



FAIRVIEW

— ESTATES —

2022 / 2023

FAIRVIEW UTILITIES MANAGEMENT SERVICES

INFORMATION PACK

INTRODUCTION

Welcome to Fairview Estates!

Fairview Estates has evolved from its original intent of being 15 x 20-hectare plots to a fully secured farming lifestyle estate with just under 100 small holdings. This evolution has come with its merits including the ability for the original developers to improve the product from what was originally offered to include many exciting benefits. The benefits to the original landowners are access to a fully automated irrigation system, a fibre network to each property, and a domestic water scheme which provides an off-grid alternative to the municipality. In addition, it has allowed the developer to switch from being a KDM-owned electrical grid to a developer-owned electrical grid which opens the door to more viable renewable technologies.

This document has been put together by the developer to provide clarity on what these new utilities mean for the landowners who bought prior to them being setup and what they mean to the new homeowners.

There is a lot of information, and while the best efforts have been made to communicate a very complex service offering simply, we appreciate that there may be many questions. We invite anyone who is interested in a Q&A session to get in touch and we will facilitate the session accordingly.



FARMERS ASSOCIATION

- Enabling innovative utilities supply and management
- Create capacity at no additional cost
- SLAs ensuring delivery with recourse
- Outsource the cost of unexpected capital repair
- KDM energy through existing infrastructure in combination with renewables and individual energy producers
- Off Grid Water supply through existing infrastructure, intelligent network design, existing and new technologies integrated allowing futuristic innovation
- Automated metering and monitoring
- Digital and mobile

- Enabling innovative utilities supply and management
- Dynamic monitoring
- Accurate billing
- App based account management system
- Automated communication system keeping - end- users informed
- Empowered through improved control, helping to save energy and cost



REGULATOR BETWEEN

Municipality, KDM/Electrical,
Ilembe Water and FEFA &
Consumers

BENEFITS WE OFFER

- Managed delivery of electricity and water services
- Significant infrastructure development cost savings through intelligent network design
- Custom-designed solutions incorporating existing and new infrastructure
- Innovative, state-of-the-art technology enabling convenient and connected living
- Accurate billing as a result of real-time usage monitoring
- Additional capacity for customers subdivisions at discount to market costs
- User-friendly online account management, including monthly billing via email and access to historical data
- Hassle-free infrastructure maintenance
- 24/7 technical support
- Improved energy and water usage control and resource conservation

SERVICES SUPPLY

- DOMESTIC WATER
- IRRIGATION WATER
- ELECTRICITY GRID
- FIBRE INTERNET

FAIRVIEW UTILITIES

JOINING PROCESS

Any property which would like to use one of the utilities provided by Fairview Utilities may do so by first formally signing up as a customer with Fairview Utilities.

STEP #1:

Once you have established your needs then start by getting in touch with Fairview Utilities to begin the application process.

STEP #2:

Complete the required Application Form & Contract & finalise payment for connections, meters and services according to the documents & invoice supplied by Fairview Utilities.

STEP #3:

Once payment and all documentation has been returned to Fairview Utilities, we will begin the process of installing meters and establishing a connection to your site. Prior to connection being concluded, the owner must ensure that the necessary infrastructure has been prepared on their site.

STEP #4:

The owner will receive a netVendor wallet and will be able to monitor and pay for usage via the app.

STEP #5:

Enjoy the benefit of all that Fairview Utilities has to offer!

FAIRVIEW UTILITIES

ACTIVATION FEES

By formally signing up as a customer with Fairview Utilities, there will be an initial activation fee which covers the administration costs.

Should you elect either for the domestic or irrigation water options you will require a *farmsync* radio device. This device is a requirement of our cloud-based management system protecting against water loss and ensuring automated management of the system. Each *farmsync* radio allows for 2 smart meters and 2 smart valves per device.

Once you have completed your application and your device has been installed, you will immediately receive live reporting on your utilities usage together with online billing and payment services.

Attached is the usage price list for each utility and a summary of those costs are below. All prices are excluding VAT.



