



KWAZULU-NATAL PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA



PROJECT TITLE: BRIDGE CITY TOWERS PROVINCIAL PSC PROGRESS UPDATE

17 FEBRUARY 2021

GROWING KWAZULU-NATAL TOGETHER



CONTENTS

1. Project profile
2. Planning Milestones Completed
3. Outstanding Milestone and projected timeframe
4. Challenges and required interventions
5. Projected Timeframe to graduate to construction



1. PROJECT PROFILE

- | | |
|--|---|
| 1. Project name | : Bridge City Towers |
| 2. Number of units | : 1130 |
| 3. Municipality | : EThekweni |
| 4. GPS Co-ordinates | : Lat: 29°43'32.43"S
Long: 30°59'20.89"E |
| 5. Restructuring zone | : Bridge City |
| 6. SHI/ODA | : Instratin Properties |
| 7. Date of PSC endorsement | : July 2017 |
| 8. Submitted to the SHRA (Yes/No) | : Yes |
| 9. Enrolled on SHRA project pipeline (yes/No):
(Approved) | Yes |



2. PLANNING MILESTONES COMPLETED

✓ Land Sale Agreement	Signed	✓ Municipal Letter of Support	Received
✓ Bulk Services	In place	✓ Provincial Letter of Support	Received
✓ Market Demand Study	Concluded	✓ Capital Raising:	
✓ SDP Submission	Concluded	➤ SHRA Grant	Concluded
✓ Environmental Authorisation	Exempt	➤ Commercial Funding	In progress
✓ Geotechnical Investigation	Concluded	✓ Township Proclamation	Concluded
✓ Topographic Survey	Concluded	✓ Link Services	To be installed during construction
✓ Building Designs & Engineering Reports	Concluded	✓ Building Plan Approval	In progress
✓ Financial Modelling/Feasibility Study	Concluded	✓ Appointment of Contractor/s	In progress
✓ Bills of Quantities	Concluded	✓ NHBRC Registration	Awaiting building plan approval



3. OUTSTANDING MILESTONE AND PROJECTED TIMEFRAME

Activity	Target Date	Comments
Building Plan Approval	19/03/2021	Meetings held with ETM last week and yesterday to address comments on drawings. In-person meeting scheduled for Tuesday 23-02-2021.
Stakeholder Engagement	In progress	Regular meetings being held with ETM, community representatives and identified business forum. Presentation to local communities to be scheduled once commencement date has been confirmed.
SHRA Financial Close	31/03/2021	Awaiting building plan approval as indicated above and DBSA funding which is anticipated to be approved late February to early March 2021.



3. OUTSTANDING MILESTONE AND PROJECTED TIMEFRAME

Activity	Target Date	Comments
Contractor Appointment	In progress	
Project Launch	April 2021	Awaiting Building Plan approval and notification of commencement date.
NHBRC Enrolment		Plans submitted but awaiting building plan approval
Construction	12/04/2021	Date dependent on building plan approvals and SHRA Financial Close



4. CHALLENGES AND REQUIRED INTERVENTIONS

- Instratin in discussions with the municipality's planning department, through the Catalytic Projects Office, to resolve the last of the outstanding comments pertaining to natural lighting and ventilation.
- Meeting scheduled for next Tuesday (23-02-2021) to resolve issues.



5. PROJECTED TIMEFRAME TO GRADUATE TO CONSTRUCTION

Construction anticipated to commence on 12 April 2021, subject to building plan approval and meeting financial close.

THANK YOU

GROWING
KWAZULU-NATAL
TOGETHER