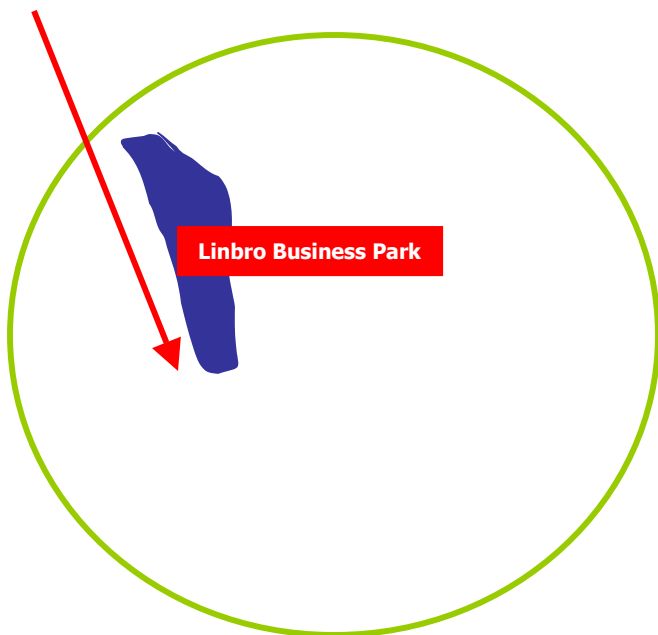


# SITE MAP

OF AREA

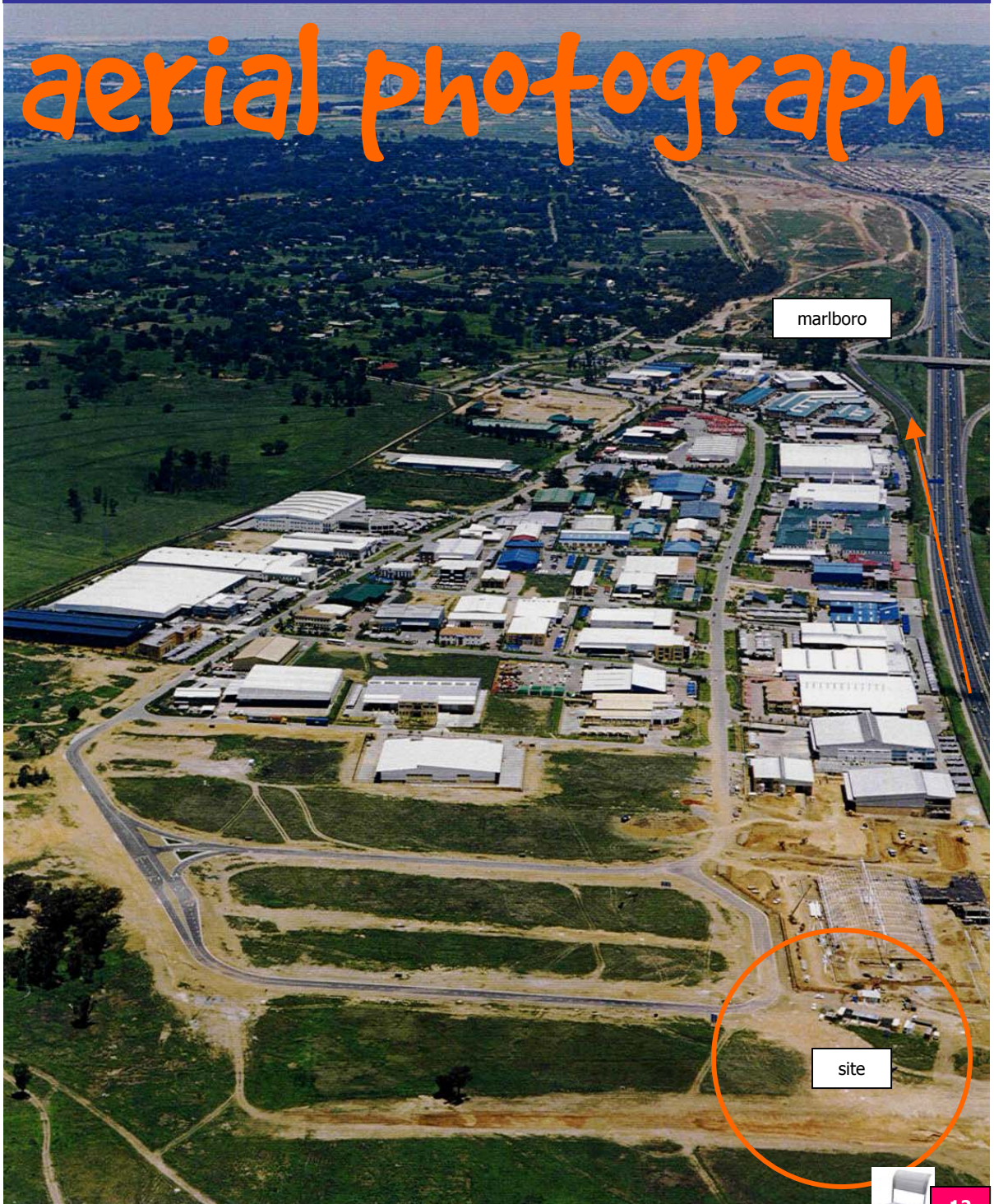


Modderfontein



linbro business park aerial photograph site linbro b  
business park aerial photograph site linbro business  
park aerial photograph site linbro business park aer  
ial photograph site linbro business park aerial phot  
ograph site linbro business park aerial photograph s  
