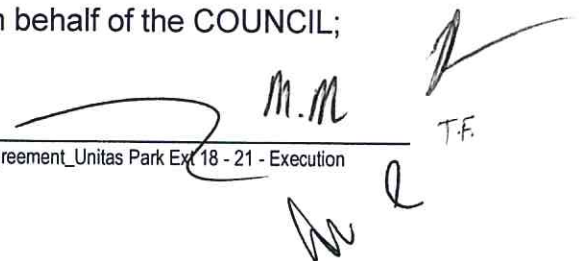
6.9 Take-over of services

Taking over of the electricity services by the Municipality is subject to the following conditions:

- 6.9.1 The Manager: Electricity shall approve the design and all equipment supplied and installed by the DEVELOPER before they can be taken over.
- 6.9.2 Should the DEVELOPER fail to comply with the specification and designs, the Municipality may refuse to take over any portion of the abovementioned network, until all specifications are complied with.

6.10 Servitude and way-leave

- 6.10.1. The DEVELOPER shall be responsible to register servitudes for all electrical cables and the substation building in favour of the Municipality and shall comply with conditions set out in clauses 12.6.1 to 12.6.5 below.
- 6.10.2 All electrical cables shall be protected by servitudes to be registered in favour of the COUNCIL, and it is agreed that the servitudes shall comply with the following conditions.
 - 6.10.2.1 the COUNCIL shall have 24 hour access to the servitude for its officials and contractors for the execution of work on behalf of the COUNCIL;

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- 6.10.2.2 no permanent structures, big shrubs, or trees are allowed over or in the servitude area;
- 6.10.2.3 during the maintenance of the services located within the servitude area, the necessary repair to damaged paving and other improvements will be for the account of the owner of such improvements and the COUNCIL will not be held liable for any damages whatsoever;
- 6.10.2.4 the DEVELOPER shall notify future purchasers/owners affected by the servitude of the existence of the services on their PROPERTIES;
- 6.10.2.5 all damages to existing SERVICES during the development process in respect of SERVICES pointed out by the COUNCIL to the DEVELOPER, shall be for the account of the DEVELOPER. Proof of all way leaves of affected parties such as Telkom, Provincial Roads Department, National Transport Commission, Petronet, Eskom, Gascor and local and regional authorities, shall be kept on site at all times by the contractor appointed by the DEVELOPER and copies of the approved way leaves must be submitted to the COUNCIL's electrical department.

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T.F.

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7. Roads/streets and stormwater drainage system

7.1 External roads

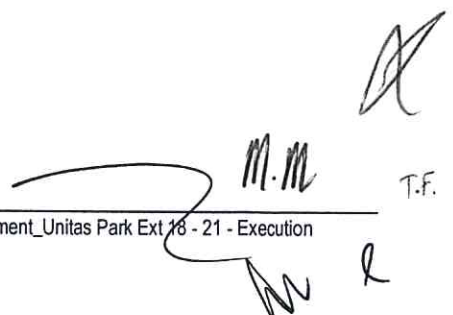
7.1.1 It is recorded that previous TRAFFIC STUDIES have been commissioned, the details of which are set out in the SCHEME REPORT (civil services).

7.1.2 The parties agree that the TRAFFIC IMPACT STUDIES have been approved by the COUNCIL and forms the basis of surrounding roads planning.

7.1.3 The details and any additions required to the TRAFFIC IMPACT STUDY will be dealt with in the SCHEME REPORT, which is incorporated herein by reference.

7.2 Internal roads

7.2.1 The DEVELOPER shall be obliged to construct all internal roads. The DEVELOPER, at its own expense, shall be responsible for the design, provision and construction of the accesses to the main roads/external road system as per approved access points given by COUNCIL as per specifications agreed upon between the ENGINEERS and the COUNCIL construction to include street names and signs, lighting and road surfaces (tarred or equivalent).

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7.2.2 It is recorded that no further TRAFFIC IMPACT STUDY is required, provided that the DEVELOPMENT commences within 5 (five) years of the initial study, in which case the COUNCIL reserves the right to request a revised study.

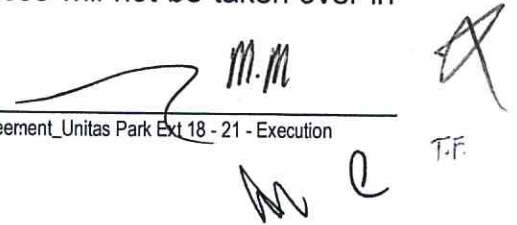
7.3 The COUNCIL shall take over all internal roads, unless it is in a security development where the internal roads will not be taken over by the COUNCIL. Any link roads will be taken-over by the COUNCIL.

7.4 **Stormwater drainage system**

The design criteria for the stormwater drainage system (internal and external) are set out in 'The Guidelines for Human Settlements Planning and Design' published by CSIR Construction Technology known as the 'Red Book'. The TOWNSHIP is not affected by any floodline. Notwithstanding the provisions of the 'Red Book' attenuation for the DEVELOPMENT is compulsory if capital contributions are not payable.

7.4.1 The DEVELOPER shall at its cost submit a stormwater management plan to the COUNCIL for approval, dealing with all aspects relating to the handling of stormwater in the TOWNSHIP and to integrate the stormwater drainage system of the TOWNSHIP with the existing stormwater drainage system of the MUNICIPALITY.

