



Tubatse Homes

PROPERTY PORTFOLIO DISPOSAL
MIGUEL RODRIGUES

Property Report

FREEDOM

Property Fund Limited

Name **SS TUBATSE HOMES, Erf 5973, Units 1-10**

REGISTERED PROPERTY DETAILS

Property Type	SECTIONAL TITLE UNIT	Diagram Deed	-
Unit Number	1	Registered Size	182.000SQM
Scheme Name	SS TUBATSE HOMES	Municipality	GREATER TUBATSE LOCAL MUNICIPALITY
Scheme Number/Year	758/0	Province	LIMPOPO
Situated At	BURGERSFORT EXT 40,5973,0	Registration Division	-
Deeds Office	PRETORIA	Coordinates (Lat/Long)	-24.699657 / 30.340311 *

OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	ST758-1/2016
Name	ZAMBEZA INV PTY LTD	Purchase Date	-
Registration Number	199300156607	Purchase Price (R)	-
Share (%)	-	Registration Date	2016/10/11

LOCALITY MAPS

The property is situated on the border of the Burgerfort town boundary, approximately 5km from the CBD. Access to the Property is obtained via a Aloe Street which intersects with the R37 travelling to Lydenburg.

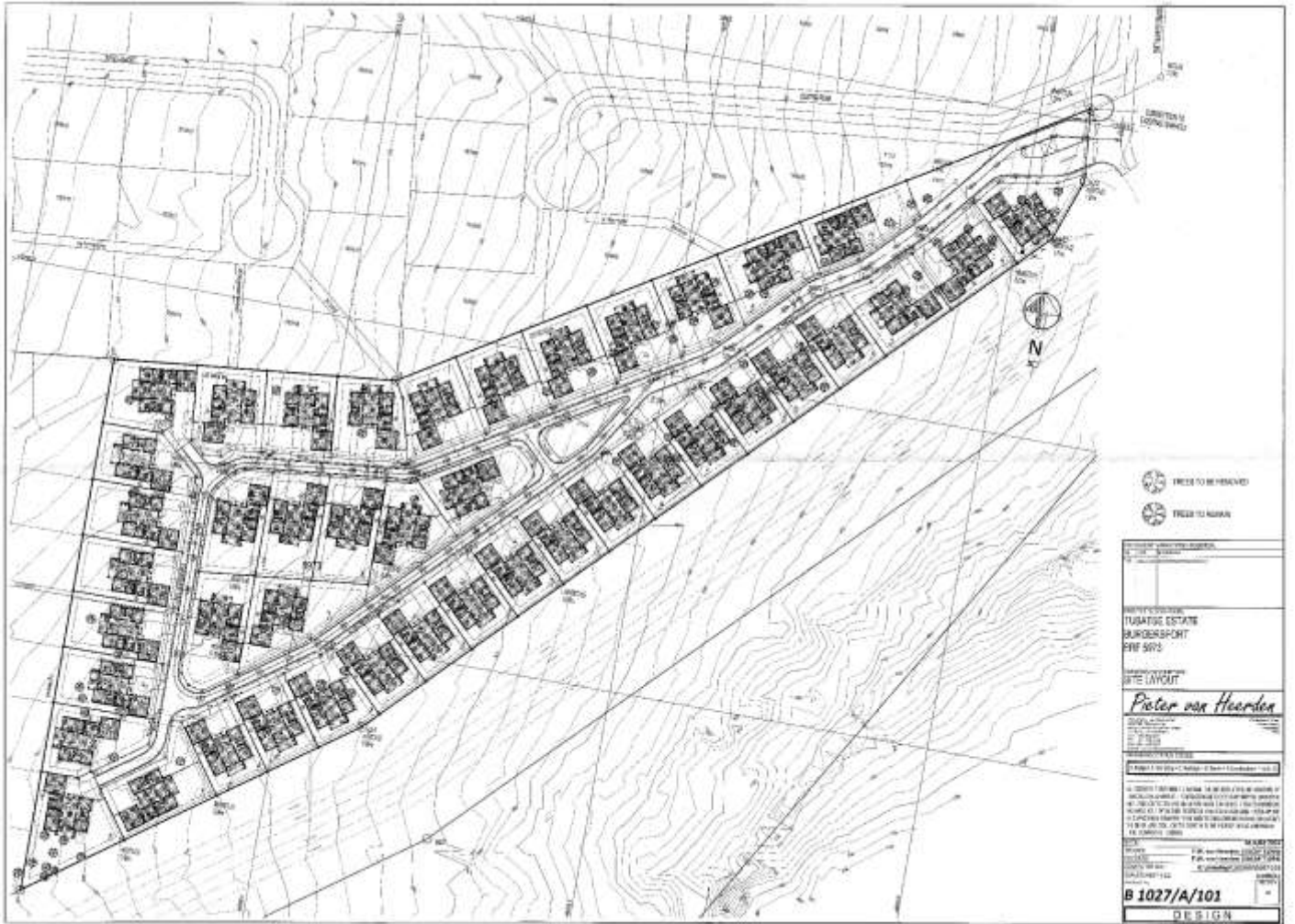


GENERAL PLANS

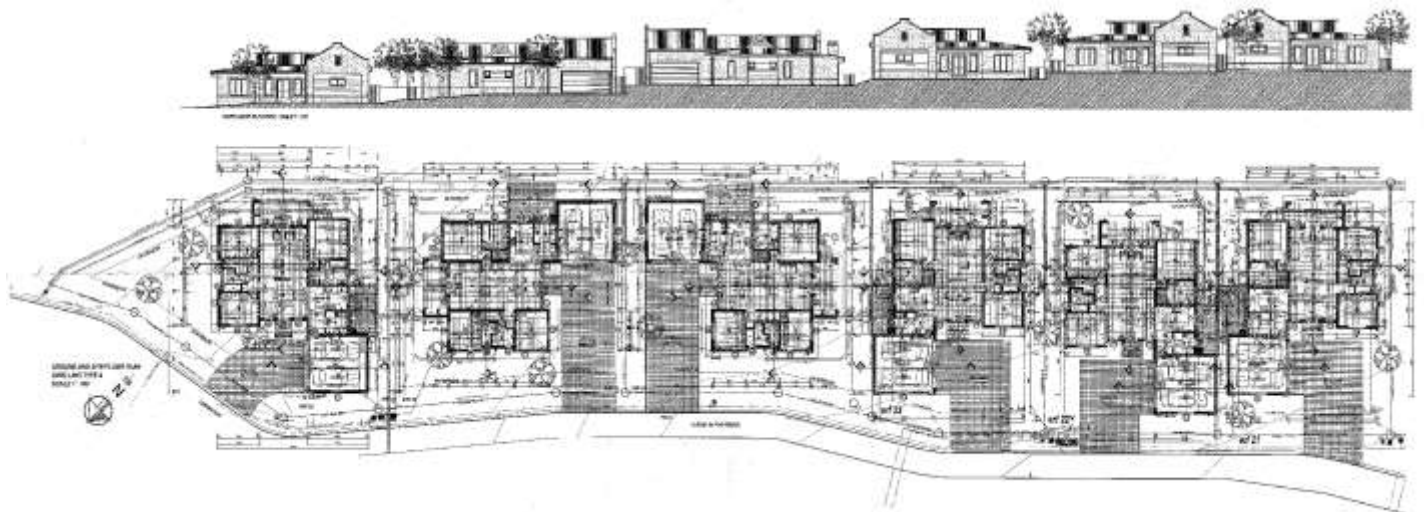
Phase 3 (POS) & Land Rights



	PHASE	ERF NO	SIZE Ha	NO OFF ERVEN
	1A	5973	2.74	51
	1B	5974	5.60	112
	1C	6367	3.08	58
	TOTAL		11.42	221



Units 26-21 Footprints and Elevations



PROPERTY INFORMATION

INTRODUCTION

The Tubatse Greater Municipal area has received much attention lately because of the significant amount of new mining projects announced in this area by major role players such as Anglo Platinum, Samancor and Xtrata.

All these activities have sparked a serious interest in expanding the residential and communal capacity of Burgersfort, earmarked to become the Democratic Platinum City of Limpopo Province that is in urgent need of structured residential and commercial development.

