

EXODUS & COMPANY

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Client Update No. 21

4 May 2014

Development Works Update: Madokero Estate

Please find herein summary of the progress we have made on our project;

1. Infrastructure Construction Works

1.1 Phase 1 Completed Works

Roads:	98%
Water:	100%
Sewer:	100%
Target Completion Date:	31 May 2014.

1.2 Phase 2 Completed Works

Roads:	84%
Water:	86%
Sewer:	55%
Target Completion Date:	31 July 2014

2. Resumption of Works

Following the end of the rain season, we have now resumed full-scale operations with effect from Saturday, the 3rd of May 2014. During the rain season, were able to do limited work on storm water drains lining on our roads, but now we are expanding the scope of work to cover;

- Surfacing/tarring of all roads ready for that.
- Water reticulation.
- Sewer reticulation.
- Completing outstanding road works.
- Completing outstanding road drainage works.
- Construction of stand access culverts.

For any inquiries, please phone or email us using the details below;

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In line with the above, we have already prepared all remaining roads in phase 1 and 2 for surfacing/tarring, which shall commence this week. These roads are closed temporarily to allow a smooth process of tarring. Accordingly, we implore you not to drive through barricaded roads, as doing so would disrupt our program and cause delays to our work.

Moreover, we foresee an increase in construction vehicles in the project and therefore, we encourage you to drive cautiously in the project to avoid accidents.

3. **Target Completion Date**

Following the resumption of full-scale operations, the latest completion date for both Phase 1 and Phase 2 is 31 July 2014. On the other hand, some stands, will become compliant sooner than others.

4. **Compliance Certificate**

The City Council inspected the remaining compliant stands in "Phase 1" three weeks ago and have promised to finalise the Compliance Certificate within a fortnight from today. We will therefore notify of the stands that would have been passed compliant once we receive the certificate.

Delays in completion of Phase 1 were brought about by the poor workmanship of the contractor whom we had engaged. This matter has now been resolved and there will be no repeat of the same problems. We sincerely apologise to those who may have been affected by these delays.

5. **Building Plans.**

We remind you of the requirement to pay at least 50% of the purchase price in order to obtain permission to build on your stand. Since our project is at an advanced state of completion, we implore on you to update your payments to ensure you will meet this condition by the time your stand obtains a compliance certificate.

Those who have already met this condition as well as those who will do so soon can start working on their building plans.

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6. **Electrification**

ZESA promised to give us the reticulation design this week. We will update you once we get it. We will also provide a detailed feedback of how you voted for private installation, and make up of the cost.

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