FAIRVIEW UTILITIES MONTHLY TARIFF - ACTIVATION FEES - EFFECTIVE 1 JULY 2022

SMART METERING TARIFF				
Description	Account Type	Unit of Charge	Charge Frequency	Rate - Monthly
netVendor	Wallet	Per Customer	Monthly	R100,00
Utilities Activation	Activation Fee	Per Site/Connection	Once Off	R3 000,00
Water Activation	Smart Meter Installation <i>farmsync</i>	Per Site/Connection	Once Off	R10 155,00

* The above Utilities Activation Fee will be charged once only per site. This means that only one charge will be made across the activation of all services - Domestic Water, Irrigation Water & Electrical Connection.

* A *farmsync* radio can be shared between a Domestic Water Meter and and Irrigation Water Meter - ie. only one *farmsync* is required.

* A *farmsync* radio is not required if only an electrical meter is needed. A *farmsync* radio is only used for water connections.

DOMESTIC WATER SCHEME

OVERVIEW 2HA - 10HA SITES

The SPLUMA application which approved the smaller subdivisions recognised that it was not viable on the catchment area to have 67 boreholes.

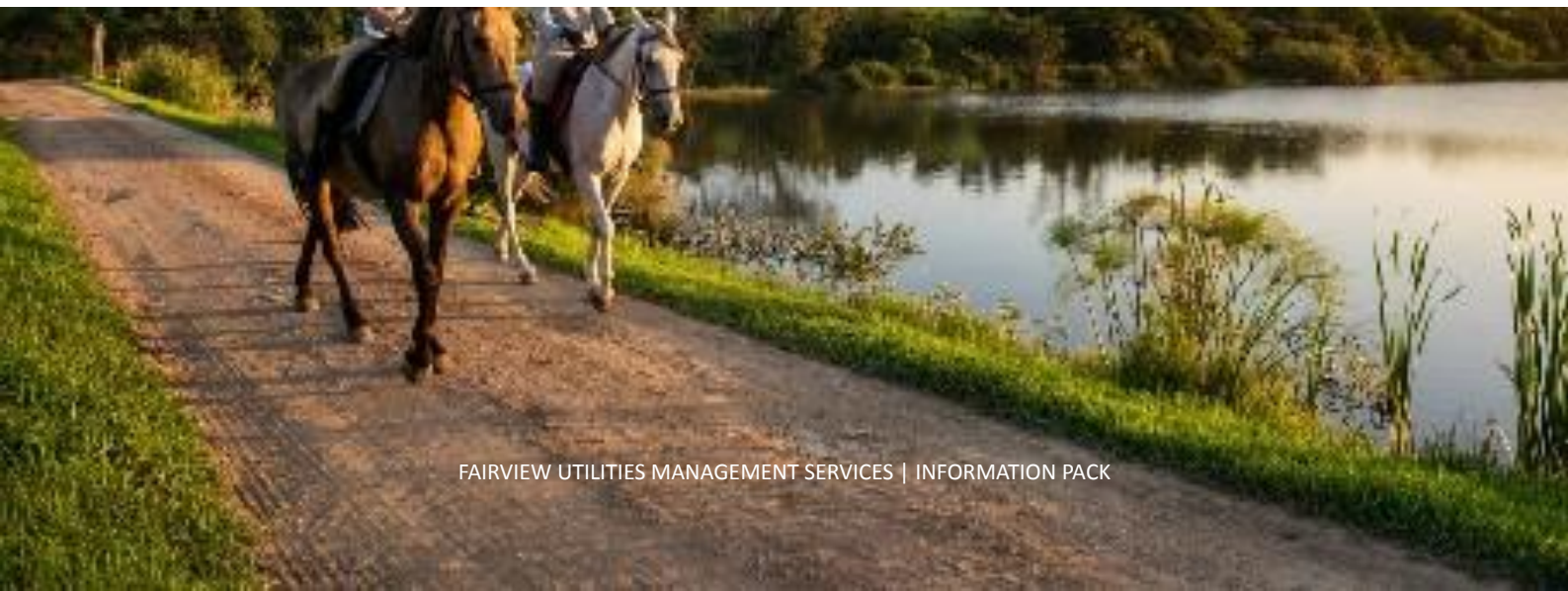
As such it was approved subject to a domestic water scheme which provided each property with 1750l a day via a centralized borehole network.

Given that all the smaller sites are dependent on this scheme for their drinking water, it is imperative that no one in the scheme has the ability to sink a borehole and draw a volume of water from the shared resource in a way that could harm everyone else.