Tubatse Estate is a well planned integrated development intended to provide in a comprehensive communal development needs of Burgersfort, including a variety of residential options, as well as future communal facilities & commercial sites.

Geotechnical conditions

A Geotechnical study was conducted which contains founding recommendations.

SERVICES

Bulk - All bulk services have been provided in respect of Phases 1.

Internal - All internal services have been installed for the 43 stands contained in Phase 1 in accordance with the engineering designs and requirements. A perimeter wall has been constructed around Phase 1 with electric fencing and 24/7 security is on site.

BUILDINGS

Tubatse Homes form part of Tubatse Estate, an integrated macro development that is a logical extension of the current town of Burgersfort which will eventually cater for ±3100 stands on a total of ±200 Ha of the Farm Witgatboom.

This Eco Estate embedded in the picturesque valley of the Bushveld is structured to optimise the potential of the land while still protecting eco-sensitive and heritage areas and taking responsibility for social and communal infrastructure.

A unique aspect of the designs involves the single residential house types with double lockup garages. Only 43 erven have been made available in phase 1. These erven have a ruling size of between 438 m2 to 700m2 with an average stand of 500m2. The 10 completed houses provide a coverage of around 40% in configurations of 175m2 and 185m2 to provide for the surrounding gardens.

A high standard of finishes has been provided in the kitchens, with a separate scullery and bathrooms to allow for a modern feel. Walls are constructed out of brick with tiled floors throughout and a Cliplok type grey chromadek IBR roof. There is a small outside patio with built-in braai.