ite linbro business park aerial photograph site linb

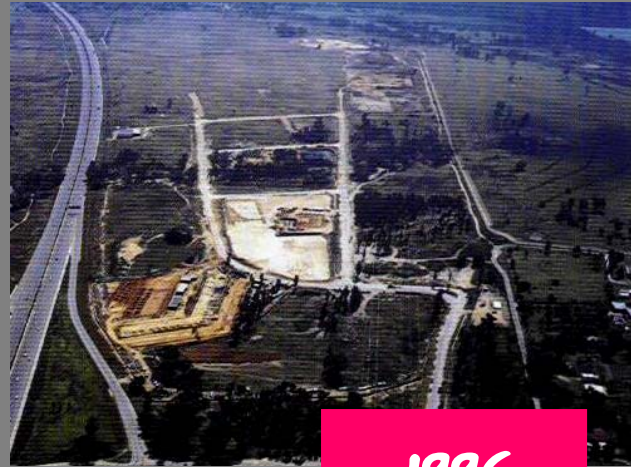
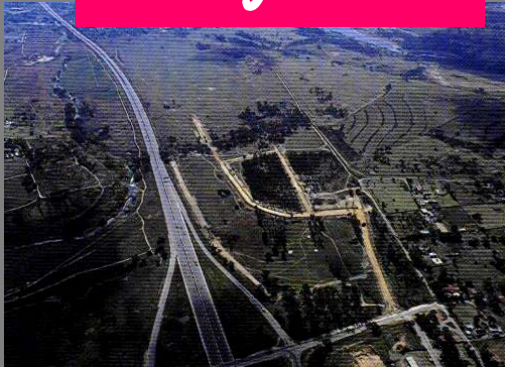
# aerial photograph



[Brian Rose, RPP Developments, 2003]



early 1996

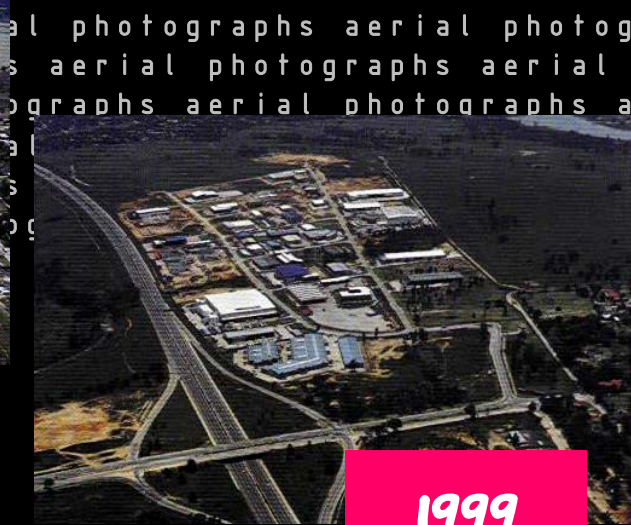


1996

aerial photographs aerial photographs aerial photographs aerial photographs aerial photographs aerial photographs aerial photographs aerial photographs aerial photographs aerial photographs



