



20Twenty Projects (Pty) Ltd

20Twenty Projects (Pty) Ltd (“20Twenty”) is an independent property development and property services company delivering a comprehensive property service offerings to its client base. The execution of our services is based on years of collective project experience focusing on financial, legal, construction, property and township development and asset management acumen.

20 Twenty offers a unique blend of experience and entrepreneurial flair with direct access, through its associated companies, to turnkey development opportunities in the public, private and institutional sectors at competitive capitalisation rates which ensure risk mitigation, strong revenue flows and sustainable capital appreciation.

Background to 20Twenty Projects

Twenty-Twenty has grown out of the restructuring of Axsys Infrastructure (Pty) Ltd (“Axsys Projects”). Axsys Projects was formed in 2010 as a diversified construction, property development and consulting company. The company has experienced rapid growth in all its operating divisions since its inception resulting in a need to restructure and align the key operating divisions into focused independent entities. In addition, this restructure was necessitated by the acquisition of 20% of the issued share capital of Axsys Projects (Pty) Ltd by Stefanutti Stocks Ltd, one of the four largest constructions companies in South Africa. The restructure of Axsys Projects has resulted in the establishment of two independent operational entities within the property and infrastructure sector, namely:

- Construction - Axsys Projects (Pty) Ltd will focus and grow its operational activities within the core construction disciplines of structural, civil, roads and earthworks, building and marine construction.
- Property Consulting and Property Development – All consulting and infrastructure services have been consolidated into a specialised services division providing project management, broad based real estate consulting, architectural, quantity surveying and engineering design as well as land, marine and ariel survey. All property development, property asset management, property management and real estate investment has been consolidated within 20Twenty (Pty) Ltd. All non-South African business activities are operated out of Mauritius through a Mauritian entity, 20Twenty Projects limited

20Twenty Projects (Pty) Ltd (20Twenty) is a multi-disciplinary property services company with offices in Gauteng, Western Cape Kwazulu-Natal, Northern Cape and Eastern Cape, South Africa. 20Twenty is also active in neighboring SADC countries as well as the Indian Ocean Islands.

20Twenty focuses on public, private and institutional sector projects and consulting services



The company's team boasts financial, legal, Technical and investment skills enabling it, together with strategic partners, to offer meticulously planned financial structures, enhanced design alternatives, energy- and environmentally efficient design, as well as cost-effective and innovative construction techniques.

Core business focus:

- Property consulting services including asset and property management;
- Fixed Asset Condition Assessments
- Land and Marine survey;
- Planning and Architectural Services
- Property development and Project Management; and
- Real estate acquisitions and investment.

Axsys Projects – Construction management and Project Management

Stefanutti Stocks Ltd through their share purchase into Axsys Projects are aligning themselves with the key objectives of the Voluntary Rebuild Programme (VRP) to transform the South African construction industry. This allows access to all skills, systems and resources of Stefanutti Stocks Ltd.

Axsys Projects will undertake the Construction and Project Management services within the project. Through its management team and the vast hotel and leisure experience of Stefanutti Stocks, the execution of the project will be ensured.

Property Consulting Services

20Twenty's expertise extends over the entire infrastructure project life cycle, including project planning, feasibility studies, finance sourcing and structuring, project implementation, project management and ongoing asset management.

Its expertise lies in offering sustainable solutions and structuring appropriate development partnership, that include partnering with local companies, employing local communities and procuring materials locally.

The consulting philosophy adopted by 20Twenty is a professional service that optimises the property solution and potential on behalf of the client.

The consulting services are based on a professional service, which incorporates the requisite technical skill and managerial expertise to confidently provide solutions and expert advice. The approach creates an identity of interest between the company and all the stakeholders involved in the project (client, professional team, tenants, financiers, local community and authorities).



20Twenty' multi-disciplinary development consulting philosophy has been formed to advise on a diverse range of property solution. It blends the experience of property developers, consultants, financial experts and construction executives to provide an integrated source of expertise in all property disciplines.

The objective of the approach is to establish a value engineering strategy to all projects by continually reassessing strategy from a solution oriented perspective.

Services

- Project preparation including
 - Financial and project modelling,
 - Project sponsorship facilitation,
 - Project structuring and transaction advisory services,
 - Risk management solutions, and
 - Viability, feasibility and bankability studies.
- Municipal financial management and institutional development;
- Management of urban and rural developments;
- Surveying
- Architectural design;
- Civil and structural engineering;
- Water and waste-water bulk services;
- Infrastructure and asset management;
- Construction management;
- Project and programme management;
- Electrical services and electrical distribution;
- Master plan development and project structuring; and
- Socio-economic development.

