

31 October 2019

Protea Village Communal Property Association
c/o Pastor Cedric van Dieman
177 Cornflower Street
Bridgetown
Cape Town, 7769

Attention: Pastor van Dieman

FINANCIAL IMPACT OF THE “ECOLOGICALLY BENIGN” AQUATIC ECOSYSTEM LAYOUT ON THE SIZE OF THE 86 PROTEA VILLAGE CPA MEMBER HOUSES

We have studied the “ecologically benign” aquatic ecosystem layout, presented by Dr Liz Day, from a financial viewpoint in order to assess the potential impact of this layout on the final house size expected to be delivered to the 86 Protea Village CPA members in approximately four years’ time.

All things being equal between the CPA’s preferred development layout proposal and the “ecologically benign” aquatic ecosystem layout, presented by the freshwater specialist, Dr. Liz Day, we anticipate that the impact of this “ecologically benign” layout would generate sufficient financial resources from the development on Erf 212, Bishopscourt to build 86 homes for the Protea Village CPA Members each sized between 55 - 65 sqm, each on a plot of approximately 300 sqm. This is in contrast to the CPA’s preferred development layout proposal which is anticipated to generate sufficient financial resources from the development on Erf 212, Bishopscourt to build 86 homes each in the region of 75 – 100 sqm in size, each on a plot of approximately 300 sqm.

The estimated size of the 86 homes for the CPA Members is based on a total development cost (including VAT and cost price escalation) of these 86 homes currently projected at between R14,500 – R17,500 per square meter for both layouts. This is a market-related development cost for these homes, in our professional opinion and experience.

Yours faithfully



J.N. SPARKS
KAHTS & SPARKS CC