MARCH 1997



1999



2001

[Brian Rose, RPP Developments, 2003]

1993 to 1995. Land purchase, rezoning and town-ship planning took place to create a major new 110 hectare development node in the Sandton area. During 1996 phase 1 of 40 hectares was proclaimed and serviced, and the first buildings were completed. In March 1997, Phase II of 20 hectares was proclaimed. Major upgrading of Marlboro Drive, linking Linbro Business Park to Sandton CBD, was in progress, together with the upgrading of the highway interchange. 1998 – 1999 saw the major growth phase of the Park with a large number of buildings completed or under construction. During 2000 a major upgrade of the Park entrance created new stands and improved the access with a one way system (Phase III). Work also commenced on the roads and services for Phase IV, adding a further 20 hectares.



**SITE:**

Frankenwald Extension 19 Township, comprising of 2 erven numbered 58 and 59 situated on portion 59 of the farm Bergvallei No. 37 – IR. Vide diagram S.G. No.10280/2000, Deed of transfer no., Province of Gauteng. (See site map).

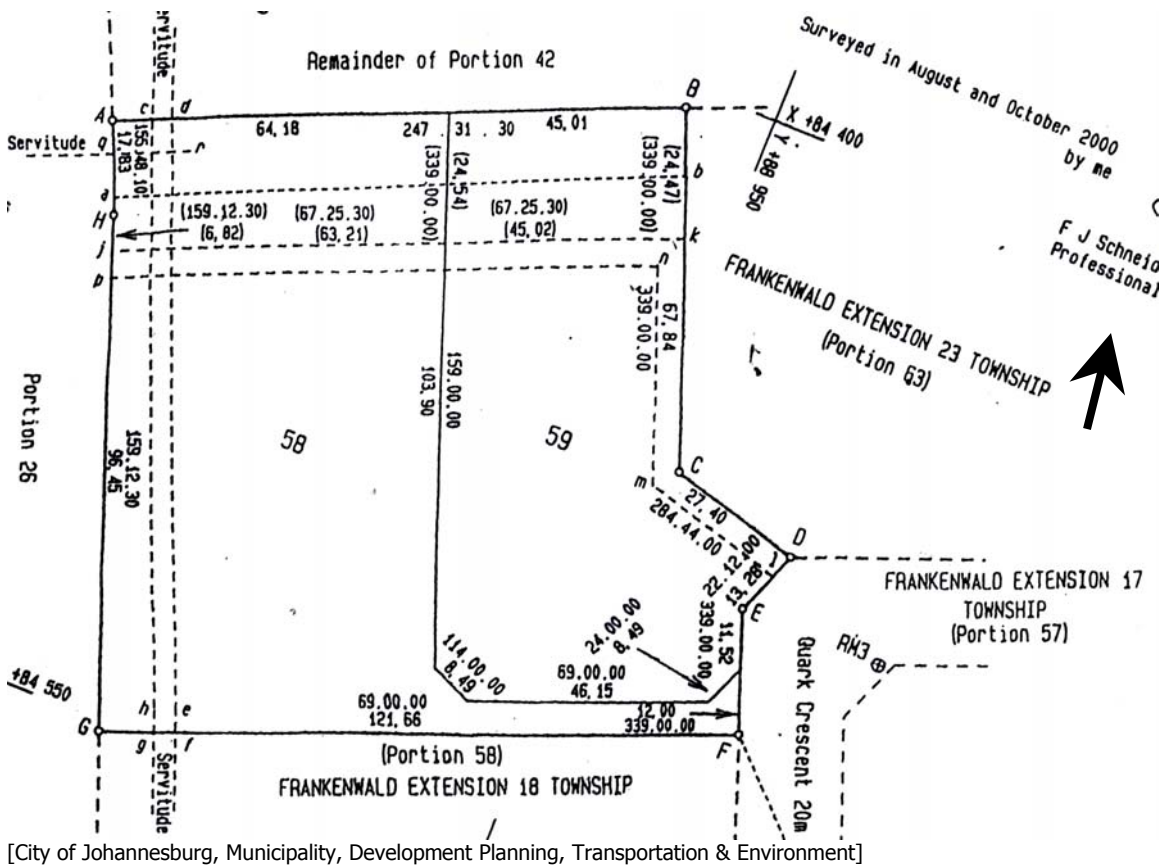
**ZONING:**

The site is zoned "Special" and "Industrial 1" – permitting industries, businesses and public garages: Provided that the retail trade in goods wholly or partly manufactured or assembled on the property or any other goods that, although they are not manufactured, prepared or assembled on the erf, form part or are ancillary to the scale of manufactured, prepared or assembled on the erf may be allowed with the written approval of the local authority. Other uses including offices may be permitted subject to the consent of the local authority.

<b>FAR</b>	0,5
<b>PARKING</b>	4 bays per 100m <sup>2</sup> for offices, 1 bay per 100m <sup>2</sup> for warehousing
<b>HEIGHT</b>	Except with the written approval of the local authority, the height of all buildings shall not exceed 12 metres from natural ground level.
<b>BUILDING LINES</b>	6 metres to street frontage and 5 metres to side boundaries (may be relaxed subject to approval of local authority).
<b>BUILDING TIME FRAME</b>	As soon as possible after transfer.
<b>PLAN APPROVAL</b>	Subject to approval of Design Review Committee.
<b>RATES AND TAXES</b>	0,0831c in R (exclusive of VAT) on municipal valuation per annum.
<b>PARK OWNERS LEVY</b>	R2,12 psm (exclusive of VAT) per annum on land area. (0,1683c per month on land area exclusive of VAT)

Fig.5 – Site and building requirements for Portion 58, Frankenwald Extension 18 Township.