NB THIS IS NOT AN UNLIMITED-USE SCHEME:

Each property has a maximum allocated use of 1750 litres per day on the current scheme. This should be prioritised for your home and should be adequate for a family of 4 if they are waterwise. Should you require more than this we strongly suggest you utilise rainwater harvesting to supplement this scheme.

Understanding that borehole water is a precious asset, we would strongly advise anyone needing more quota to use the irrigation scheme which extracts its water from surface water, and has no impact on our below-ground water resource.



DOMESTIC WATER SCHEME

OVERVIEW 20HA SITES

20 Ha sites can elect to have their own borehole or join the domestic scheme.

Any existing boreholes on the 20ha sites that are not included in the Fairview WULA are limited to draw as per the following:

No registration/authorisation is required under Schedule 1 (small-scale use for reasonable domestic and non-commercial gardening and livestock requirements) and the user can continue use without permission;

Registration is required if the intended abstraction is greater than a formula set by the department.



FAIRVIEW UTILITIES MONTHLY TARIFF - DOMESTIC WATER EFFECTIVE 1 JULY 2022

WATER TARIFF - DOMESTIC			
Domestic Water Charge - Usage	Unit of Charge	Charge Frequency	Rate - Per Meter Per Kilolitre
0 to 10 KL	Per Kilolitre	Monthly	R0,00
> 10 to 30 KL	Per Kilolitre	Monthly	R20,61
> 30 to 40 KL	Per Kilolitre	Monthly	R26,91
> 40 to 50 KL	Per Kilolitre	Monthly	R43,13
> 50 to 52.50 KL	Per Kilolitre	Monthly	R54,04
> 52.50 KL	Per Kilolitre	Monthly	R54,04
Domestic Water Charge - Monthly	Unit of Charge	Charge Frequency	Rate - Monthly
Water Basic Charge - Per Meter	Per Meter	Monthly	R170,70
Water Availability Charge - Per Lot	Per Lot	Monthly	R189,35
Domestic Water Charge - Once Off	Unit of Charge	Charge Frequency	Rate - Once Off
Domestic Water Meter Installation	Per Meter/Connection	Once Off	R6 856.29

* Each account / meter has an allocation of 1750l per day. Any usage above that is not guaranteed and is subject to availability.

* All the above rates are in line with the SIZA Water Tariff Sheet - 2022/2023.

* The above Domestic Water Tariff is subject to price increases as determined, from time to time by SIZA Water.

* All meter installation prices are subject to increases and will be re-quoted at the time of installation.

* A *farmsync* radio can be shared between a Domestic Water Meter and and Irrigation Water Meter - ie. only one *farmsync* is required.

* Fairview Utilities is responsible to provide a connection only to the boundary of the property. The owner is fully responsible for the connection from boundary to site.

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IRRIGATION WATER SCHEME OVERVIEW

The irrigation scheme is an innovative offering that has been built as an optional service to each site.

It is owned and managed by Fairview Utilities.

Fairview Utilities has a WULA agreement to store and draw adequate water to provide each arable hectare on the estate with 60.2kl of water per month.

It has the Living Earth dam together with 3 reservoirs for storage. It is in the process of getting the Terravida dam approved.

It has 4 pump houses which are being equipped with fully automated fertigation and water management systems.

It has structured its offerings based on 4 tiers of customer:

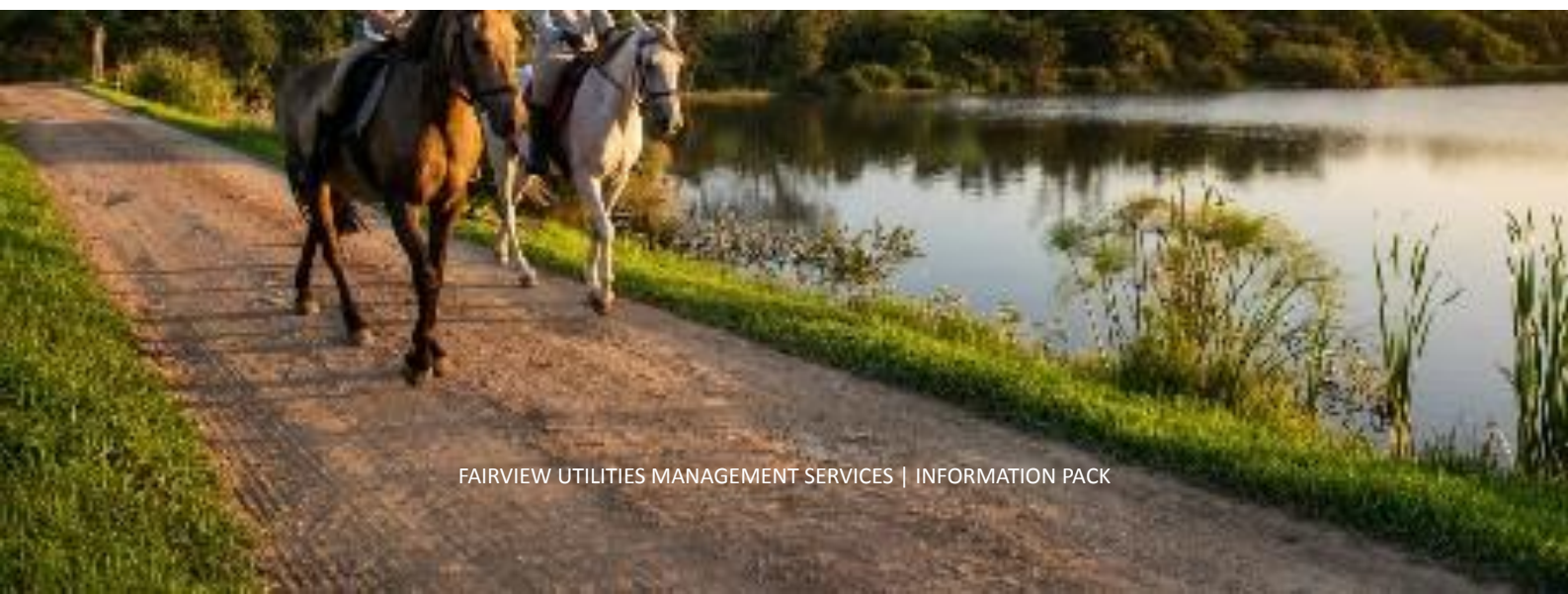
Macadamia Co-op Customers

Bulk Customers

Priority Customers

Non-Priority Customers

Each tier has a different price structure upfront and per liter.



FAIRVIEW UTILITIES MONTHLY TARIFF - IRRIGATION WATER EFFECTIVE 1 JULY 2022

WATER TARIFF - IRRIGATION						
Irrigation Water Charge - Usage	Unit of Charge	Charge Frequency	Co-op Rate	Bulk Rate	Priority Rate	Non-Priority Rate
0 to 60.2 KL (PRIORITY)	Per Kilolitre	Monthly	R0,00	R11,20	R15,00	R25,00
> 60.2 to 80 KL	Per Kilolitre	Monthly	R14,00	R15,80	R24,50	R30,00
> 80 KL	Per Kilolitre	Monthly	R18,00	R20,40	R32,00	R35,00

Irrigation Water Charge - Monthly	Unit of Charge	Charge Frequency	Co-op Rate	Bulk Rate	Priority Rate	Non-Priority Rate
Water Availability Charge	Per Quota*	Monthly	R0,00	R165,57	R175,58	R185,59
Water Availability Charge	Per Quota*	Monthly	R602,00	R0,00	R0,00	R0,00

Irrigation Water Charge - Once Off	Unit of Charge	Charge Frequency	Rate - Once Off			
Irrigation Water Meter Installation	Per Meter / Connection	Once Off	R8 579,63			
Irrigation Water Quota Fee	Per Quota	Once Off	R34 000,00			

* All meter installation prices are subject to increases and will be re-quoted at the time of installation.

* The above Irrigation Water Tariff is subject to price increases as determined, from time to time by Electrical Price Increases by NERSA & KDM.

* An irrigation quota is the allocation reserved by contract of 60.2KL per month at a discounted rate with a priority over non quota usage. Any usage above that is not guaranteed and is subject to charges outlined above.

