

The Metro South East has long been considered Cape Town's dormitory. Since 1994 plans have been underway to establish a major business development node in the heart of the Metro South East. The Philippi East Structure Plan established clear development guidelines for the node.

The Philippi East Business Development Initiative - a broad based Private-Public Partnership initiative managed by Wesgro - is mobilising stakeholder interest around this potential mega project.



The Wetton-Lansdowne-Philippi Corridor is prioritising infrastructure and economic developments in Philippi and surrounding areas. Philippi East will become the fourth development node to emerge in the Cape Metropolitan Area. This follows a commitment by all levels of government to invest more than R300 million in infrastructure development projects, a number of which are currently being implemented, in order to facilitate accelerated development.

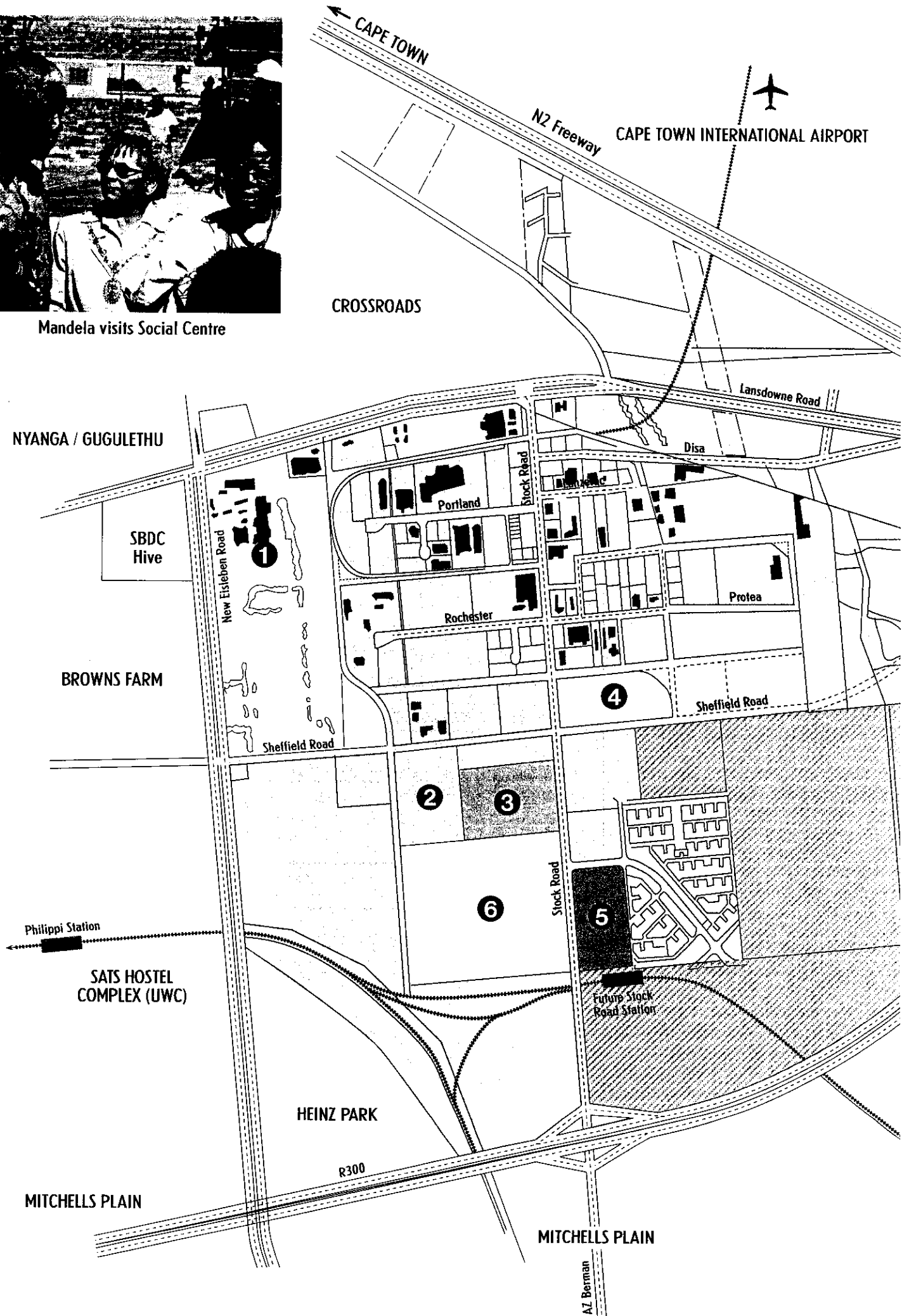
Cape Town Municipality's City Manager, Mr Andrew Borraine, has summarised government's commitment - "We are looking to boost the Philippi Area economically, and we have made a huge investment for better facilities for the transport system."