Fixed Asset Condition Assessment

20Twenty provides a uniform framework for the management of an immovable asset that is held or used by a client to ensure maximisation of usage for service delivery, further ensuring the life of the asset is maximised. In order to assess an immovable asset, 20Twenty performs the following functions:



- **Property information**

Title Deeds: a team of legal experts and conveyancer analyses the Title Deeds of the property confirming ownership status and highlighting any restrictions to the property.

Surveyor General Diagrams: Extent of land and servitude restrictions.

Zoning certificates: Suitability of land for existing use and future expansion or development.

Property Valuation: establish market value and replacement value.

- **Site assessment**

The property is then assessed by a team of professionals comprising of Engineers (Civil, Structural, Electrical and Mechanical), Architects and Quantity surveyors to establish the existing condition of the asset.

20Twenty has developed a database and hand-held application which:-

- Records and stores all legal and cadastral property information;
- Verifies location of all fixed assets on a GPS platform;
- Records the external and room by room condition of the property to enable the rating of the property in the following categories on a scale of 1 to 5;
 - Condition
 - Accessibility
 - Performance
- GIS photographic recordal;
- Costing of all remedial work (BOQ) and maintenance to be undertaken;
- Exceptional report on critical, high risk and safety issues;
- Maintenance scheduling and budgeting.
- Reporting on optimisation of asset.

A report is provided to the client with all of the above information with suggestions on optimisation of the asset and detailed programmes and budgets for the immediate remedial work to be performed and annual maintenance required for the asset. Further, updated architectural drawings could be provided to the client if alterations or additions were made to the property. This would include site diagrams, internal layouts and elevations of the asset.

Survey Services

20Twenty offers its clients a comprehensive set of land, sea and air surveying solutions.

The Company utilises its extensive global experience and strategic alliances in the application of superior, state-of-the-art technology in order to deliver the highest quality surveying outputs.



A combination of the latest technology and its experience and know-how, allows us 20Twenty to offer its clients tailor-made solutions that are cost-effective, timeous, relevant on brief.

If required, 20Twenty is able to place experienced individuals with sought after skills, to either manage survey projects or to be seconded to a project on a short or long term basis.

20Twenty's services include:

- Hydro geomatics and oceanographic surveys
- Cadastral surveying
- Terrestrial photogrammetry
- High density (HD) laser scanning
- Mobile LIDAR scanning – ground and air
- Land & engineering surveys
- GIS solutions
- Turn-key projects
- Personnel secondment

State-of-the-art technology

20Twenty enhances its services delivery by utilizing the latest survey hardware and software on the market. It's impressive equipment and accessory inventory enables it to cater for a broad range of land, sea and air applications including hydrographic surveys, land and engineering surveys, photogrammetry, high-density (HD) surveys and mobile scanning.

Expertise

20Twenty's highly skilled team of surveying experts and equipment operators has been meeting client expectations across a broad range of industries for over two decades.

20Twenty's surveying services

20Twenty's comprehensive portfolio of land, sea and air surveying solutions include:

- Hydro geomatics and oceanographic surveys

20Twenty offers surveying of all areas of water and offers the following on-, above- or below surface investigations:

- Bathymetry using single or multi-beam echo sounders
- High density (HD) scanning
- Sub-bottom profiling (geotechnical / geophysical / geomorphological / environmental)
- Sub-bottom slit /mud density, yield strength and viscosity
- Side-scan sonar surveys
- Magnetometer surveys



- ROV surveys
- Met-ocean & oceanographic research
- Weather stations
- Harbour security survey solutions
- **Cadastral surveying**

20Twenty provides a comprehensive solution for township development from inception to site registration.

- Township design and development
- Rezoning and consent use applications
- Subdivision applications
- EIA submissions
- General plan submissions
- Registrations and transfers
- Sectional title
- Title deed and ownership investigations

- Terrestrial photogrammetry

Terrestrial photogrammetry offers an effective alternative to traditional methodologies when time and access is a challenge. This surveying method sees the camera capturing images from stationary, elevated position and is an effective solution for modeling, mapping or monitoring buildings, industrial plants, as-built constructions or mining walls, to name a few.

- High density (HD) laser scanning

20Twenty's laser scanning enable 3D-point clouds to be measured up to an accuracy of 3mm, enabling a more detailed surveying solution if required.

- Mobile LIDAR scanning – ground and air

The natural progression from multi-beam equipment to mobile LIDAR scanning resulted in 20Twenty offering a comprehensive high density survey (HDS) service that incorporates mobile LIDAR scanning, HDS laser scanners and multi-beam echo-sounders. These mobile systems are mounted on any platform (ground) or on a drone (air), allowing high speed survey data capture to be performed at a fraction of the time and cost of conventional LIDAR services.



