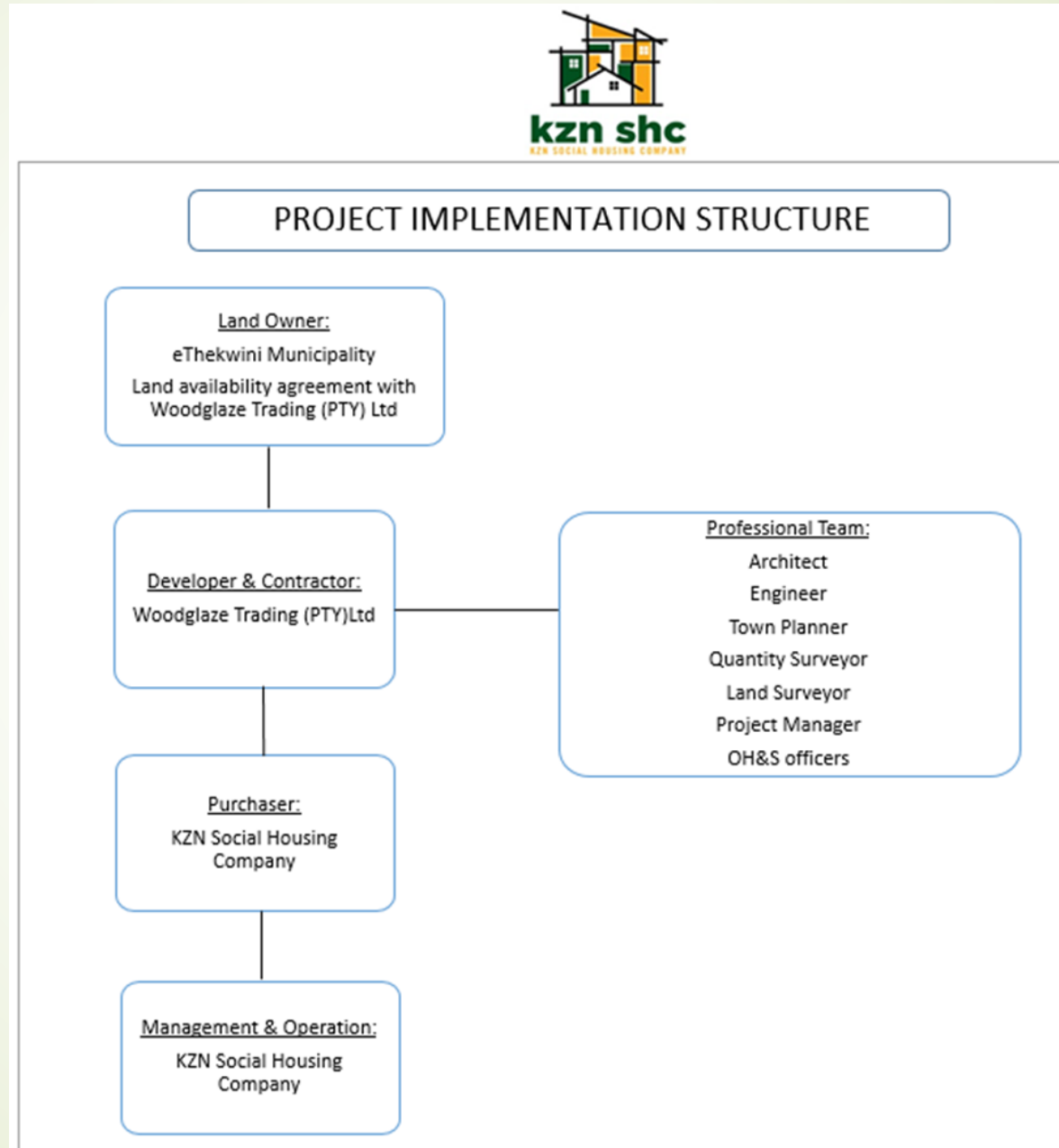


Sport Park Housing Development



CONTRACTING PARTIES & RELATIONSHIPS





PROJECT DETAILS

Parent Land Details: Portion 09 of the Farm Sykes Lot 15658

Extent: 38 172m²

Number of units proposed: 212 attached row 50m² duplex units (25m² ground & 25m² first floor)