7.4.2 The COUNCIL shall take over the entire stormwater drainage system, on condition that link services will not be taken-over in a security development.

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7.4.3 Should any phase of the TOWNSHIP be developed that require services, or any other phase not yet developed, then the entire stormwater drainage system must be provided for and not only portions thereof.

8. Bulk services contribution – general

8.1 It is recorded that, save for the bulk services contribution arrangements as set out in clause 6.8 above, no further electrical bulk services contribution is payable by the DEVELOPER.

8.2 Bulk service contributions are payable for all civil and electrical services by the DEVELOPER in accordance with the POLICY. According to the POLICY, the DEVELOPER is responsible for the cost of link services, i.e. connections to bulk services that are exclusively to the benefit of the DEVELOPER. A bulk service is an external service which will service more than one development. The DEVELOPER can provide bulk services in lieu of the bulk service contributions, i.e. some or all of the bulk service contributions may be set-off against the capital costs of the services as indicated below.

8.3 Bulk services contributions become payable against transfer of a stand, or a portion thereof, in the TOWNSHIP to a third party purchaser or on approval of a site development plan or building plan, whichever is the earliest. In case of a transfer of a stand or a portion thereof, the DEVELOPER shall furnish a guarantee issued by a registered financial institution payable to the COUNCIL against registration of transfer of the particular stand or portion thereof in the Deeds Office into the name of the third party purchaser.

M.M

A handwritten signature in dark ink, appearing to be a stylized 'A' or similar character.

T.F.

8.4 All the bulk services provided for by the DEVELOPER, which includes but are not limited to bulk electrical services, bulk sewerage services and the pro-rata value of work to roads and stormwater shall be set off against the bulk services contributions in accordance with the POLICY. Any under recovery by the COUNCIL will be paid by the DEVELOPER on a pro-rata basis, as contemplated in clause 8.3 above, and any over recovery by the COUNCIL shall be set-off as contemplated in clause 8.6 below.

8.5 Before the COUNCIL issues a certificate in terms of Section 82 of the Ordinance, the engineering cost estimate for any extension to the existing bulk infrastructure to be either set-off against bulk services contributions or to be paid by the DEVELOPER (as the case may be), shall be approved by the Executive Director: Public Works, and in this regard, the following shall apply:

8.5.1 An engineering cost estimate must be determined by the DEVELOPER (to be approved as set out below, by the COUNCIL) as follows:

- (a) All calculations must be substantiated with Bills of Quantities and plans approved by the COUNCIL, in which event the estimated amount shall be a provisional amount for purposes of issuing the Section 82 Certificate and to be finally determined and approved, as set out in this clause 8.5.
- (b) As soon as the bulk services concerned have been provided, as built plans must be submitted and approved by the COUNCIL, and the COUNCIL reserves the right

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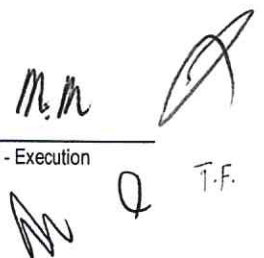
not to accept any estimate that is more than the market related cost at the time, that cannot be substantiated with valid proof of such over expenditure.

- (c) Once the engineering cost estimate has been finally accepted, documentation in support thereof shall be attached as an annexure to this AGREEMENT to form an integral part of the AGREEMENT, and any amount due by the DEVELOPER shall be payable on the dates as set out in clause 8.3 above, and any over recovery by the COUNCIL will be set-off as set out in clause 8.4 above.

8.6 It is recorded that any credit due and owing to the TOWNSHIP DEVELOPER relating to the development of the TOWNSHIP, shall be transferred in respect of the bulk services contribution in any further townships to be developed by the TOWNSHIP DEVELOPER, and if no further townships are developed by the DEVELOPER, it shall be set-off against future rates and taxes.

9. Rates and taxes

In terms of the DEVELOPMENT AGREEMENT, the payment of municipal rates and taxes, municipal levies and other imposts shall be paid to the COUNCIL by the purchaser of individual erven, which amounts shall become payable only once such erven has been registered into the name of such individuals, or from the date that such individual or end purchaser has taken occupation and/or the house/erf connections have been effected.

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10. Final services certificate for purposes of transfer of erven in the township

- 10.1 It is recorded and agreed that certain erven in the TOWNSHIP will be subdivided and that engineering services will be installed in phases. The COUNCIL undertakes to issue the certificates referred to below, on completion of each phase. It is further recorded and agreed that this services agreement will govern all the phases of the TOWNSHIP, and that the taking-over of services, as contemplated above, will take place on completion of each phase.
- 10.2 It is hereby recorded that the DEVELOPER will not apply to the COUNCIL for a certificate in terms of Section 82(1)(b)(ii) (read with Section 95 of the Ordinance) until the DEVELOPER has delivered a certificate by the ENGINEER, to the COUNCIL that all ENGINEERING SERVICES for which the DEVELOPER is responsible in terms of this Agreement, in respect of a particular phase or stands for which the certificate is applied for have been installed. The certificate must be endorsed by representatives of the service departments concerned. As an alternative, and at the option of the DEVELOPER, the DEVELOPER shall be entitled to furnish the COUNCIL with a guarantee for the installation of the services, in which event the COUNCIL shall be obliged to issue a certificate in terms of Section 82(1)(b)(ii).
- 10.3 The parties agree that this agreement will also govern the subdivisions and the COUNCIL shall, where applicable, issue certificates in terms of Regulation 38 of the ORDINANCE.

