



**SOUTH AFRICAN NATIONAL ROADS
AGENCY LIMITED**

CONTRACT NRA N005-040-2007/1F

FOR

**CONSULTING ENGINEERING SERVICES FOR
DETAILED DESIGN FOR REHABILITATION OF
NATIONAL ROUTE N5 SECTION 4 BETWEEN
VAALPENS SPRUIT AND WINBURG**

LAND ACQUISITION PROCESS

**PROPERTY REPORT FOR
MYRTLE NO. 160**

MAY 2012

PREPARED FOR:

**CHIEF EXECUTIVE OFFICER
THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED
DITSELA PLACE, 1204 PARK STREET
HATFIELD, PRETORIA, 0083**

PREPARED BY:

**Vela VKE CONSULTING ENGINEERS (PTY) LTD
23 SECOND AVENUE
WESTDENNE, BLOEMFONTEIN, 9301**



SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED

CONTRACT NRA N005-040-2007/1F

FOR

**CONSULTING ENGINEERING SERVICES FOR DETAILED DESIGN FOR THE
REHABILITATION OF NATIONAL ROUTE N5 SECTION 4 BETWEEN VAALPENS
SPRUIT AND WINBURG**

LAND ACQUISITION PROCESS

**PROPERTY REPORT FOR
MYRTLE NO. 160**

MAY 2012

PREPARED BY: VELA VKE ENGINEERS (PTY) LTD.

VKE ENGINEERS



VELA VKE

**SUITE 122
PRIVATE BAG X01
BRANDHOF, 9324
Tel: (051) 411-8700
Fax: (051) 447-6000
e-mail : Durkaans@velavke.co.za
Represented by: Stoffel du Raan**

UNDER THE DIRECTION OF THE REGIONAL MANAGER

**The South African National Roads Agency Limited
58 Van Eck Place
Mkondeni
Pietmaritzburg
3204**

LIST OF CONTENTS

PROPERTY REPORT

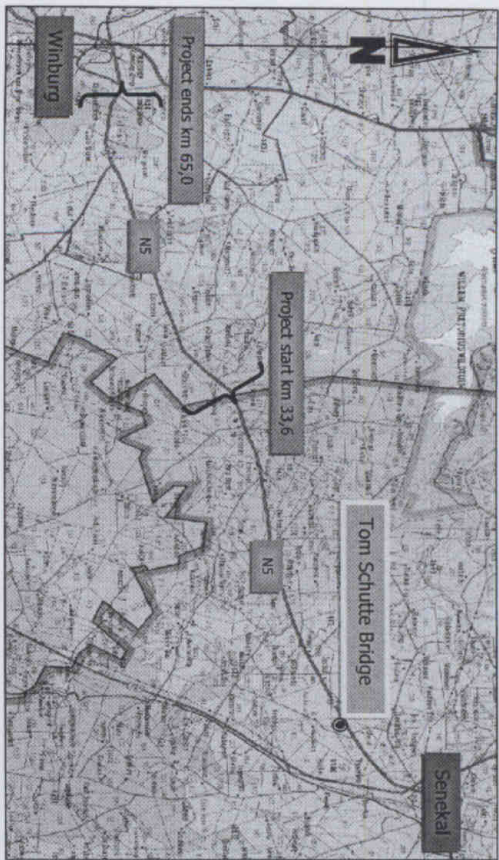
	Page
1. INTRODUCTION	1
2. LAND ACQUISITION INFORMATION	3
2.1 Permanent land acquisition	3
APPENDICES	
A COPY OF TITLE DEED AND OTHER RELEVANT INFORMATION	
B DRAWING OF ROAD DESIGN AND LAND TO BE ACQUIRED	

1. INTRODUCTION

SANRAL has awarded the contract to carry out the detailed design, contract documentation and construction supervision of the rehabilitation of a part of National Route N5, Section 4, between Vaalpens Spruit (km 33.6) and Winburg (km 65.0), to Vela VKE Consulting Engineers. The re-alignment of National Route N5 between km 7.8 and 9.8 for the new Tom Schutte Bridge forms part of this contract.

Construction of the road is programmed to start late in 2012.

Figure 1.1: Map showing the location of the project



2. LAND ACQUISITION INFORMATION

Land acquisition requirements as a result of the re-alignment of national road N5 from km 7,8 to 9,8 between Senekal and Vaalpens Spruit are as provided in the sections below. The road is re-aligned for the new Tom Schutte Bridge at km 8,44.

This property of which land is required is farm Myrtle no.160 between Senekal and Winburg.

The title deed and other relevant information about the property were obtained from the Registrar of Deeds and are attached in the Appendices. Also, a drawing that indicates the proposed land to be acquired of the property is attached in the Appendices.

The designs that indicate the land to be acquired for the re-aligned National road is submitted electronically in CAD format with this report.

No consultations regarding the market value of the land that the landowner is expected to be paid, have taken place. Such consultations are only creating expectations that complicate later negotiations between SANRAL's appointed valuator and the land owners.

2.1 Permanent Land acquisition

Information about the properties and land that is required for the permanent widening of the road reserve is summarised in Table 2.1.

The size of the affected area that is listed in Table 2.1 is preliminary and will be finalised when the diagrams are received from SANRAL's survey service provider.