Fully serviced with full municipal services, access roads, metered water, water borne sanitation and prepaid electricity supply

Tenure security: Social Housing – rental stock

Proposed roads to tie into existing thus providing continuity of movement

Existing Social Services

Primary School = 750m away from development

Secondary school = across the road

Community hall = 650m

Police station = 3.3km

Clinics = 1.6km and 3.5km

Numerous other medical practitioners and retail facilities in the area of development.

Concept town planning layout

PLAN SHOWING PROPOSED PORTION 109 OF THE FARM LOT SYKES NO. 15658
PTN 109 OF THE FARM LOT SYKES NO. 15658 TO BE RE-DESIGNATED TO ERF 1788 SHASTRI PARK ON REGISTRATION

SITE DEVELOPMENT PLAN



NOTES

1. All dimensions and areas are approximate and subject to change on final survey.
2. Contour intervals are at 1m apart.

LEGEND

Stormwater Discharge Points
Water Main
Stormwater Reticulation
Sewer Pipe

LAND USE SCHEDULE

LANDUSE	LOT NO.	AREA	%
RESIDENTIAL	Proposed Portion 109	38 172	10
	Remainder of Lot Sykes	172 445	82
TOTAL		210 617	100

PROPOSED PORTION 109: 212 UNITS BASED ON FREQUENCY OF 100 ZONE

I certify that this plan and all details and information shown thereon as required by section 3 (3) of the sub-divisional bylaws are correct.

D. RAMPAUL
DATE: AUGUST 2019

Local Authority

ETHEKWINI MUNICIPALITY

Owner

ETHEKWINI MUNICIPALITY

Project

PHOENIX INFILL HOUSING PROJECT

Drawing

PLAN SHOWING PROPOSED PORTION 109 OF THE FARM LOT SYKES NO. 15658
PORTION 109 OF THE FARM LOT SYKES 15658 TO BE RE-DESIGNATED TO ERF 1788 SHASTRI PARK ON REGISTRATION

Property Address

CAIRNPARK CLOSE / SPORTPARK CLOSE

Property Description

REM OF THE FARM LOT SYKES NO. 15658

SUIT: 304, BLOCK 5
41 RICH POND CIRCLE
UMHLANGA, 4319
TEL: 031 566 3935 - FAX: 031 669 3154
email: rampaul@smorgdesign.co.za

Scale

1:750

Drawing No

PI/7105 / Lot Sykes

Date

12.08/2019

Architectural Designs & Perspectives



Architectural Designs & Perspectives





ELECTRICAL LEGEND

—	GENERAL WIRING
—	TELEPHONE WIRING
—	TELEVISION WIRING
—	ANTENNA WIRING
—	ALARM WIRING
—	DATA WIRING
—	SECURITY WIRING

GROUND STOREY (UNIT 79-84)
SCALE: 1/100

1ST STOREY (UNIT 79-84)
SCALE: 1/100

TYPICAL WATER REPORT GROUND STOREY
SCALE: 1/100

TYPICAL WATER REPORT 1ST STOREY
SCALE: 1/100

GROUND STOREY (UNIT 85-90)
SCALE: 1/100

1ST STOREY (UNIT 85-90)
SCALE: 1/100

TYPICAL WATER REPORT GROUND STOREY
SCALE: 1/100

TYPICAL WATER REPORT 1ST STOREY
SCALE: 1/100

SECTION A-A
SCALE: 1/100

WINDOW AND DOOR SCHEDULE

NAME	TYPE	QUANTITY	REMARKS
W1	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W2	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W3	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W4	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W5	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W6	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W7	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W8	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W9	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W10	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W11	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W12	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W13	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W14	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W15	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W16	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W17	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W18	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W19	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W20	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W21	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W22	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W23	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W24	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W25	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W26	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W27	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W28	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W29	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W30	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W31	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W32	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W33	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W34	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W35	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W36	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W37	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W38	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W39	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W40	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W41	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W42	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W43	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W44	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W45	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W46	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W47	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W48	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W49	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W50	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W51	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W52	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W53	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W54	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W55	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W56	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W57	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W58	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W59	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W60	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W61	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W62	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W63	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W64	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W65	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W66	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W67	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W68	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W69	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W70	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W71	DOUBLE GLAZED WINDOW	1	1.2 x 1.2
W72			

