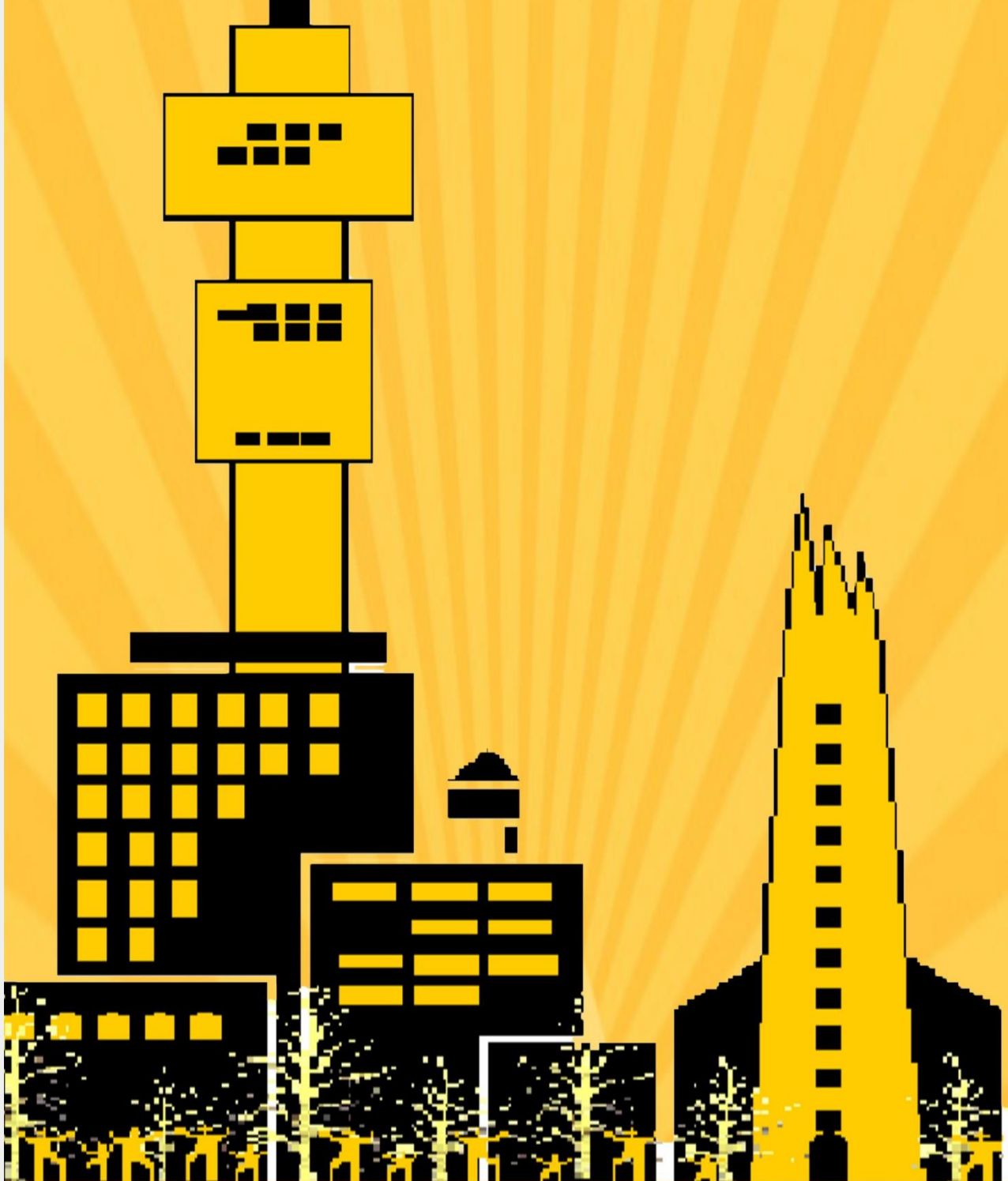


VIC-PROP (Pty) Ltd



VUKANI
PROPERTY

INNER-CITY
DEVELOPERS

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1. Executive Summary

Vukani Inner-city Property Developers, or VIC PROP, was established in 1997 by Mr. Z Khanye who is the managing director and the major shareholder. The firm was founded to satisfy the growing need for building infrastructures, property development, service provision and management.

VIC PROP has over 15 years of experience in the construction business as such it has developed a portfolio of expertise with professionals such as Engineers, Architects, and Quantity Surveyors to name but few.

The company is dedicated to ensuring that their products and services are of high technical standards, and has instituted sound financial controls and management.

VIC PROP abides by the regulatory framework set by South African Bureau of Standards (SABS).

2. Executive Summary

Mr. Z Khanye who is the managing director and a shareholder founded the company in 1997 as a wholly owned indigenous entity. The company ethos has always been to promote empowerment through skills development and exposure to construction industry that these groups would not otherwise have enjoyed.

VIC PROP is committed to growth and continuous development by promoting empowerment through the development of affirmative policies.