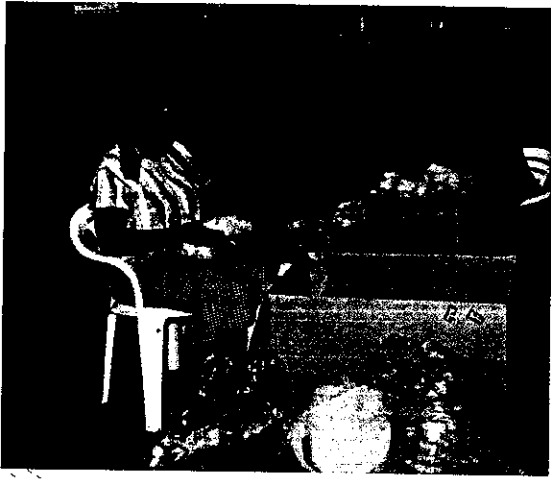
Philippi East is an integral part of the Wetton - Lansdowne Corridor project and Lansdowne Road forms the link between the Wynberg / Claremont CBD and the proposed Philippi East Centre.

The conditions for take-off in Philippi East now exist.



Mandela visits Social Centre





CURRENT INDUSTRIAL AND COMMERCIAL ACTIVITY

Join the growing group of property owners and industrialists who have been operating successfully for a number of years, including:

HARWILL INDUSTRIES (PTY) LTD

Manufacturers of various plastic products

ANGLO ALPHA (PTY) LTD

Suppliers of cement

FINWOOD VENEERS (PTY) LTD

Makers of wood veneer product applications

MARSDEN METAL ENGINEERS (PTY) LTD

Manufacturers of light metal components

BALTIMORE AIRCOIL CO (SA) (PTY) LTD

Manufacturers of evaporative cooling towers and refrigerators

NORWICH LIFE PROPERTIES (recent arrival)

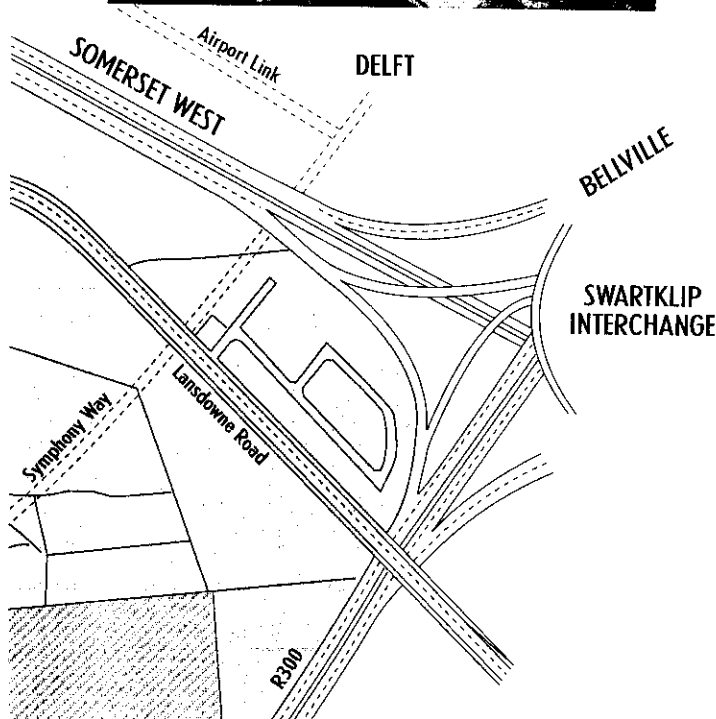
Commercial and Industrial Property Developers

FRANKIPILE SA (PTY) LTD

Civil engineering foundation piling

KAPASIT (PTY) LTD

Manufacturers of asbestos materials



INITIATIVES

- 1** Norwich Properties / Commonwealth Development Corporation
- 2** Social and Sports Centre
- 3** Planned Fresh Fruit and Vegetable Market
- 4** Harwill Industrial Park
- 5** Planned Regional Hospital and Transport Interchange
- 6** Stock Road Precinct
-  Industry
-  Integrated Serviced Land Project
-  Railway Line
-  Planned Road links