FINISHINGS	ROOF
(1) ALL FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.	(1) CONCRETE ROOF DECK IS 17" @ 18" ON 12" X 18" RAFTER TRUSSER, SHOWN/AS AT R/OI DETAILS.
(2) FOUNDATIONS ARE NOT TO ENCRONCH ON ADJ. PROPERTY'S.	(2) WALLPAPER SECURED WITHIN GALLY.
(3) FOUNDATIONS TO BE TAKEN DOWN TO FIRMER GROUNDING.	(3) GALLY BRINS BUILT UP TO DICKWORK.
(4) ALL TWO FEETTERS ON FIELDS ACCORDING TO BE TO ENGINEER'S DETAIL.	(4) EASY CURE CONCRETE - 4000 PSI.
	(5) RAIN WATER GUDS TO BE PVC.
	(6) A 4 TYPE OF REINFORCED CEMENT WITH CORROSION ON A 3/8" DIAMETER @ 48" MAX. CENTER.
FLOORS	
(1) 100 MM CONCRETE SLAB WITH CONCRETE/STEEL MESH ON 250 MM DIA ON FORMED CONCRETE/STEEL MESH. ALL PROPOSED AND IS SHOWN/AS AT R/OI DETAILS.	

- (1) CONCRETE FLOOR SLABS 12" THICK ON 18" DIA. REINFORCING TRUSSES, GANGMAILED AT 800 CENTERS.
- (2) WALL PLATE SECURED WITH 4" GALV. HOOP IRONS BUILT INTO BLOCKWORK.
- (3) RAFTS OVERHEAD - 600mm.
- (4) RAIN WATER GOOD TO BE PVC.
- (5) 5.4 CYCLOPE REINFORCED CEILING WITH CORNICICES ON .8 X 35 BRACKETING AT 600 MAX. CENTERS.

(2) EXTERNAL WALLS TO BE 200 BLOCKS.
(3) EXTERNAL 200 BLOCKS.
(4) PLASTER & PAINT TO BOTH SIDES
(5) ALL P.C. LEVELLS, RETAINING BOUNDARY WALL
BLOCK COLUMNS TO ENGINEERS DETAILS.

WINDOWS & DOOR
(1) ALL WINDOWS, DOOR FRAMES & DOORS TO BE

THE FOLLOWING SAMPLE VERIFICATION CHECKLISTS MUST BE USED TO VERIFY THE DESIGN AND FITTINGS. THE SERIALS OF PROPERLY COORDINATED PARTS, SERVICES AND CROSSOVERS SHOULD BE RECORDED IN THE FOLLOWING:

- *AIR-TEMP TO BE PROVIDED
- *SOIL POSITIONING AS IN SABS
- *MEN 2 AIR BRACKETS PER BOILER
- *MEN 2 TO COMPLY WITH SABS
- *ALL FUELING MATERIAL TO BE SABS APPROVED
- *MEN DRAINAGE TO BE READ IN CONSUMPTION METER
- *ENGINEERS DETAIL DRAWINGS AND ENERGY GIFT REPORT PAGE 34 WHERE APPLICABLE.

THE ATTENTION OF THE OWNER IS DRAWN TO THE FACT THAT CHANGES TO THE PLAN AND / OR SPECIFICATIONS AFTER OFFICIAL APPROVAL ARE LIKELY TO INVALIDATE THAT APPROVAL. PLANS TO BE READ IN CONJUNCTION WITH WATER & ENERGY EFFICIENCY REPORT.