10.4 The certificates to be issued in terms of clauses 10.2 and 10.3 above shall be subject to the provisions of clause 14.11 below.

11. Take-over of engineering services

11.1 A practical completion certificate, will be issued when in accordance with the ENGINEER'S SPECIFICATIONS, as approved by the COUNCIL, the individual ENGINEERING SERVICES up to the connection point is able to operate or to be utilized for the purpose of which it was designed whereupon the COUNCIL shall be obliged to take over (free of any compensation) the individual ENGINEERING SERVICE system(s). On the date that the practical completion certificate is issued, the COUNCIL shall become responsible for the maintenance of the specific ENGINEERING SERVICE (excluding construction defects up to date of the issue of the final completion certificate).

11.2 Up to the practical completion date being the date of issue of the completion certificate:

11.2.1 The DEVELOPER shall bear all risks of whatsoever nature pertaining to the ENGINEERING SERVICES system(s) for which it is liable in terms of the provisions hereof; and

11.2.2 The DEVELOPER shall be responsible for all maintenance and remedial work on the ENGINEERING SERVICES system(s), for which the DEVELOPER is liable in terms hereof, which may be or become necessary or advisable or which may be prescribed by ENGINEER'S SPECIFICATIONS at the DEVELOPER'S costs.

11.3 COUNCIL will only issue a practical completion certificate for the roads and stormwater services once it has been constructed according to plans approved, inspected by a COUNCIL representative and the following is adhered to:

11.3.1 Design and control tests of all layer works must be provided with a locality map of control tests done.

11.3.2 A COUNCIL representative must be part of site meeting procedures during construction.

11.3.3 Compaction test results of all backfill over ALL services (including Telkom, electrical, water and sewer) with the road reserve to be provided. Test results to be minimum 93 Mod AASHTO on sidewalks and minimum compaction as per approved structural design where services cross the road surface. These test results must also be accompanied by a location map of test points.

11.3.4 A 12-month defects liability period will be applicable to all works taken over. The DEVELOPER's engineer must provide the COUNCIL with proof that 5% retention on construction cost has been reserved for the repair of defects.

11.3.5 Roads and stormwater services will only be taken over once ALL services have been installed, including Telkom, electrical, water and sewer services.

M.N. 
a T.E.


11.3.6 As built drawings provided on hard copy and electronic format (pdf, shape file (LO 27) and/or dwg).

11.3.7 Detailed asset list (to COUNCIL format) of services installed with detailed Bill of Quantities and actual costs to be provided.

12. **Acquisition of servitudes, sites and other additional rights required**

12.1 It is recorded that the existing servitudes are recorded in the existing title deeds of the PROPERTY and servitudes to be created as a result of the installation of the SERVICES as contemplated in this AGREEMENT will form part of the conditions of establishment of the TOWNSHIP which are also approved by the COUNCIL.

12.2 The parties agree that the cost for the acquisition of all servitudes and sites required to provide for the EXTERNAL ENGINEERING SERVICES referred to herein before, shall be borne by the DEVELOPER, as well as all costs incurred for the acquisition of all servitudes and sites for the removal and relocation of existing EXTERNAL ENGINEERING SERVICES other than as per the request of the TOWNSHIP DEVELOPER.

12.3 The DEVELOPER shall arrange for all administrative aspects for the acquisition of such servitudes and sites referred to in paragraph 12.1 above. The cost of administration and acquisition of servitudes and sites referred to in clause 12.1 above, will be borne by the DEVELOPER.

- 12.4 All servitudes and sites for the internal ENGINEERING SERVICES shall be provided by the TOWNSHIP DEVELOPER at its own cost, and shall be transferred to the COUNCIL, or registered in favour of the COUNCIL on demand, provided that the TOWNSHIP DEVELOPER shall not be liable and have any obligation in respect thereof, after such transfer or registration in favour of the COUNCIL.
- 12.5 The TOWNSHIP DEVELOPER undertakes not to sell, alienate or otherwise deal with any ERF within the PROPERTY in respect of which a servitude has to be registered as set out above, alternatively and in the event of the TOWNSHIP DEVELOPER alienating such ERF, the TOWNSHIP DEVELOPER shall secure the COUNCIL'S right to register such servitude, without the COUNCIL incurring any costs in respect thereof.
- 12.6 All engineering services to be protected by servitudes to be registered in favour of the COUNCIL. It is agreed that the servitudes shall comply with the following conditions:
- 12.6.1 the COUNCIL shall have 24 hour access to the servitude for its officials and contractors for the execution of work on behalf of the COUNCIL;
- 12.6.2 no permanent structures, big shrubs, or trees are allowed over or in the servitude area;
- 12.6.3 during the maintenance of the services located within the servitude area, the necessary repair to damaged paving and other improvements will be for the account of the owner of

M-N

T.F.

such improvements and the COUNCIL will not be held liable for any damages whatsoever;

12.6.4 the DEVELOPER shall notify future purchasers/owners affected by the servitude of the existence of the services on their PROPERTIES;

12.6.5 all damages to existing SERVICES during the development process in respect of SERVICES pointed out by the COUNCIL to the DEVELOPER, shall be for the account of the DEVELOPER. Proof of all way leave of affected parties such as Telkom, Provincial Roads Department, National Transport Commission, Petronet, Eskom, Gascor and local and regional authorities, shall be kept on site at all times by the contractor appointed by the DEVELOPER and copies of the approved way leaves must be submitted to the COUNCIL's various services departments.