Table 2.1: Property details of the land to be acquired

Property Information (Name; Province; Size; Title Deed No.)	Name: Myrtle No: 160 Location: Between Senekal and Vaalpens Spruit, Free State Province Size : 469,9705ha Deed No : T24315/2008	
Owner Information (Name; ID, Company; CC or Trust No.; Physical & Postal Address; Tel. No.; Contact Person where applicable.)	Bella Vista Trust Nc. TMAP2673 Contact: Mr. Henlie Kruger ID:560905 5090 081 P.O. Box 66, Winburg; 9420 Tel: 058 481 3067 Cell: 082 899 6639	
Type of Land (Agricultural, Residential, Commercial, etc.)	Agricultural	
Required Area (ha) and Intended Use	Relocate N5 between km 7,8 and 9,8. 3,8139 ha	
Improvements Affected by Acquisition	None	
Information of Occupants on Affected Land	No occupants	
Rights on property	Mortgage : R4 500 000,00	
Access to Property	The property is accessible from the existing road (N5).	
Land Owner Request		
Land to be Folded back to Land Owner	Old N5 not in use due to relocation. 3,1325 ha	
Chalnage (km) of Affected Land & Side of Road	7,93 to 9,71 RHS	
Special comments	A new bridge over the Tom Schutte Spruit is required due to the inadequate hydraulic capacity of the existing bridge	

APPENDICE A

TITLE DEED OF PROPERTY AND RELEVANT INFORMATION

En genoemde Kompartant het verklaar dat sy prinsaak, op 18 September 2008, waartoe en wettiglik verkoop by Privaat ooreenkomst, en dat hy, in sy voorgenoemde hoedanigheid hierby weder en transporteer aan en ten gunste van

Die Trusteas vir die tyd en wyl van BELLA VISTA TRUST
Nr. TMP2673

diese Opvolgers in tittel of Regterkrygendes in volkome en vrye eiendom,

RESTANT VAN DIE PLAAS MYRTLE 180, DISTRIK SENEKAL, PROVINSIE
VRYSTAAT

GROOT 469,9705 (VIER HONDERD NEGE EN SESTIG KOMMA NEGE SEWVE
NIL VYF) Hektare

AANVANLIK GEREKISTREER kragtens Geamendeerde Grondwet
T1554/1912 met kaart wat daarop betrekking het en getrou kragtens
Transportakke T314482001

WESHALWIE die kompartant afstand doen van al die regte en tittel wat

DANIEL CHRISTIAAN CRONJE, Getroud soos vermeld

voortaan op genoemde eiendom gehad het, ongewislik ook erken het dat hy geheel en
al van die besit daarvan onthief en nie meer daartoe geregtig is nie en dat, kragtens
hierdie akte, bogenoemde

Die Trusteas vir die tyd en wyl van BELLA VISTA TRUST Nr. TMP2673

diese Opvolgers in tittel of Regterkrygendes, tens en voortaan daartoe geregtig is,
ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken
hulle dat die verkoopprys die bedrag van R1 880 000,00 (Een Miljoen Agt Honderd en
Tegig Dulsend Rand) bedra.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Kompartant
hierdie Akte onderteken en dit met die amppeel betrefsig het.

AUDIS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te
Bloemfontein op 22 DEC 2008

In my leenwoordigheid

REGISTRATEUR VAN AKTES


49

FOR INFORMATION ONLY
VIR INLIGTING ALLEENLIK

OneDocCopy / 12273

③ T. Shiret 2008

Bevestigend

VERBIND	MORTGAGED
vir R. 1.500.000,00	
B 000008216 / 2010	
2008-12-26	REGISTRATEUR VAN AKTES

FOR INFORMATION ONLY
VIR INLIGTING ALLEENLIK

PROD DEEDS REGISTRATION SYSTEM - REGISTRATION
PREPARED BY : DISCOVERY - LANDFLOT SWEDEN

DATE : 2012/05/08 TIME : 14:56:53.3 PAGE : 1
PRODUCED SUP NO : 275020
FORM FILE NO. : 0201

PROPERTY DETAILS FRONT FOR FRONT 0 (0/0)
FRONT NO 100
REG ID# SERIAL NO

PROVINCE PRESERVE
PROD ASSOCIATION CISA/2312
DRAWING DEED NO 401/2010 II
EIGHT NOT AVAILABLE
CLEARANCE HYPOTHE
FRONT NAME

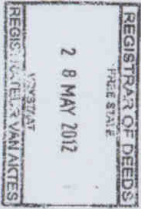
NO INTERESTS
DOCUMENTS
8026/2010 ROLDS & SHINE
2006/2382 OS WASTWATER WAF BEPROF LTD
SERIAL NO.100

PROFIT 0/0/A SCANNED REF PROD
M200000.00 M200000.00 201205252722 1229

OWNER DETAILS
FULL NAME & SHARE PERIOD DATE ACQ/AV/RES/SON 0/0/A IDENTITY TITLE DEED PROD SCANNED REF
BELL VESTA TRUST 20080915 R1280808.00 17/05/12 T2012/2006 1222 201205252854

* 0/0/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS DOCUMENT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.
*** END OF REPORT ***



DRAWING OF LAND TO BE ACQUIRED

APPENDICE B