Mandalay Station
KHAYELITSHA





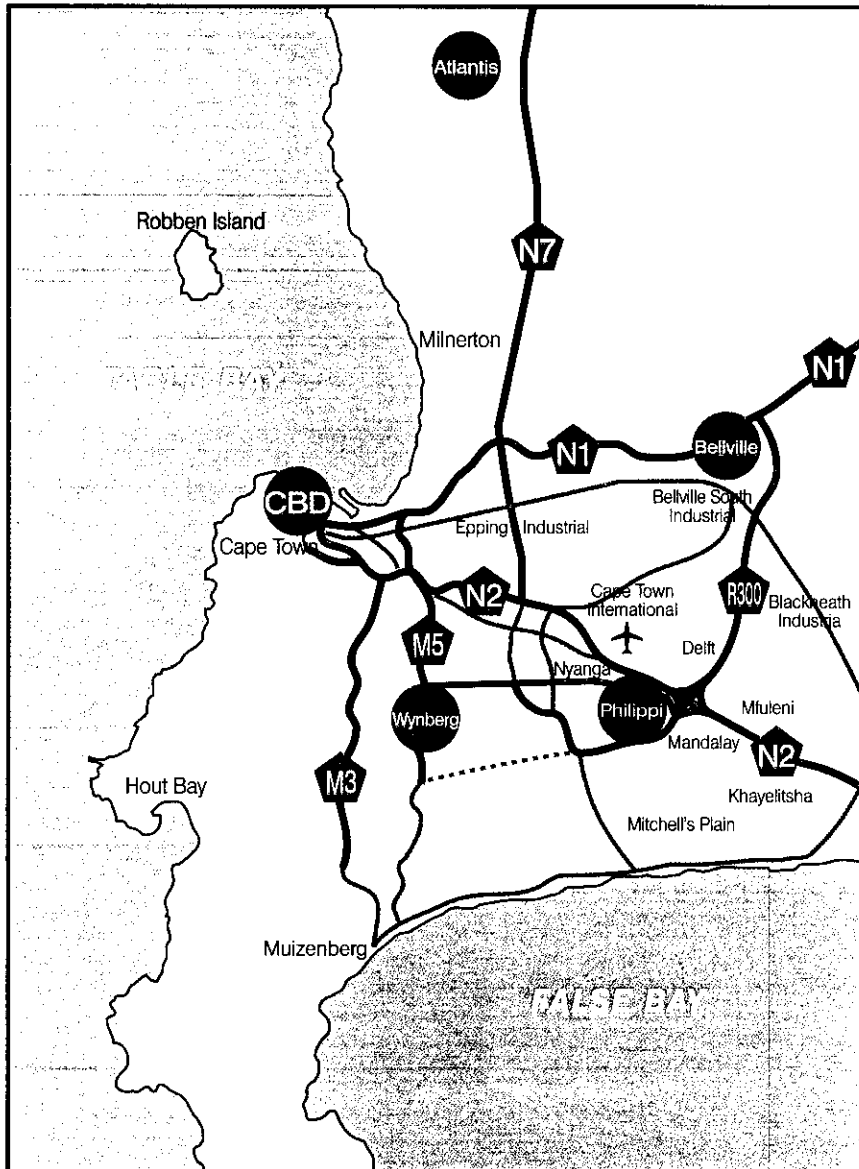
WHY YOU SHOULD CONSIDER PHILIPPI CENTRE

- Most accessible investment area in the Metropolitan South East
- Ideally located in close proximity to major road transport routes, such as the N2, R300 Motorway, Lansdowne Road and Klipfontein Road
- Close to Cape Town International Airport
- 20 Minutes to Cape Town Harbour
- Served by two Metropolitan Rail Stations
- Full Tax Holiday status and other industrial and SMME development incentives
- Proximity to a substantial labour supply.
- Close to 250 000 households in a diversifying consumer market
- Substantial high priority Public Sector investments in the upgrading of infrastructure
- Eastern node of the Wetton-Lansdowne-Philippi Corridor
- Low land cost
- Attractive to foreign investors committed to black economic empowerment
- Training institutions close by

INVESTMENT OPPORTUNITIES

- Mixed commercial / industrial projects
- Multipurpose Market
- Regional Retail and Service Centre
- Intermodal Transport Related Services (bus, taxi, rail)
- New manufacturing clusters
- Building materials - manufacturing and distribution
- Office accomodation for Metro South East
- Commercial Training Centre

METROPOLITAN LOCATION OF PHILIPPI CENTRE



FOR MORE INFORMATION CONTACT:

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PHILIPPI EAST

CENTRE OF THE CAPE
METRO SOUTH EAST

INVESTMENT
OPPORTUNITIES