13. Obstruction on site

The presence of any obstruction or adverse conditions of whatsoever nature on the site of the TOWNSHIP shall not reduce the obligations of the DEVELOPER in any way.

14. Plans, drawings, environmental management and general requirements

14.1 It is recorded that an environmental impact assessment has been concluded in the township establishment process.

- 14.2 A copy of the approved general plan will be submitted to all relevant departments of the COUNCIL.
- 14.3 After completion of the relevant works, as built drawings shall be submitted to the relevant department showing the complete layout and exact positions of the new services.
- 14.4 All drawings must be submitted in LO 27 Format, drawing, pdf and shapefile format.
- 14.5 The shapefiles must be in attribute format.
- 14.6 A capitalization certificate needs to be submitted when any certificates are issued in terms of the Regulations.
- 14.7 Detail costed BoQ split into different sectors for each specific service, Water, related P&G and earthworks, as well as for sanitation, roads, stormwater, electricity and all other ENGINEERING SERVICES.
- 14.8 All properties that have to be transferred to the COUNCIL will be listed and the information shall be supplied in accordance with the COUNCIL's Asset Management requirements.
- 14.9 Completion certificates for each sector must be signed-off by the COUNCIL's Monitoring and Evaluation, Sector Department (Planning and Ops).
- 14.10 A copy of the Services Agreement shall be submitted to the Manager: Programmes and Admin of the COUNCIL.

14.11 No Regulation 101, 82 or 38 will be issued until the information set out above has been submitted and approved by IMQS in Stellenbosch, and the go-ahead has been given to the COUNCIL that the information can be submitted to the system and is sufficient.

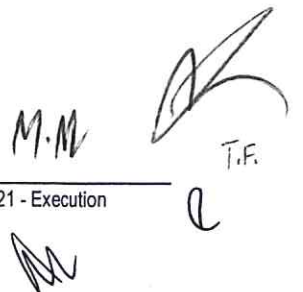
14.12 All new services must be recorded on an asset register. The format of such register will be provided by COUNCIL.

14.13 The TOWNSHIP DEVELOPER shall contact the following entities (if applicable), in order to ensure that such service providers are not affected:

- Eskom
- ArcelorMittal
- Telkom
- Rand Water
- Afrox
- Air Products
- Gascor
- Sasol Gas

15. No waiver

Nothing in this Agreement shall be construed as a waiver by the COUNCIL of the requirements under any of its by-laws, or as dispensing with any such by-laws or regulation in favour of any party, or diminishing or detracting from any of the rights and privileges to which the COUNCIL is entitled under the said by-laws or any other law.

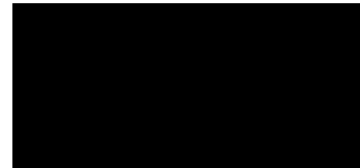
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16. **Domicilium citandi et executandi**

16.1 The parties hereby choose the addresses set out below for purposes of delivery and/or service of any notices and/or legal process which may ensue from this Agreement:

16.1.1 THE COUNCIL: Klasie Havenga Street
VANDERBIJLPARK

16.1.2 THE DEVELOPER:



16.2 Any of the parties hereto shall be entitled to alter its *domicilium* by way of written notice delivered to the other at its *domicilium* provided that such alteration shall not be operative prior to expiry of the period of thirty (30) days from date of delivery of such notice of alteration.

16.3 Notwithstanding the provisions of this clause, none of the parties shall be entitled to name a *domicilium citandi et executandi* outside of the borders of the Republic of South Africa as presently constituted. Should any of the parties purport to alter its *domicilium citandi et executandi* in conflict of the last mentioned provision, the existing *domicilium* of such party shall continue to be in force despite such purported alteration.

16.4 All notices delivered by way hand shall be delivered during normal business hours at the above mentioned addresses and shall be deemed to have been received immediately.

16.5 All notices dispatched by way of prepaid registered post shall be deemed to have been received within 7 (SEVEN) days from date of dispatch, unless the contrary is proved by the addressee.

17. Mediation and arbitration

17.1 In the event of any dispute between the parties relating to the interpretation of any one or more of the provisions of this agreement, either party to this agreement may request that such dispute be referred to mediation by a single mediator. If the parties agree to mediation then a mediator shall be selected by agreement between the parties or, failing such agreement, be nominated by a mutually respected neutral party. The written opinion expressed by the mediator should be accepted by both parties hereto unless and until otherwise ordered in arbitration proceedings referred to below. The mediator shall formulate his costs in respect of the mediation and these shall be borne equally by the parties hereto.

17.2 If either party to this agreement be dissatisfied with or unwilling to accept mediation or an opinion expressed by the mediator then either party may, by written notice served upon the other, within three calendar months of the date of declaring a dispute or of the mediator's decision, require that the dispute or difference arising out of this agreement shall be referred to arbitration.

17.3 Such arbitration shall be conducted in accordance with the provisions of the Arbitration Act (Act No 42 of 1965, as amended from time to time), provided that :

- 17.3.1 the arbitration proceedings shall take place within the Gauteng province;
- 17.3.2 it shall not be compulsory to apply the requirements of the law of procedure or the usual rules of evidence, strictly;
- 17.3.3 the arbitrator shall be an advocate with at least 10 years practical experience as appointed by the President of the Johannesburg Bar Council;
- 17.3.4 the arbitrator shall be entitled to call for the assistance and/or evidence of specialists and/or professionals as in his opinion may be required in view of the essential nature of the dispute or any particular facet thereof,
- 17.3.5 the decision of the arbitrator shall be final and binding on both parties and may be made an order of a competent court.