**SERVITUDE:**



**Servitude Notes:**

1. The figure c d e f g h represents a Servitude Vide Diagram S.G. No. A 5695/1990: Deed of Servitude No. K 1001/1996s and affects Erf 58
2. The figure A B k j H represents a Servitude and affects Erven 58 and 59 as indicated
3. The figure j k C D l m n p represents a Servitude Vide Diagram S.G. No. 10279/2000: Deed of Servitude No. and affects Erven 58 and 59
4. The line q r represents the Centre Line of a Servitude 4,00 metres wide Vide Diagram S.G. No. 553/2000: Deed of Servitude No. and affects Erf 58



SITE

Site – Erf 58, Linbro Business Park [author]



**LINBRO BUSINESS PARK:** [Prince, 2003:1]

Linbro Business Park is located in Sandton adjoining the N3 highway with excellent access to the freeway system and to the fast growing Sandton CBD.

The first phases of Linbro Business Park was proclaimed in March 1996. Consistent and controlled growth has resulted in the final phases V and VI being scheduled for release in the fourth quarter of 2002, bringing the park to a total area of 110 hectares and on target for a development value in excess of R1 billion.

More than 200 000sqm of buildings have been built in Linbro Business Park to date with a value in excess of R500 million. The Park has attracted a healthy balance of institutional investment, private investment and owner occupied buildings and has enjoyed a high occupancy rate since its inception. Occasional vacancies are generally of short duration and are a result of companies making internal structural changes. These vacancies add to the dynamic nature of the Park. A number of buildings have high office ratios and accommodate head office situations.

Major developments last year included the upgrading of the entrance with a one way system to improve traffic flow, the establishment of an Engen Service Station and extensive development of newly released stands at the entrance of the Park.

This development will include Linbro Village – a new Freehold Title development, the continued marketing of Phase IV land for sale or development and the upgrading of the security access control area.

The popularity of Linbro Business Park continues to increase as a result of the access and security controls, the effective management of the Park, strict controls on the approval of building plans and the quality profile of the companies located in the Park. All owners automatically become members of the Park Owners Association.