[illegible]



Shastri Park Housing Development Restructuring Zone

The project falls within a gazetted restructuring zone as promulgated by Department of Human Settlements in Government Gazette No. 40815 No. 390 of 28 April 2017

NO. 390

DEPARTMENT OF HUMAN SETTLEMENTS

28 APRIL 2017

RESTRUCTURING ZONES

The Department of Human Settlements hereby publishes for public information the following Restructuring Zones in terms of Social Housing Policy, the Guidelines and the Social Housing Act, 2008 (Act no. 16 of 2008) :

Kwa Zulu Natal Province

Municipality	Name of Town	Name of RZ area
Emnambithi Local Municipality	Ladysmith	Hospital Park
		Ladysmith Central
		Dunlop
Newcastle Local Municipality	Newcastle	Arbor Park
		Newcastle central
		Fernwood
Kwa-Dukuza Local Municipality	Stanger	Kwadukuza CBD
		Blythedale Beach
		Hyde Park
Mhlathuze Local Municipality	Richards Bay	Aquadene
	Empangeni	uMhlathuze Village
Hibiscus Coast Local Municipality/Ray Nkonyeni LM	Port Shepstone	Marburg
		Protea Park
		Uvongo
		Cornubia
eThekweni Metropolitan Municipality	eThekweni/Durban	Bridge City
		Newlands
		Phoenix
		Chartsworth
		KwaMashu and surrounds



Project Feasibility

The project feasibility has been addressed via analysing 6 key factors:

- 1 Housing Demand
- 2 Land Availability
- 3 Bulk Services Availability
- 4 Development Cost
- 5 Yield
- 6 Maintenance Costs



Project Feasibility

1 DEMAND

The demand for housing in the area is attested to in the Socio Economic Study undertaken, referenced 'Proposed Sportspark Social Housing Development Situated on Portion 109 of the farm Lot Sykes No 15658: Market Analysis Report', concluding the need for the project.

**PROPOSED SPORTSPARK SOCIAL HOUSING
DEVELOPMENT SITUATED ON PORTION 109 OF
THE FARM LOT SYKES NO 15658:**

MARKET ANALYSIS REPORT

September 2020



PREPARED FOR:



kzn shc
KZN SOCIAL HOUSING COMPANY

Mr. Muhammad Mosam
KZN SOCIAL HOUSING COMPANY
2 Premier Place
Phoenix Industrial Park
Phoenix
4080

Tel: (031) 500 6211
Fax: (086) 560 0591
Email: finance@kznshc.co.za

PREPARED BY:



Mr. Philani Cele
Mabune Social Housing & Development
187 Cato Road
Glenwood
Durban
4001

Tel: (031) 201 1749/1729
Fax: (086) 750 0183
Email: philani@mabune.net

Feasibility Study Cont...

2 Land Availability

The land is available via the agreement with the City which would culminate in a purchase and sale agreement, of which the draft agreement has been prepared.

ETHEKWINI MUNICIPALITY
Tenders Section

2nd Floor Rennie House
41 Victoria Embankment
Durban 4001
P O Box 1014
Durban 4000
Tel: (031) 311 4155
Fax: (031) 311 4030
E-mail: bell@edurban.gov.za
Website: http://www.durban.org.za

Our Ref: (0)1B/Phoenix Infill
Your Ref:
Enquiries: Mr Bell
Tel: 311 4155
Fax: 311 4030

Woodglaze Trading (Pty) Limited
t/a Lady Brick
No. 9 Bridal Veil Road
WATERFALL
3652

2005-03-18

REGISTERED POST

Dear Sirs

PHOENIX INFILL SITES - APPOINTMENT OF A DEVELOPER

I hereby accept your offer for the development of Phoenix infill sites subject to the following:

- You providing detailed plans in terms of specifications, materials and finishes
- You providing clear proposals of meeting the 25% of the beneficiaries from the subsidy income band of people earning less than R3 500.00 per month as well as 75% middle income beneficiaries between R3 500.00 and R7 000.00
- beneficiaries being allocated as per Council Resolution dated 2004-04-06, which stipulates the allocation criteria.