18. Engineer's specifications

It is recorded that the township developer has appointed registered engineers in accordance with the guidelines and that the engineers' specifications must be approved by the COUNCIL's various services departments.

19. **Contractor's obligations and substitution of securities**

At the date of issuing of the final completion certificate by the COUNCIL, the DEVELOPER shall cede all of its rights, title and interest but not its obligations in the contract(s) concluded with the relevant construction contractors to the COUNCIL - such contracts to contain the necessary provisions entitling the DEVELOPER to such unilateral cession(s). No consideration shall be payable by the COUNCIL to the DEVELOPER in this connection.

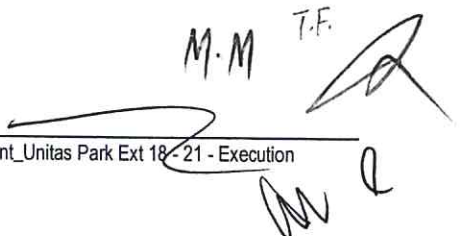
20. **Cession of rights and transfer of obligations**

The TOWNSHIP DEVELOPER shall not be entitled without the written consent of the COUNCIL obtained beforehand which consent may not be unreasonably withheld to waive or assign any of its rights or obligations undertaken in terms of THIS AGREEMENT.

21. **Breach**

21.1 Should any of the parties breach any of the conditions of this AGREEMENT, the party concerned shall be obliged to advise the defaulting party of such breach in writing and should the defaulting party not remedy such breach within such reasonable time as the party concerned may determine, calculated from the date of posting the notice (such reasonable time is to be specified in the notice), the party concerned shall have the right in its discretion of either cancelling this AGREEMENT without prejudice to any claim for damages to which it may be entitled, or alternatively, of holding the defaulting party bound hereunder and enforcing specific performance against him.

M.M. T.F.

Handwritten signatures and initials. On the left, a signature that appears to be "M.M.". To its right, the initials "T.F." are written. Further right, there is a large, stylized signature. Below these, there are more handwritten marks, including what looks like "AN" and a large "Q" or "C".

21.2 In the event of a cancellation of the party concerned shall have the right to claim compensation from the defaulting party for damages suffered by it as a result of the defaulting party's failure or neglect to comply with any of the provisions of this AGREEMENT. In the event of the party concerned deciding to hold the defaulting party bound hereunder and enforcing specific performance against him, all monies owing by the defaulting party to the party concerned in terms of this AGREEMENT shall immediately become due and payable and the party concerned shall further be entitled to claim from the defaulting party compensation for all damages suffered by it as a result of the defaulting party's failure or neglect to comply with any of the provisions of this AGREEMENT.

22. Full agreement

The parties acknowledge that the above written Agreement constitutes the whole Agreement between the parties and that they have not entered into any other agreement, verbally or in writing, with each other.

The preamble to this AGREEMENT shall form an integral part of this AGREEMENT. No amendment of this AGREEMENT shall be of any force or effect unless it is made in writing and signed by both parties, nor shall any verbal amendment of this clause be of any force and effect unless agreed to in writing and signed by both parties.

23. Costs of agreement

Each party shall pay its own costs relating to negotiations and preparation of this AGREEMENT and the drafts from which it was created.

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24. General

24.1 Unless the DEVELOPER commences with the DEVELOPMENT within a period of 5 (five) years of the signature of this AGREEMENT, the COUNCIL shall be entitled, but not obliged, to revisit the terms and conditions of this AGREEMENT insofar as it relates to the availability of bulk services, to determine whether such available bulk services should not be made available for other developments. The parties will then either agree to extend the time period to commence with the DEVELOPMENT or to make such available bulk services available to other developers, on condition that bulk services provided by the DEVELOPER shall be paid for by either COUNCIL or the other developer to whom the services are made available to, taking into consideration the principles for the calculation of bulk service contributions, as set out in clause 8 above.

24.2 The AGREEMENT shall be binding on the parties' successors in title, and insofar as it relates to the DEVELOPER, if the TOWNSHIP and/or any portion thereof are being disposed of, the DEVELOPER shall include in its deed of disposal a clause to the effect that this AGREEMENT shall apply *mutatis mutandis* to such successor in title and be enforceable by the COUNCIL against such successor in title.

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T.F.

Q

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SIGNED AT Vanderbijlpark ON THIS 12 DAY OF
NOVEMBER 2019.

AS WITNESSES:

1.

[Signature]

2.

[Signature]

[Signature]
COUNCIL

SIGNED AT VANDERBIJLPARK ON THIS 4 DAY OF
OCTOBER 2019.