The company's ethos of sustainable development and its commitment to grow under the guidance of the Managing Director has enabled the business to branch into other ventures. For example Maze Projects Pty Ltd is an engineering services provider essentially it is the consulting arm of VIC PROP brand, and acts as an independent entity as a result it enables the business to explore various ventures and has become an important revenue stream for the organization as a whole.

3. Mission Statement

The founds aim is to promote empowerment through skills development and affirmative policies, all aimed at sustainable development.

- To promote a quality service and development in business to rural and urban communities.
- To empower both communities and also individuals through sustainable development and job creation.
- To close the gap between the rural and urban development by giving the marginalized rural communities a competitive edge.
- To ensure quality and satisfaction.

4. Vision Statement

- We wish to develop VIC PROP into one of the most efficient profitable largest black owned enterprises in South Africa.
- We also will be focused at being on the forefront of the urban regeneration program particularly in the inner city.
- Ensuring we are a market leader in the community management, community based development and local partnerships, with particular emphasis on community participation with the aim to develop skills.
- VIC PROP expects to see a surge in its order book which will translate into plethora of the economic vantages.
- We also wish to see our-self as a growing paramount entity centered on empowering and fulfilling the BEE aggregate mark.

5. Expertise

- **Project Management:** This firm offers a comprehensive project management service with major bias towards client satisfaction. Our major emphasis lies on technical and financial project audit. We also formulate plant operational and planned preventative maintenance procedures geared to achieve the latest standards.

We offer to work with the developer/client from the inception stages of the project, negotiating with briefing the best professional engineers for the project i.e. mechanical, structural, electrical and civil.

- **Property Repairs and Renovations.**

- **Building and Road Construction:** to include township houses, villages, schools, hospitals, multi-story construction and road networks.
- **Electrical Reticulation:** (townships, villages, and industrial plants) to include installation of public area lighting.
- **Water Reticulation:** (installation of supplies and metering system, dams pumping station and mains.)
- **Sewerage Construction:** (outfall sewers pumping and gravity mains.)

6. Competitive Edge

- **Linkage;** we have maintained strong links with such groups this gives VIC PROP a competitive advantage when managing community projects.
- **Administration and Technology;** VIC PROP is supported by strong administrative controls which are implemented in a modern IT infrastructure, while we monitor our procedures through an effective Quality Management system.
- **In-house Skills and Experience;** we have an enviable professional skills matrix which has been developed through many years of working jointly with various affiliated professional bodies of varying size and value.
- **Positioning;** we are currently located in the country, for example, our Head Office is in Johannesburg, Gauteng Province with one branch in Kwazulu-Natal and another one in the Free State, anticipating expansion to the Cape and North West.
- **Work-force and Compliance;** the company's work force consists of 30 full time and 45 part-time employees. While VIC PROP also abides by the regulatory framework set by the South African Bureau of Standards (SABS).

7. Board of Directors

Name and address	Background	Gender and PDI
Zenzo Khanye 155 Frusquin Street Malvern 2094	Educationist & Business	Male & PDI Marital status: single ID: 670705 5769 08 1
Phindile Ziqubu 89 Persimmon Street Malvern 2094	Educationist	Female & PDI Marital status: single ID: 711228 0456 08 4

- Over 30% female owned shares.
- VIC-PROP is a fully accredited women empowerment entity.
- Women's Association Activism supporter.
- A major advocate for 30% female employment; proven by practice.

8. Company Capability Profile

The firm provides services which include:

- Feasibility studies.
- Project appraisal.
- Detailed designs.
- Tender documentation.
- Contract supervision.
- Commissioning and training.

The company majors in specific disciplines like:

- ✓ Project management and supervision.
- ✓ Electrical engineering works.
- ✓ Civil engineering works.
- ✓ Mechanical engineering works.
- ✓ Human resources development.

9. Professional Bodies

Areas of Compliance:

- ❖ B-B.B.E.E; Broad-Based Black Economic Empowerment, EME Level 3.
- ❖ C.I.D.B; Construction Industry Development Board (132837).
- ❖ N.H.B.R.C; National Home Builders Registration Council (43350).



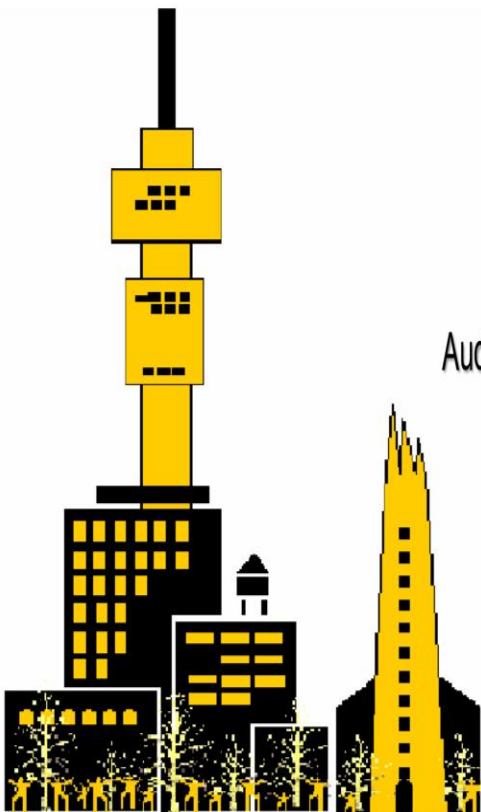
COMPANY INFORMATION

Registration no. : 971914/07
Income tax reference : 9044/232/84/2
VAT Registration : 4960171744
Regional Council Levy : 8021462
PAYE : 7390735662
UIF : 464153/9