- Land & engineering surveys

Land & engineering surveys are undertaken for transport infrastructure including roads, bridges, tunnels and runways as well as cadastral surveys. These are efficiently and effectively managed using Total Stations and GPS units.

- GIS Solutions

The GIS services include:

- Consulting with municipalities and provincial government
- Asset management and auditing
- Data capture of spatial information using from traditional surveying methods to remote sensing and satellite technology

20Twenty's survey and mapping/CAD software support a mapping service that also includes the delivery of models, either in 3D AVI format, or as scaled, real-life topographical model.

- Turn-key projects

Out-of-the-ordinary projects are catered for on a project by project basis and see the utilisation of some of 20Twenty's state-of-the-art equipment range. This includes shallow draft remote controlled vessels (for shallow waters or environmentally sensitive zones), towed under water cameras mobile laser mapping for inaccessible areas, and an 'airboat' that allows the surveying of extremely shallow waters.

Property Development

20Twenty undertakes and manages any or all the following property development functions:

- **Brief/Approach**
 - Establish land use objectives and strategy.
 - Prepare the development brief and management approach.
 - Identify development issues and constraints.
 - Establish and confirm the development objectives and priorities.
 - Assess the development risk profile.
 - Identify alternative development approaches.
 - Mobilise development management personnel.
 - Establish land availability strategy and objectives.
- **Market Verification**
 - Identify potential sites or projects.
 - Investigate supply and demand profile and market trends.



- Establish a marketing plan.
 - Initiate market research.
 - Identify market research.
 - Identify pre-letting opportunities.
 - Appoint marketing/agency companies as necessary.
- **Master Planning**
 - Produce a development programme.
 - Review the project schedule.
 - Pre-quality and appoint a master planner/designer and associated professional services.
 - Organise and establish a master plan/building design.
 - Review design economics, specifications, etc.
 - Assist in arranging planning permissions, licences, building plan approval and zoning approvals.
- **Feasibility**
 - Produce an income projection based on land availability strategy.
 - Produce a development cost estimate and cash flow estimate.
 - Review infrastructure, construction cost and other information.
 - Confirm estimated development cost.
 - Establishing a phasing plan.
 - Produce an economic feasibility analysis comparing alternative development approaches.
 - Identify investment/funding opportunities and establish forms of development finance.
 - Identify efficient tax planning mechanisms.
- **Development Team**
 - Appoint and brief legal, accounting and financial advisors.
 - Retain and supervise financial advisors responsible for raising equity and debt financing.
 - Engage and supervise, as appropriate, hotel operators, retail consultants, estate agents, car park operators, developers and end-users.
- **Project Implementation**
 - Project programming.
 - Pre-qualification of tenderers.
 - Tender procedure.
 - Site activities
 - Design co-ordination
 - Site meetings.



- Tenant co-ordination.
- Commissioning.
- Handover

- **Development Reporting**

- Prepare reports to include:
 - land availability strategy
 - conceptual plan
 - economic feasibility
 - development cost and cash flow programme
 - development issues/opportunities and constraints
 - acquisition considerations
 - management issues
 - phasing priorities, etc.
 - investment/funding strategies
 - project implementation
 - Ongoing progress reporting

- **Legal and Financial Management**

Due to the nature and scope of property projects, Axsys Projects gives specific attention to the legal and financial implications of each development.

Axsys Projects with its necessary legal and financial expertise ensures that all necessary legal documentation is prepared and implemented and ensure conformity to all necessary laws and statutes. Due to the long term nature of the property development the success of any project is determined by the sustainability of the covenant of the particular transaction.

This process is implemented throughout the development with specific reference to the inter relationship between:

- land ownership
 - town planning
 - environmental planning
 - lease implementation
 - construction contracting
 - financial structuring
 - operational activities.



The financial and legal management principles are implemented to ensure that the appropriate financing mechanisms for each type of transaction are sourced. Furthermore, the specific nature of each client must be assessed with reference to policy, procedure and objectives.

Current Projects (20Twenty Projects and Axsys Projects)

Mauritius- Casa Cook Hotel under license from Thomas Cook

Bryanston Residential Development – 21 upmarket apartments

Howick Residential Development – 21 upmarket retirement homes

Langebaan Estate – 130 key hotel and 90 residential apartments

Orapa Development – 80 key hotel and 250 residential houses

Hilton mixed use development – residential and office development

Okavango Lodge – premium 10 tent camp and luxury villa development in Botswana

Nedbank Regional Head office – Umhlanga Durban – JV with Stefanutti Stocks

Maydon Wharf Harbor – reconstruction of Durban Harbor - JV with Stefanutti Stocks

Mercedes Benz – New logistics building in East London - JV with Stefanutti Stocks

Elandsfontein Mine – New offices and maintenance depot – Phosphate Mine