AS WITNESSES:

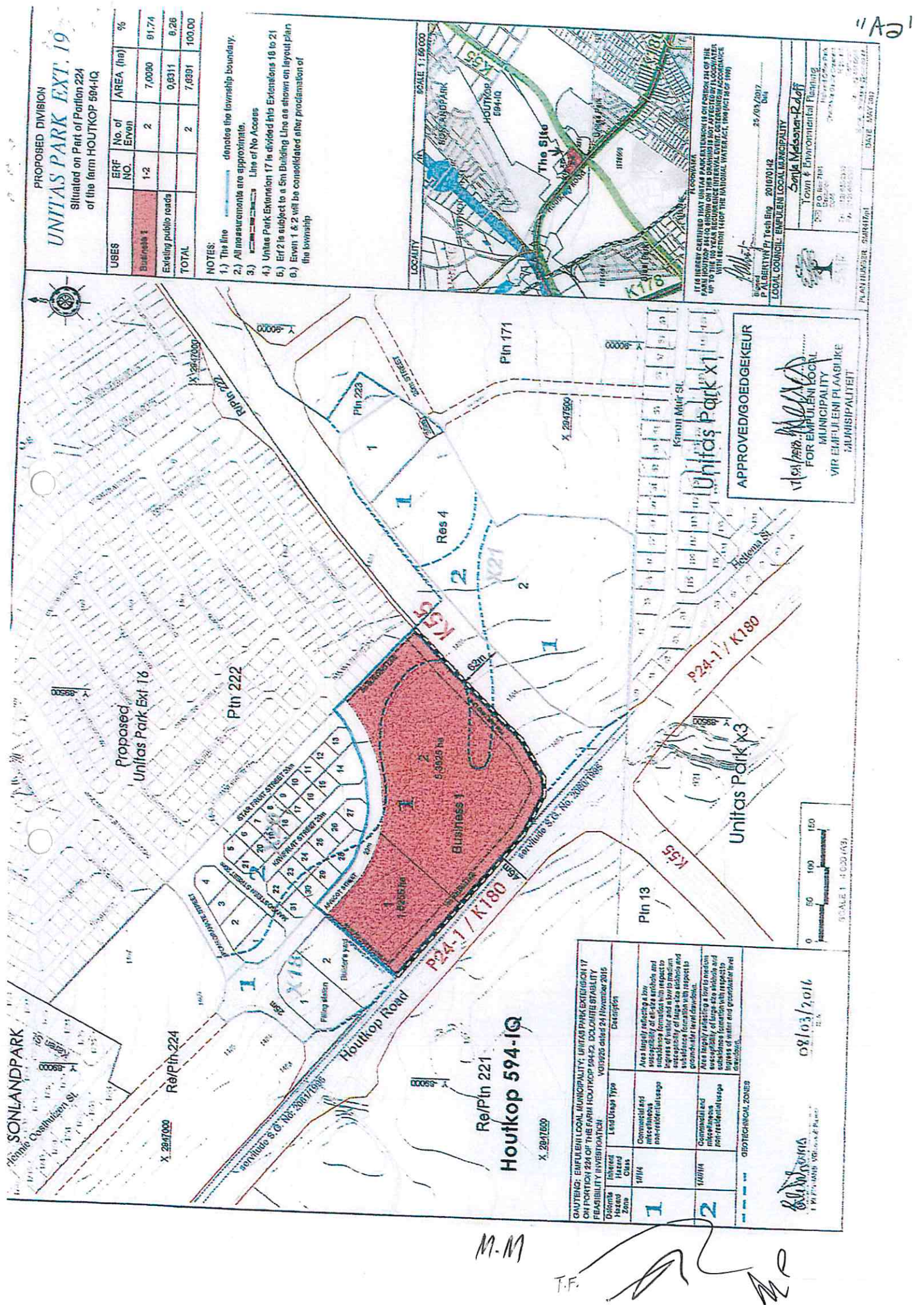
1.

Wasser

2.

[Signature]

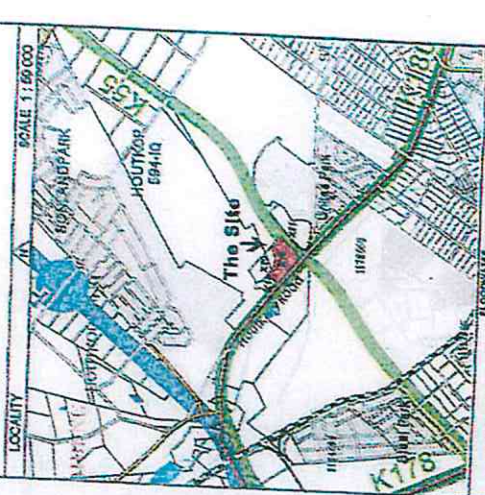
[Signature]
TOWNSHIP DEVELOPER



PROPOSED DIVISION
UNITAS PARK EXT. 19
Situating on Part of Portion 224
of the farm HOUTKOP 594-IQ

USES	ERF NO.	No. of ERFEN	AREA (ha)	%
Business 1	1-2	2	7,0080	91,74
Existing public roads			0,8311	9,26
TOTAL		2	7,8391	100,00

NOTES:
1.) The line ——— denote the township boundary.
2.) All measurements are approximate.
3.) ——— Line of No Access
4.) Unifas Park Extension 17 is divided into Extensions 18 to 21
5.) Erf 2 is subject to a 5m Building Line as shown on layout plan
6.) Even 1 & 2 will be consolidated after proclamation of the township



LET HEREIN CERTIFY THAT UNIFAS PARK EXTENSION 19 ON PORTION 224 OF THE FARM HOUTKOP 594-IQ, AS SHOWN ON THIS DRAWING IS NOT AFFECTED BY FLOODWATER UP TO THE 1% YEAR RETURN PERIOD, DETERMINED IN ACCORDANCE WITH SECTION 114 OF THE NATIONAL WATER ACT, 1956 (ACT 48 OF 1956)