The Park has strong representation from major companies, both as owner-occupiers and as tenants. Vacancy levels remain low and strict controls, administered by the township developers and the Linbro Business Park Owners Association, continue to ensure high standards of security and common area maintenance as well as unusually high architectural standards. Owners are also proud to maintain attractive landscaping within their own areas.

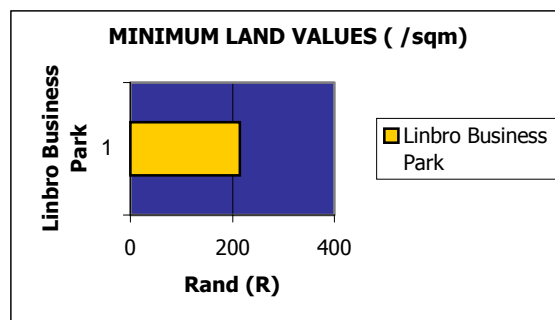
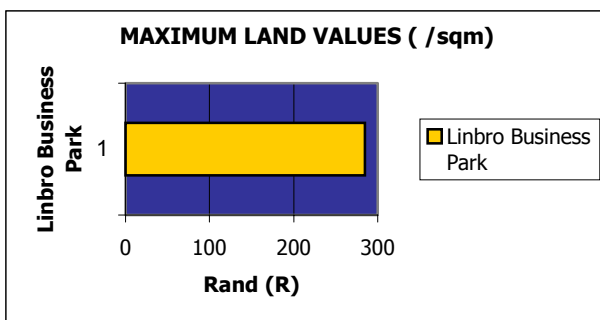
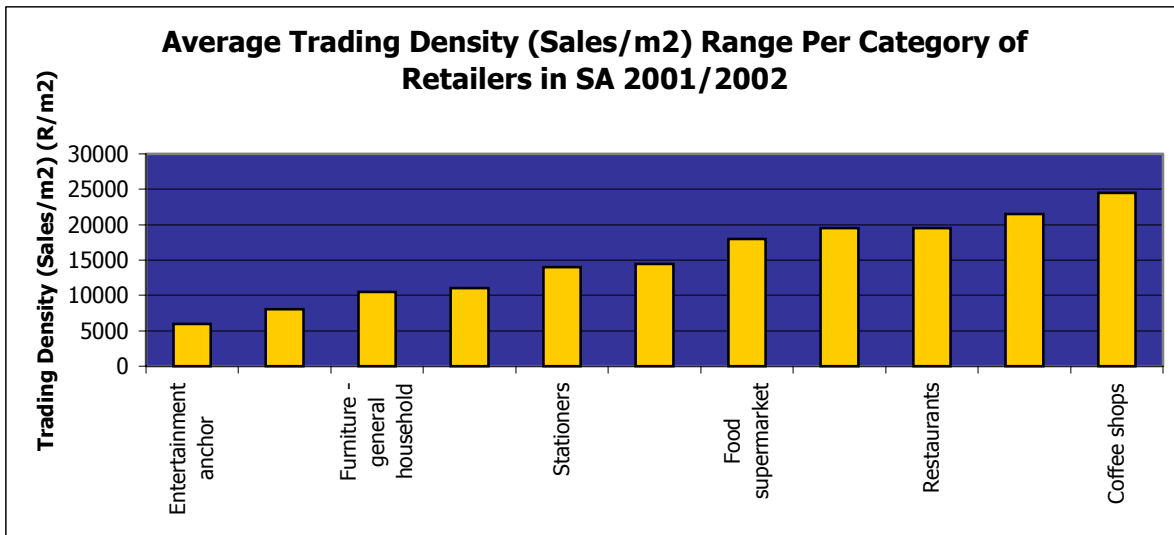
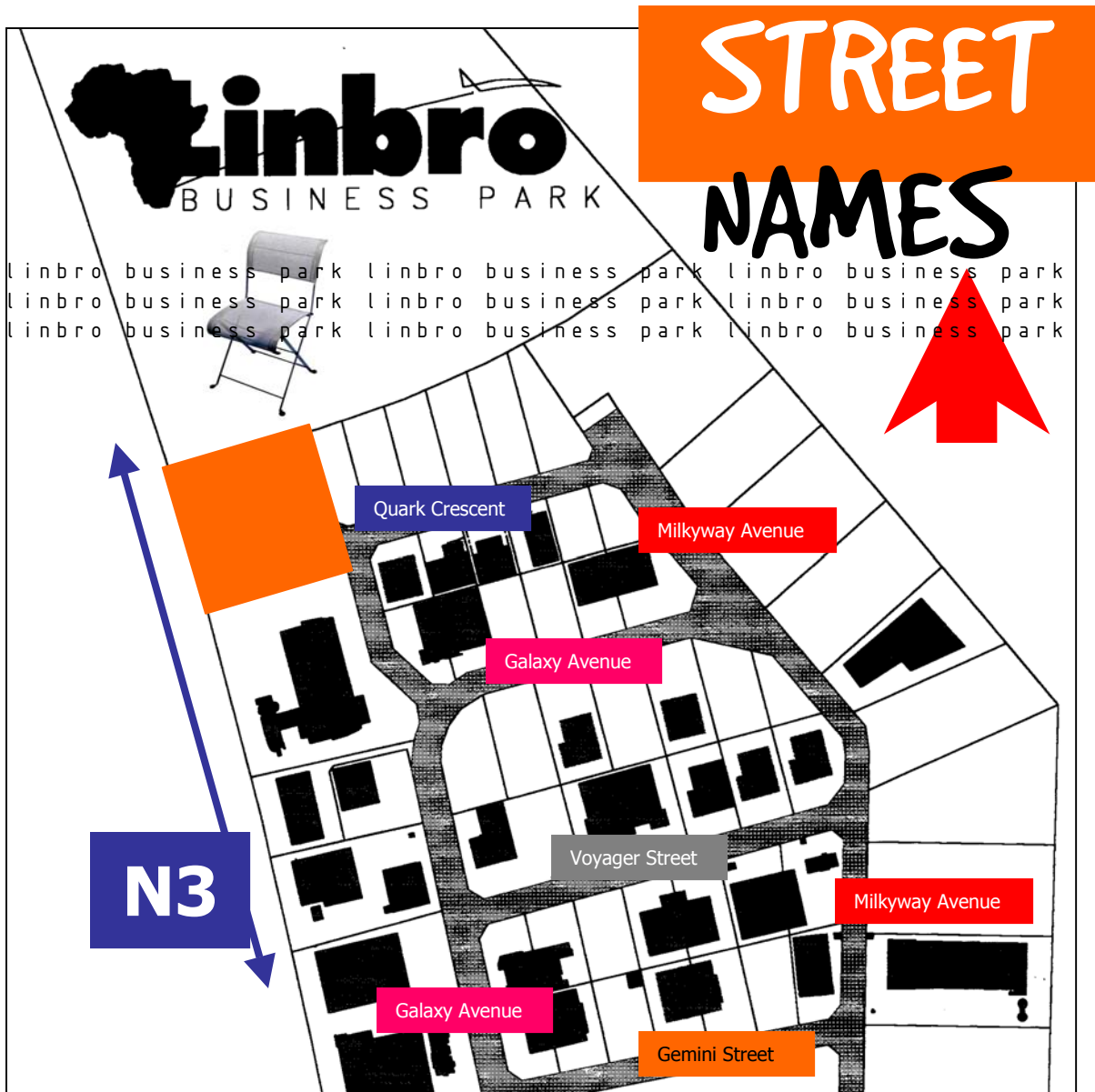