Accountants : Ulwazi Lomzansi Accountants
21st Street, Georgina
Roodeport, 1724
Tel: (011) 763 7880

Lawyers : Moleke Matsepe Attorneys
Suite 303, 3rd Floor, Klamson House
151 Commissioner Street
Johannesburg 2001
Tel: (011) 331 2545
Fax: (011) 331 1186

Auditors : Camelsa Chartered Accountants
6 Smuts Drive, Vorna Valley
Midrand 1686
Tel: 011 805 1027
Fax 011 805 3966



11. Clientele

- Parastetals.
- Corporations.
- Various Development Institutions.
- Government Departments.
- Private Companies.
- Community Development Projects.

12. Projects Completed

Item	Client	Description	Duration	Value	Contact
1	Vusani Madobola	Refurbishment of balcony including new roof structure and renovations to balcony area.	5 March-May 2008	R560 000.00	Khotso Mofokeng
2	Johannesburg Social Housing Company	Additions and alterations: conversion of hostels to family units at Orlando.		R19 249 000.00	Ntsandeni Matshidze: 011 481 0300
3	Airports Company South Africa	Extensions to existing warehouse.	5 Nov 2007-April 2008	R2 507 000.00	Evashnee Govender: T: 011 921 6511 M: 079 524 8068
4	NHLS	Renovations and alterations to laboratory	Sept 2007- Oct 2008	R11 600 000.00	Menno Schaggen: M: 082 512 4176 F: 021 913 8959
5	VWS Envig	Construction of new chemical factory and alterations to existing structures.	September 2006	R4 200 000.00	John Deppe T: 011 316 7511 F: 011 316 7511 M: 083 455 6523
6	Meat and Chicken butchery	Construction and furnishing of mall complex.	April 2006 – Jan 2007	R2 300 000.00	Mr. Trueman T: 012 867 2378 F: 086 688 2762 C: 082 554 2193
7	Provincial Housing Gauteng	Partitioning and tiling of offices	January-August 2002	R450 000.00	Mr. J Mguni T: 011 355 4130 F: 011 355 4130 M: 082 757 0349

8	City Council Johannesburg	Renovation of Casamia Old Peoples Home	July-August 2002	R151 000.00	Mr. D Venter T: 011 407 7078 F: 011 407 7572
9	City Council Johannesburg	Extension of City Library	September- October 2002	R141 000.00	Mr. D Venter T: 011 407 7078 F: 011 407 7572
10	Provincial Housing Gauteng	Lenasia Fire Proofing	April-June 2002	R360 000.00	Mr. Mguni 011 355 4000
11	Public Works	Renovation of Denver Hostel.	March-April 2002	R98 000.00	Mr. Chuene 011 355 7000
12	SAFCOL	Construction of Primary School	March-April 2002	R120 000.00	Mrs. Sishi T: 035 550 4315 F:
13	Northern Provincial Department	RDP House Joint venture with Menzil Construction	February- November 2000	R75 000.00	M Chirwa
14	Gauteng Provincial Government	Flat renovation	March-October 2000	R250 000.00	Mr. Mguni 011 355 4000
15	Department Offices (Housing)	Access control system	September- October 2000	R72 000.00	Mr. Mguni 011 355 4000
16	Department Offices	Office partitions	September- October 2000	R56 000.00	Mr. Mguni 011 355 4000
17	Gauteng Provincial Government	Internal Finishes	October 2000	R38 000.00	
18	Public Works	Additions and alterations inc renovations to Children's Home	November 02- April 03	R2 200 000.00	Mr. Aghmat T: 011 837 5465 F: 011 837 5467 M: 082 469 8092
19	Intersite	Renovation of bus terminus Parktown	December 02- February 03	R179 000.00	Mr. G Batcher T: 011 315 3086
20	Provincial Housing Gauteng	Partitioning and Tiling of Offices	January-August 2002	R450 000.00	Mr. J Mguni T: 011 355 4000 F: 011 355 4130 M:082 757 0349

13. Contact Details

Head Office: 446 Main Street

Cnr. Kasteel and Main Street

Jeppeshtown/Belgravia

Johannesburg

2000

P.O. Box 6002, Johannesburg, 2001

Tel: (011) 614 0862/3/4

Fax: (011) 614 0869

Email: vicprop@netactive.co.za

Sub Office 1: Office no.1 Thuthuka Centre

Mtubatuba

P.O. Box 459, Mtubatuba, 3935

Tel: (035) 550 0977

Sub Office 2: No. 19 Dove Tree Avenue

Estcourt, 3310

P.O. Box 63416, Estcourt, 3310

Tel: (036) 352 1316

Fax: (036) 352 5514