This contract must be carried out subject to and in conformity with my Councils Bylaws and any other applicable legislation.

Kindly acknowledge receipt of this letter.

Yours faithfully

[Signature]
I S M BELL
for and on behalf of the eThekweni Municipality in his capacity as Tenders Officer, he being duly authorised hereto by the City Manager in terms of delegated authority in accordance with Council Resolution dated 2002-11-15.

cc: Head : Housing

2005 115/1

DRAFT

Prepared by me

[Signature]
CONVEYANCER
OMPRAKASH RAMLAKHAN

OMPRAKASH RAMLAKHAN
ATTORNEYS & CONVEYANCERS
Ramlakhan House
5A Sunford Drive
Phoenix, Durban
Tel: 0315848395/031 823 7500

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

appeared before me, REGISTRAR OF DEEDS at Pietermaritzburg, the said appearer being duly authorised thereto by a Power of Attorney granted to him by

ETHEKWINI MUNICIPALITY

which said Power of Attorney was signed at PHOENIX on

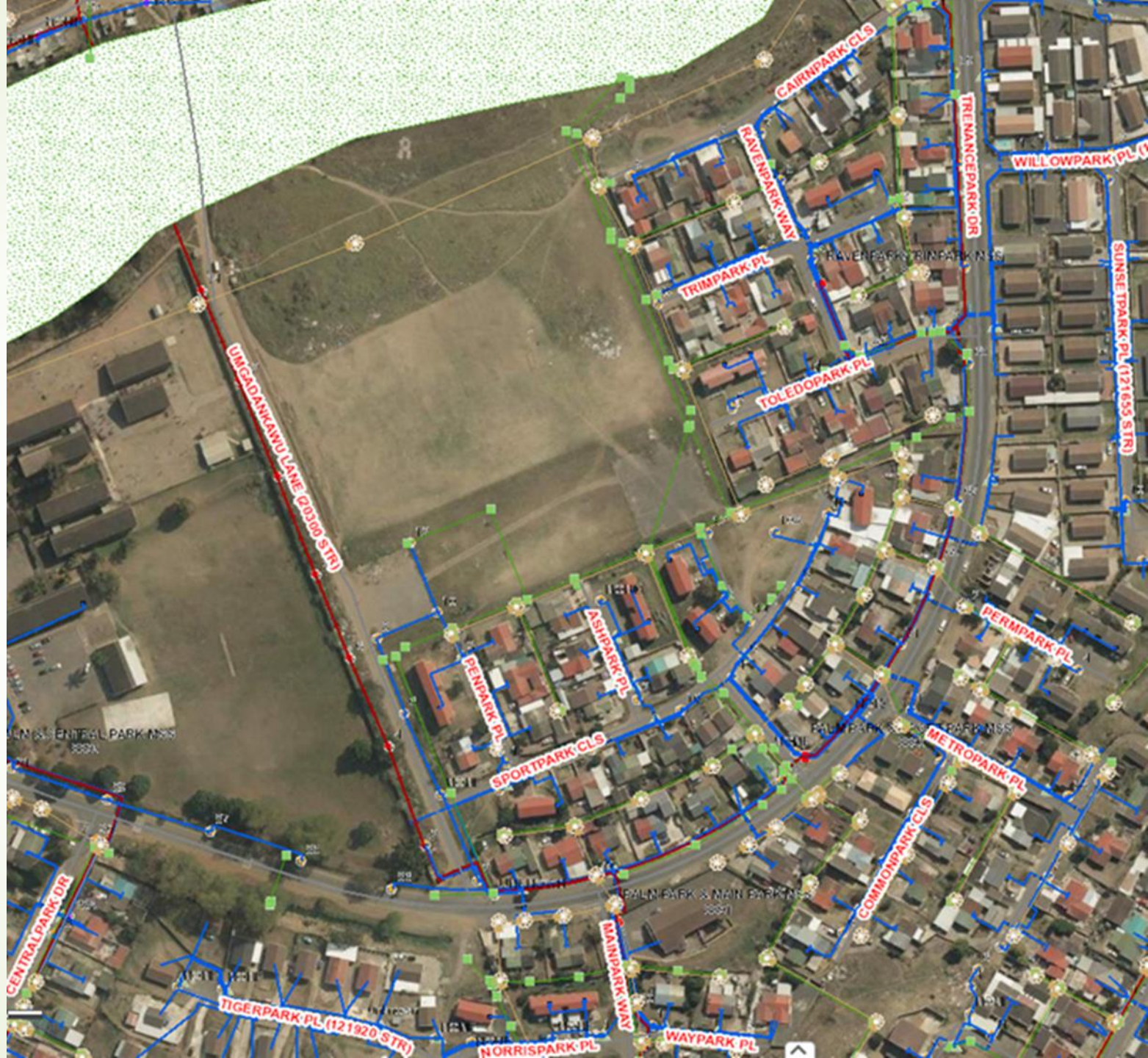
2005 115/1

GhostConvey 13.5.4.2

Feasibility Study Cont...

3 Bulk Services

Bulk services is available in close proximity to the project as it feeds the existing community and no augmented services are envisaged, as attested to by building plan approvals





Feasibility Study Cont...

4 Development Cost

The cost of the top structures is market related in that the nett rate per m² is R 5 089 as demonstrated by the Project Quantity Surveyor.

(extract from QS BoQ)

SUITE 18, BLOCK A, BROADLANDS OFFICE PARK, 9 MOUNTVIEW
CLOSE, MT EDGEcombe, 4156, DURBAN, SOUTH AFRICA
CLUSTER BOX 24366, BROADLANDS, 4156, DURBAN, SOUTH AFRICA