Fig.6 – Average Trading Densities in South Africa and Minimum Land Values of Linbro Business Park.



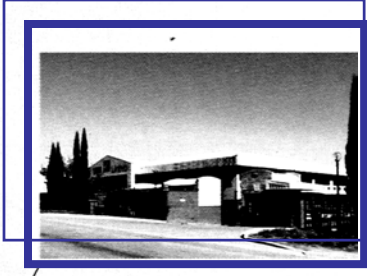
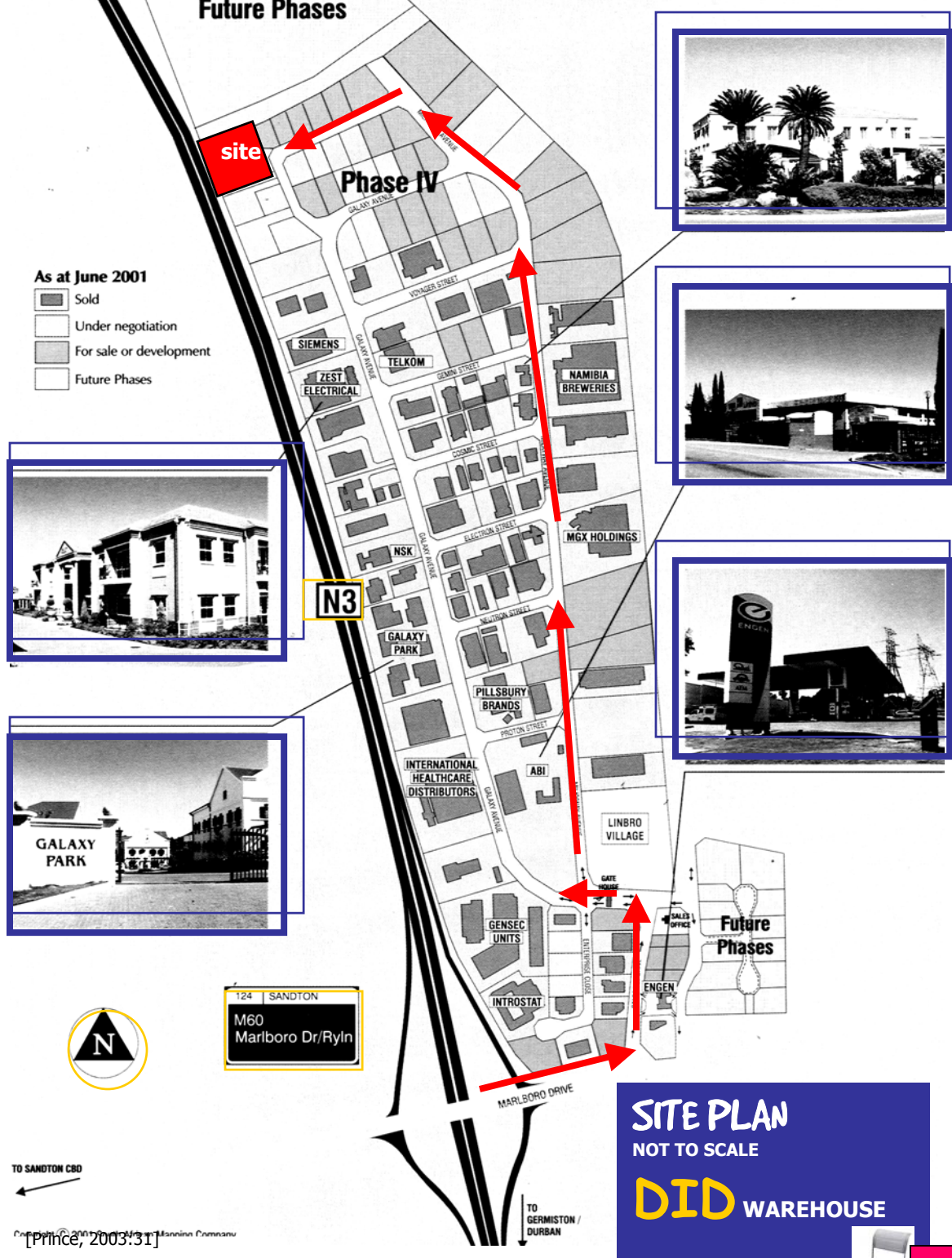
Aerial view of Linbro Business Park taken in November 2001.  
[Prince, 2003:29]