PRICE BRACKET

It is anticipated that the finished product be entered into the market in the following brackets:

Qty	Description	Price Range
4	175sqm 3 Bed, 2 Bath, Dbl Garage House	R 1 299 000.00
6	185sqm 3 Bed, 2 Bath, Dbl Garage House	R 1 399 000.00
33	Serviced Stands (525-700sqm)	R700/sqm

The proposed development will therefore cater for households in the income bracket of R 30-35 000 per month and up.

DEMAND

Burgersfort has been identified as a provincial growth point in the Limpopo Spatial Rationale and the Spatial Development Framework which is part of the Integrated Development Plan for the Greater Tubatse Municipality. Burgersfort has in recent years become the hub of the mining expansion of Platinum Group Minerals (PGM's) and related mining activities on the eastern limb of the Bushveld Indigenous Complex.

Burgersfort is identified as a Provincial Growth Point (PGP). This is the highest order in the hierarchy and therefore the most important type of growth point with various higher order social facilities such as hospitals and/or health centres. In comparison, Steelpoort is identified as a District Growth Point (DGP).

It is further foreseen that the development will be extremely popular due to the following inherent characteristics:

- Security.
- Product differentiation and market range.
- Locality (in relation to CBD, schools and job opportunities).
- Lack of alternative options.

It is anticipated that the targeted clients will primarily consist of mine employees and government officials or .service providers to the local mining industry.

AMENITIES

Name	Type	Distance (Km)
Ikhwezi Lokusa Primary School	Education	0.4
Witgat Rail	Transport and Public Services	1
Wem Combined School	Education	1.45
Tubatse Crossing Mall	Shopping	5.8
Tubatse Chrome Plant	Mining	20
Tubatse Chrome Club	Residential/Golf/Restaurant	28
Xtrata/Lions Smelter	Mining	31

SALES

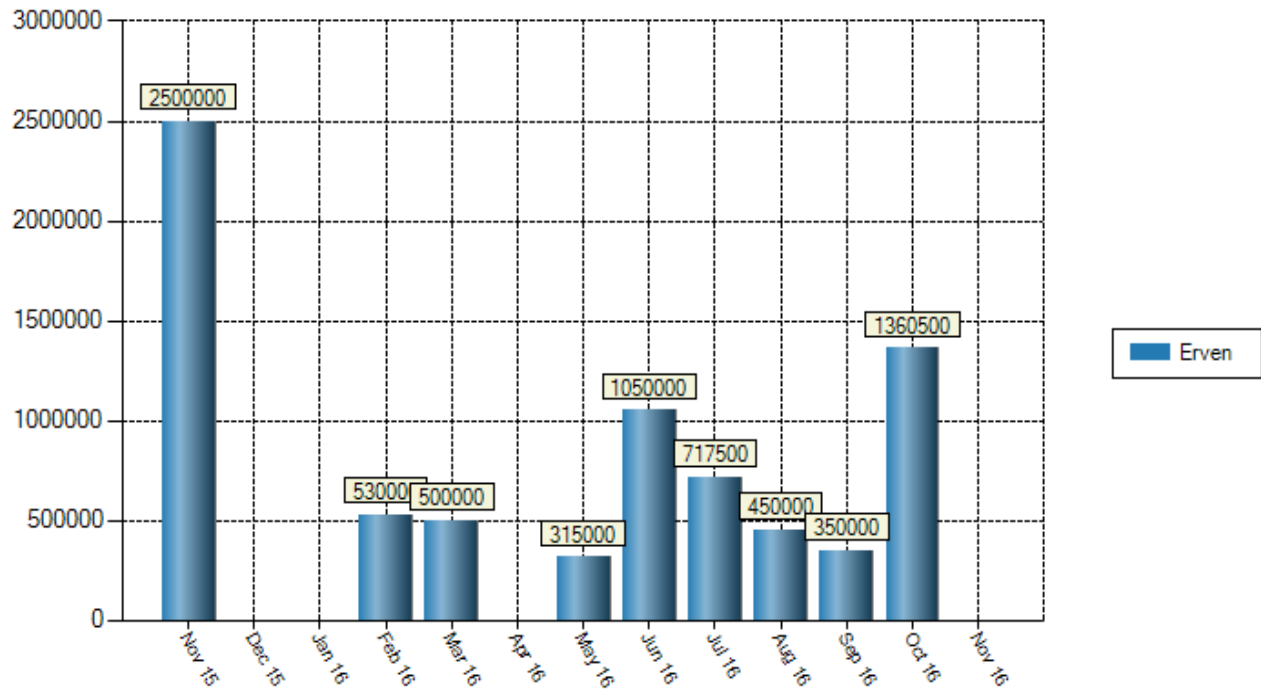
Sales shows the details of the most recent transfers, sales pending registration and properties for sale in close proximity to the specified property.

Sales Analysis

16 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	1,341,469	8,884	151
Average Priced Property	879,029	5,710	154
Lowest Priced Property	750,000	4,839	155



IMAGES





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