TEL: 031 539 5336 • EMAIL: RECEPTION@AIQS-KZN.CO.ZA

AKHA IZWE
QUANTITY SURVEYORS

07 October 2020

KZN Social Housing Company
2 Premier Place
Phoenix Industrial Park
Phoenix
4068

Attention: Mr. M. F. Mosam

Dear Sir

PROPOSED SPORTSPARK HOUSING AT SHASTRI PARK, PHOENIX FOR KZN SOCIAL HOUSING COMPANY

Please find attached priced Bills of Quantities for the above project. The Total Development Cost is R68 679 175,50 (excluding VAT) and is summarised as follows :

Typical Unit : R244 254,50 x 212 No. of Units : R 51 781 954,00
External Works : R 16 897 221,50
Total Development Cost : R 68 679 175,50

The Top Structure Cost per m² is R244 254,50 ÷ 48m² = **R 5 089 / m²**

The Overall Development Cost per Unit is R68 679 175,50 ÷ 212 No. of Units = **R 323 958 / unit**

The Overall Project Cost per m² is R68 679 175,50 ÷ (212 Units x 48m² / unit) = **R 6 749 / m²**

We trust that the above meets your requirements and please contact us should you have any queries.

Yours faithfully
AKHA IZWE QUANTITY SURVEYORS

A.A MULLA

Feasibility Study Cont...

5 Yeild

The proposed layout is compact, medium density with a gross density of 55du/ha.

3.4 EXISTING LAND USE



LEGEND:

 THE SITE/ UNDER CONSTRUCTION	 RESIDENTIAL	 INFORMAL/ FORMAL HOUSING
 EDUCATION	 COMMERCIAL	 BED AND BREAKFAST
 WORSHIP	 OPEN SPACE	

3.5 DEVELOPMENT YIELD

SITE DESCRIPTION (PROPOSED)	CURRENT ZONING	SITE AREA	MAXIMUM YIELD (UNITS PERMITTED)
Portion 109 of the Farm Lot Sykes No. 15658	Special Residential 180	38 172 m ²	212 Units (38 172 m ² / 180 m ²)

(extract from planning report)



Feasibility Study Cont...