25/03/2017

LOCAL COUNCIL: EMPHLENI LOCAL MUNICIPALITY

Sanja Nkomo-Ratof

Town & Environmental Planning

25/03/2017

DATE: 25/03/2017

APPROVED/GOEDGEKEUR

11/04/2017

FOR EMPHLENI LOCAL MUNICIPALITY

VIR EMFUFENI PLAASLIKE MUNISIPALITEIT

CAUTION: EMPHLENI LOCAL MUNICIPALITY: UNIFAS PARK EXTENSION 17 ON PORTION 224 OF THE FARM HOUTKOP 594-IQ. DOLPHIN STABILITY FEASIBILITY INVESTIGATION. VOIR 2016 dated 24 November 2016

Zone	Inherent Hazard Class	Land Usage Type	Description
1	10/14	Commercial and industrial non-residential usage	Area largely reflecting a low susceptibility of erosion and ingress of water and with respect to susceptibility of large size subsidence and subsidence formation with respect to ground-water level draw-downs.
2	14/14	Commercial and industrial non-residential usage	Area largely reflecting a low to medium susceptibility of large size subsidence and subsidence formation with respect to ground-water level draw-downs.

BIOTECNICAL ZONES

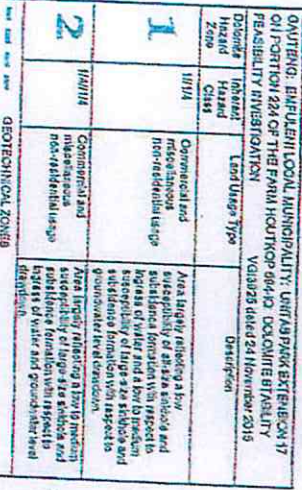
08/03/2016

1 M.P. 10000 V.G. 10000 P. 10000

M.M

T.F.

Handwritten signature and initials.



17/01/2018
FOR EMULEN LOCAL

- 1.) The line ----- denotes the township boundary.
- 2.) All measurements are approximate.
- 3.) ----- Line of the Access
- 4.) Unlaid Part Extension 17 is divided into Extensions 18 to 21
- 5.) If 1 is subject to a proposed Right of Way servitude, 30m wide turning circle
- 6.) Even 1 & 2 will be consecrated after proclamation of the township
- 7.) Even 1 & 2 are subject to a further voluntary estate intervention

[illegible]

Donja Melsner-Rodoff

Toward Environmental Planning

PLANTING: 3/15/10 to 3/16/10

DATE: MAY 2017

1 August 2008

Messrs Trinamics
PO Box 1226
VANDERBIJLPARK
1900

Attention : Mr Straffen Short
Per e-mail: ssshort@trinamics.co.za

Dear Sir

HOUTKOP 594 IQ PORTION 156 AND 123, MIXED DEVELOPMENT BULK WATER AND SEWERAGE

- 1 The availability of bulk water and sewerage service for the above development, as described in your letter 071133 dated 25 June 2008, has been investigated and we report briefly as follows:

1.1 Bulk sewerage

The development can drain to the new Quaggasfontein outfall sewer to Leeuwkuil WCW. The outfall sewer will in future be extended to the planned regional Vaal River outfall sewer and water care facilities. The outfall sewer has sufficient capacity for the development. Leeuwkuil WCW has sufficient capacity, but the new developments and capacity of the work should be coordinated.

1.2 Bulk water supply

The new bulk water supply line from Rand Water Langerand reservoir should be operational by October 2008. The pipe line will have sufficient capacity and will in future be fed from the planned new service reservoir with TWL 1528,5 m.

- 2 The bulk water and sewerage services are sufficient to accommodate the proposed development.
- 3 We trust you find the above sufficient, but are available should you require any further information

Regards
ILIFA AFRICA ENGINEERS (Pty) Ltd



CP CLAASSENS Pr Eng
VANDERBIJLPARK

Houtkop 594 portion 156&123 developement-straffen short.doc/CD2-08

Reg no 1989/005925/07

PRETORIA:
288 Brooks St, Brooklyn
PO Box 11402 Hatfield 0028
pretoria@ilifa.biz
Tel: (012) 362 1473
Fax: (012) 362 0174

HARRISMITH:
35A Plat. Relief Street
PO Box 802 Harrismith 9380
harrismith@ilifa.biz
Tel: (058) 622 1297
Fax: (058) 623 0827

SASOLBURG:
15 Roseberry Street
PO Box 1184 Sasolburg 1947
sasolburg@ilifa.biz
Tel: (018) 978 0850
Fax: (018) 976 2547

VANDERBIJLPARK:
18A Hertz Boulevard
PO Box 6510 Vanderbijlpark 1900
vbi@ilifa.biz
Tel: (016) 981 0591
Fax: (016) 981 0593

KRUGERSDORP:
20 Oudekops Road
PO Box 6013 Westgate 1734
krugersdorp@ilifa.biz
Tel: (011) 855 5334
Fax: (011) 855 1313

RICHARDSBAY:
21 Kingfish Creek
PO Box 10612 Meerensee 3901
richardsbay@ilifa.biz
Tel: (035) 753 1083
Fax: (035) 753 1084

GEORGE:
I&R Building, Saasveld Campus
PO Box 4938 George 6539
george@ilifa.biz
Tel: (044) 871 0043
Fax: (044) 871 5181