# SITE PLAN

PRETORIA

**Linbro**  
BUSINESS PARK  
The finest business park in southern Africa

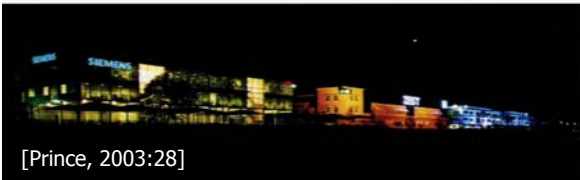
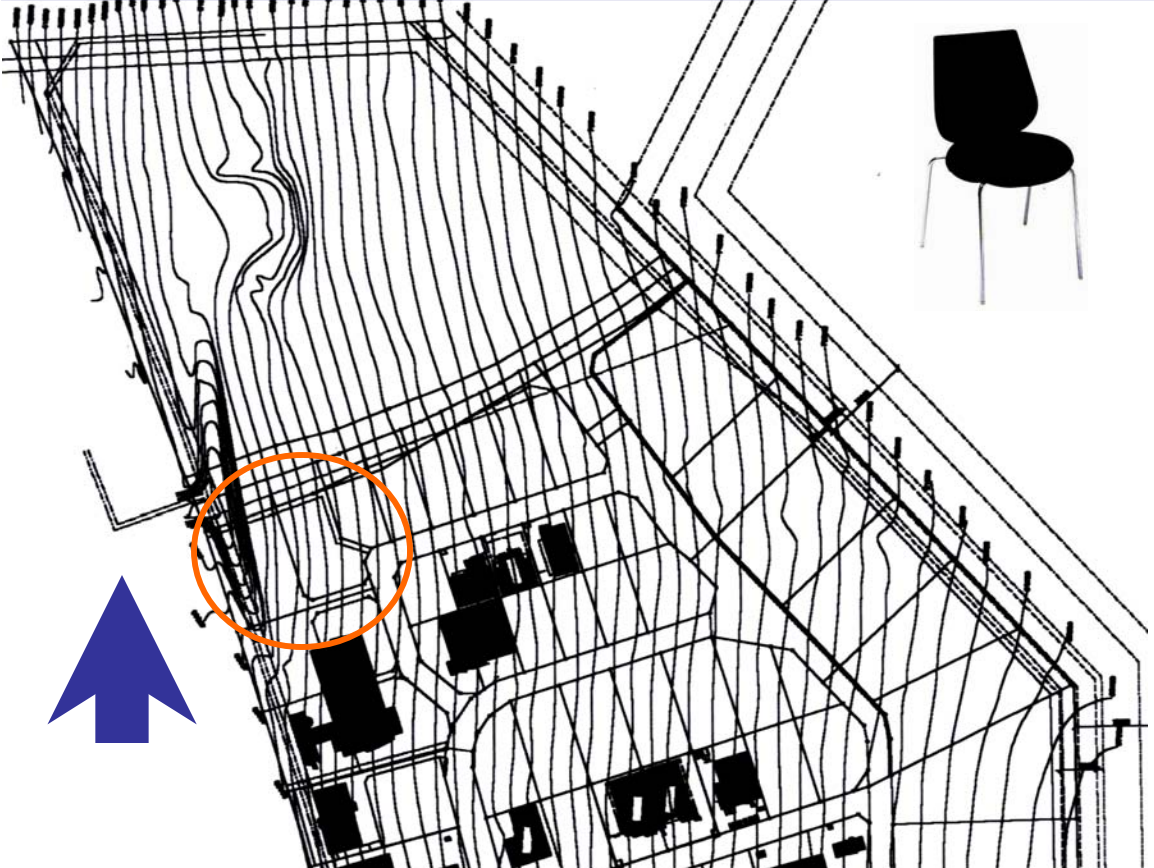


Copyright © 2003 by the Marketing Commission  
[Prince, 2003:31]

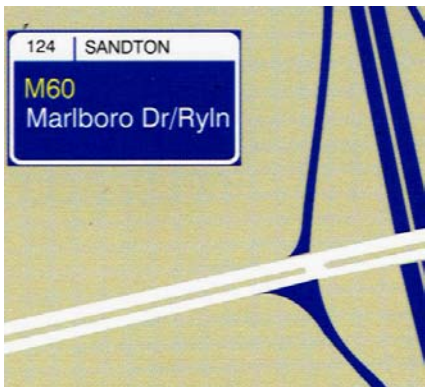




# CONTOURS



# FOOTPRINTS



[Brian Rose, RPP Developments, 2003]

