



DORPSTRAAT

Swartland Municipality

1 Church Street

Malmesbury

7300

Dear Joggie

RE: Testimonial in Support of Swartland Municipality's Development-Ready Model

We are pleased to provide this letter in support of Swartland Municipality and its Development-Ready Model, which has played a pivotal role in the success of our recent investment in the Swartland.

As a property development company operating across the Western Cape, regulatory certainty and infrastructure readiness are critical determinants in our investment decisions. In many municipalities, delays in bulk infrastructure provisioning and prolonged approval processes introduce significant financial risk and holding costs. Our experience in Swartland was notably different.

From the outset, the Municipality demonstrated a proactive, solutions-driven approach. Bulk services planning was clearly aligned with identified growth areas, and infrastructure capacity had already been strategically prioritised. This significantly reduced uncertainty in our feasibility modelling.

Most notably:

- Land use and development approvals were processed efficiently and within clearly communicated timeframes.
- Technical feedback was constructive and solution-oriented.
- The One-stop Shop of the municipality through Interdepartmental coordination within the Municipality was seamless.
- Bulk infrastructure planning was already aligned with our development timeline.

The speed and professionalism of the approval process materially reduced our holding costs and enabled earlier project rollout. This translated into accelerated construction activity, earlier revenue generation, and the creation of employment opportunities within the local construction sector. The Development-Ready Model implemented by Swartland Municipality creates a business environment that inspires investor confidence. It reflects a municipality that sees itself not merely as a regulator, but as a strategic partner in economic growth.

We commend Swartland Municipality for setting a benchmark in local government facilitation of private sector investment.


Yours faithfully,

Ettienne Eygenberger

Co-Founder and Executive Director of Dorpstraat

Dorpstraat

26 February 2026