DUNDEE:
82 Victoria Street
PO Box 1247 Dundee 3000
dundee@ilifa.biz
Tel: (034) 212 1205
Fax: 086 512 5726

SECUNDA:
15 Dania Theron Street, Shop D2
PO Box 4137 Secunda 2302
secunda@ilifa.biz
Tel: (017) 634 8895
Fax: (086) 611 4635



ASSOCIATED OFFICES

BRITS
DELMA S
MTUBA TUBA
NELSPRUIT

DIRECTORS:

CP Claassens *
F de V du Toit *
JJ Olivier *
P Krake *
AB Kriel *
JE Olivier *

ASSOCIATES:

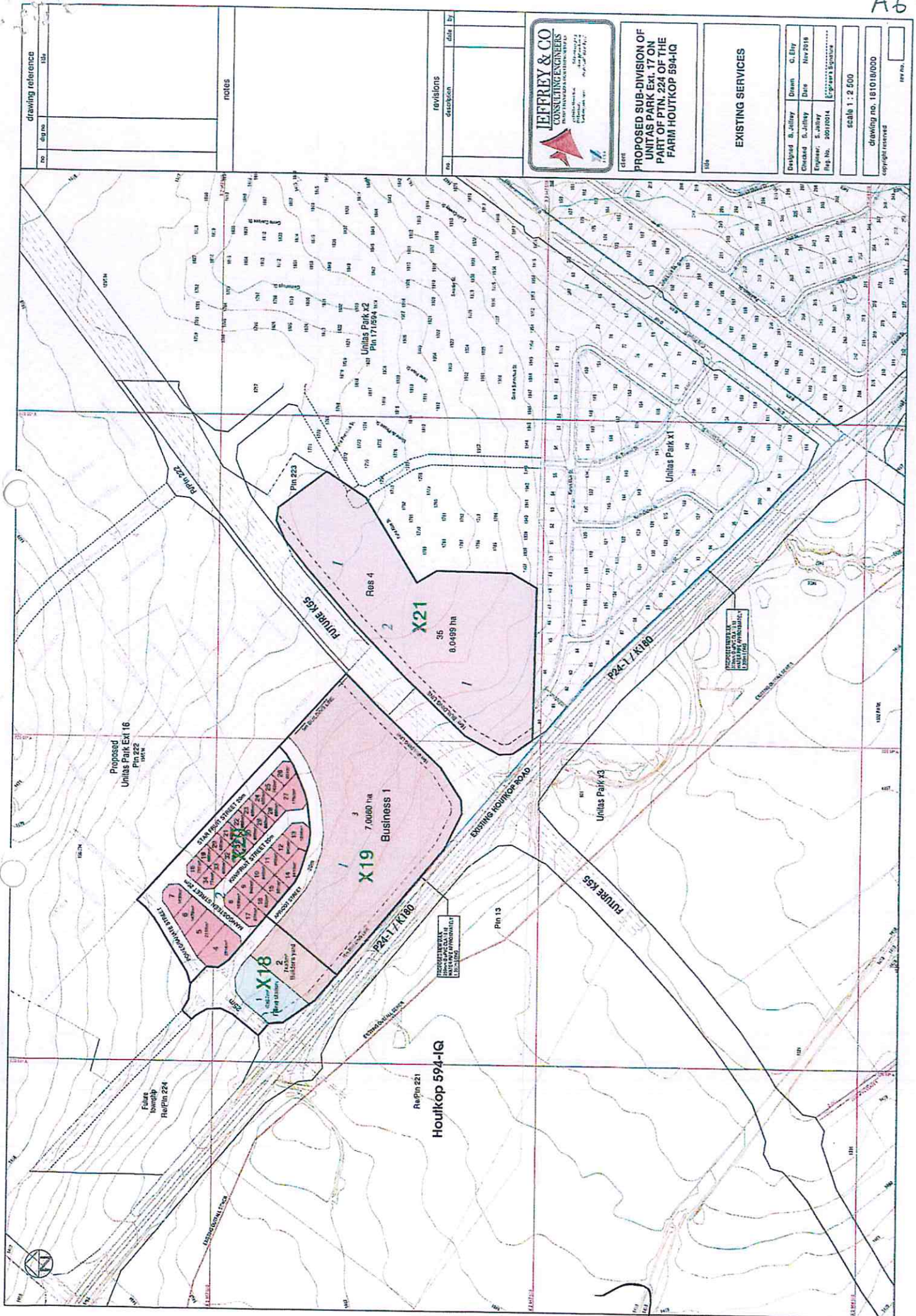
SJ Triegaardt *
DK Grebe *
* Pr Eng ** CA(SA) * Pr PM



Quality
Endorsed
Company
ISO 9001:2000

Certificate : QEC 24650

M.M. T.F. [Handwritten signatures]



drawing reference	
no	date
1	15/11/2014

notes

revisions

description

date by



client
PROPOSED SUB-DIVISION OF
UNITAS PARK EXT. 17 ON
PART OF PTN. 224 OF THE
FARM HOUTKOP 594-1Q

EXISTING SERVICES

Designed by	Jeffrey	Drawn by	G. Ely
Checked by	S. Jeffrey	Date	Nov 2014
Engineer	S. Jeffrey	Signature	[Signature]
Reg No.	2001/2014	Engineer's Signature	[Signature]

scale 1 : 2 500

drawing no. 181019/020

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M.M.T.F. [Signature]