6 Maintenance

Being a new development and taking maintenance into account at the design and implementation phase, the long term maintenance costs are low.

KZN SHC LONG-TERM MAINTENANCE PLAN TEMPLATE							
Date of version:		1/12/2019					
Inflation		5,00%					
Annual Budget			2020	2021	2022	2023	2024
Phoenix 1	Planned Cyclical Maintenance & Servicing	952 558	988 851	995 495	1 038 238	1 087 122	
	Reactive Maintenance	28 588	29 582	30 148	31 347	32 581	
	Vacancy Maintenance	6 522	6 722	6 987	7 288	7 581	
	Common Area & Grounds Upkeep Maintenance	24 884	25 488	26 452	27 222	28 128	
	Phoenix 1 Total	992 558	995 822	1 058 982	1 095 288	1 145 952	
Sports Park	Planned Cyclical Maintenance & Servicing	0	161 830	169 922	178 418	187 339	
	Reactive Maintenance	0	3 339	3 506	3 681	3 865	
	Vacancy Maintenance	0	1 113	1 169	1 227	1 288	
	Common Area & Grounds Upkeep Maintenance	0	2 671	2 805	2 945	3 092	
	Sports Park Total	0	168 953	177 401	186 271	195 585	
Phoenix 2	Planned Cyclical Maintenance & Servicing	0	0	128 488	132 972	138 628	
	Reactive Maintenance	0	0	2 622	2 748	2 881	
	Vacancy Maintenance	0	0	872	902	938	
	Common Area & Grounds Upkeep Maintenance	0	0	2 888	2 982	3 082	
	Phoenix 2 Total	0	0	132 008	138 602	144 528	
Phoenix 3	Planned Cyclical Maintenance & Servicing	0	0	0	281 982	292 982	
	Reactive Maintenance	0	0	0	6 287	6 528	
	Vacancy Maintenance	0	0	0	1 288	1 328	
	Common Area & Grounds Upkeep Maintenance	0	0	0	2 288	2 382	
	Phoenix 3 Total	0	0	0	290 558	301 200	
KZN SHC Total		942 678	1 158 765	1 348 918	1 627 236	1 708 598	
	Planned Cyclical Maintenance & Servicing	902 934	1 109 911	1 292 046	1 558 631	1 636 562	
	Reactive Maintenance	18 630	22 901	26 658	32 159	33 767	
	Vacancy Maintenance	6 210	7 634	8 886	10 720	11 256	
	Common Area & Grounds Upkeep Maintenance	14 904	18 320	21 327	25 727	27 013	
		942 678	1 158 765	1 348 918	1 627 236	1 708 598	
	Per month	78 557	96 564	112 410	135 603	142 383	



Feasibility Study Cont...

Based on the above 6 favourable metric's used to gauge the project feasibility, there is very strong indicators of the project being feasible.

Target Rental Market

Tenure security shall be via the rental tenure option as this is where there is a lack of opportunities within this target group.

The target market, shall be the following:

Primary Target Market	% of Units	Rental
R1 500-R3 500	10%	R625
R3 501-R5 500	20%	R1 215
Secondary Target Market	% of Units	Rental
R5 501-R7 700	20%	R2 112
R7 701-R11 300	20%	R3 325
R11 301-R15 000	30%	R3 866



Project readiness

1) Completed tasks:

- 1.1 Sub-divisional diagrams
- 1.2 Tachometric Survey
- 1.3 Consolidation diagram
- 1.4 Town planning layout and report
- 1.5 Top structure building plan approvals
- 1.6 Civil Infrastructure plan approvals
- 1.7 Socio economic study

2) In progress:

- 2.1 Project funding packaging
- 2.2 Town planning approval
- 2.3 SG lodgement and approval
- 2.4 Beneficiary/tenant administration process (Beneficiary identification to be undertaken in collaboration with the City utilising City's allocation criteria & processes)



Thank you