* Co-op Members are charged a minimum monthly Usage Fee of R602.00 excl. VAT every month. An annual reconciliation will be conducted to establish overuse or underuse. In the case of underuse, then the monthly minimum charge will stand. In the case of overuse, then the above monthly usage charge will be applied to use over 60.2KL per month.

* If one is a registered Coop Member then the Coop irrigation water supplied can only be used for Coop irrigation. If additional irrigation is required, not for Coop purposes, then an additional irrigation connection needs to be installed. These additional irrigation options from the above could be Bulk, Priority or Non - Priority connections.

* During a water scarce period - please note that priority will be allocated to users as follows: 1st Priority to Co-op - 2nd Priority to Bulk - 3rd Priority to Priority - 4th Priority to Non-Priority

* Co-op - These rates only apply to residents who are signed up members of the Macadamia Co-op. An Irrigation Quota has been purchased.

* Bulk Rates - These rates only apply to owners of 20HA sites. An irrigation Quota has been purchased.

* Priority - These rates only apply to users where an irrigation Quota has been purchased.

* Non-Priority - These rates only apply to users where no irrigation Quota has been purchased.

* Fairview Utilities is responsible to provide a connection only to the boundary of the property. The owner is fully responsible for the connection from boundary to house.

FAIRVIEW UTILITIES

ELECTRICAL GRID

Fairview Utilities owns the bulk meter and internal infrastructure on Fairview Estates. We have been fortunate in getting this achieved as many estates are trying to achieve this retrospectively which is proving very difficult.

The first benefit of this is that we can run our own mini-grid, allowing us to provide a centralised solar park or alternate renewable energy source into the entire estate. It also allows our customers to sell us their additional solar power so that we can feed this back into the estate.

The second benefit of this is that we can do our own maintenance and repairs. Ensuring that we are not dependent on the municipality in case of an emergency.



ELECTRICAL TARIFF - DOMESTIC - SINGLE PHASE

Single Phase Electricity Charge - Usage	Connection Type	Unit of Charge	Charge Frequency	Rate - Per kWh
Energy Charge	60A/230V Single Phase	kWh	Monthly	R2,27
Single Phase Electricity Charge - Monthly	Connection Type	Unit of Charge	Charge Frequency	Rate - Per kWh
Monthly Service/Basic/Availability Charge	60A/230V Single Phase	Per Meter	Monthly	R52,80
Single Phase Electricity Charge - Once Off	Description	Unit of Charge	Charge Frequency	Once Off
Electrical Connection - 60A/230V	Smart Meter Installation - Single Phase	Per Site/Connection	Once Off	R4 453,16
Electrical Connection - 60A/230V	KDM Demand Based Component*	Per Site/Connection	Once Off	R20 378,21

ELECTRICAL TARIFF - COMMERCIAL / AGRICULTURAL - THREE PHASE

Three Phase Electricity Charge - Usage	Connection Type	Unit of Charge	Charge Frequency	Rate - Per kWh
Energy Charge	60A - 80A/400V Three Phase	kWh	Monthly	R2,56
Three Phase Electricity Charge - Monthly	Connection Type	Unit of Charge	Charge Frequency	Rate
Monthly Service/Basic/Availability Charge	60A - 80A/400V Three Phase	Per Meter	Monthly	R358,32
Three Phase Electricity Charge - Once Off	Connection Type	Unit of Charge	Charge Frequency	Rate
Electrical Connection - 60A/400V	Smart Meter Installation - Three Phase	Per Site/Connection	Once Off	R5 666,66
Electrical Connection - 60A/400V	KDM Demand Based Component*	Per Site/Connection	Once Off	R35 253,60
Electrical Connection - 80A/400V	Smart Meter Installation - Three Phase	Per Site/Connection	Once Off	R5 666,66
Electrical Connection - 80A/400V	KDM Demand Based Component*	Per Site/Connection	Once Off	R46 868,96

* All the above rates are in line with the KDM Tariff of Charge Sheet - 2022/2023.

* The above Electrical Tariff is subject to price increases as determined from time to time by NERSA & KDM.

* All meter installation prices are subject to increases and will be re-quoted at the time of installation.

* Fairview Utilities is responsible to provide a connection only to the boundary of the property. The owner is fully responsible for the connection from boundary to house.

FAIRVIEW UTILITIES

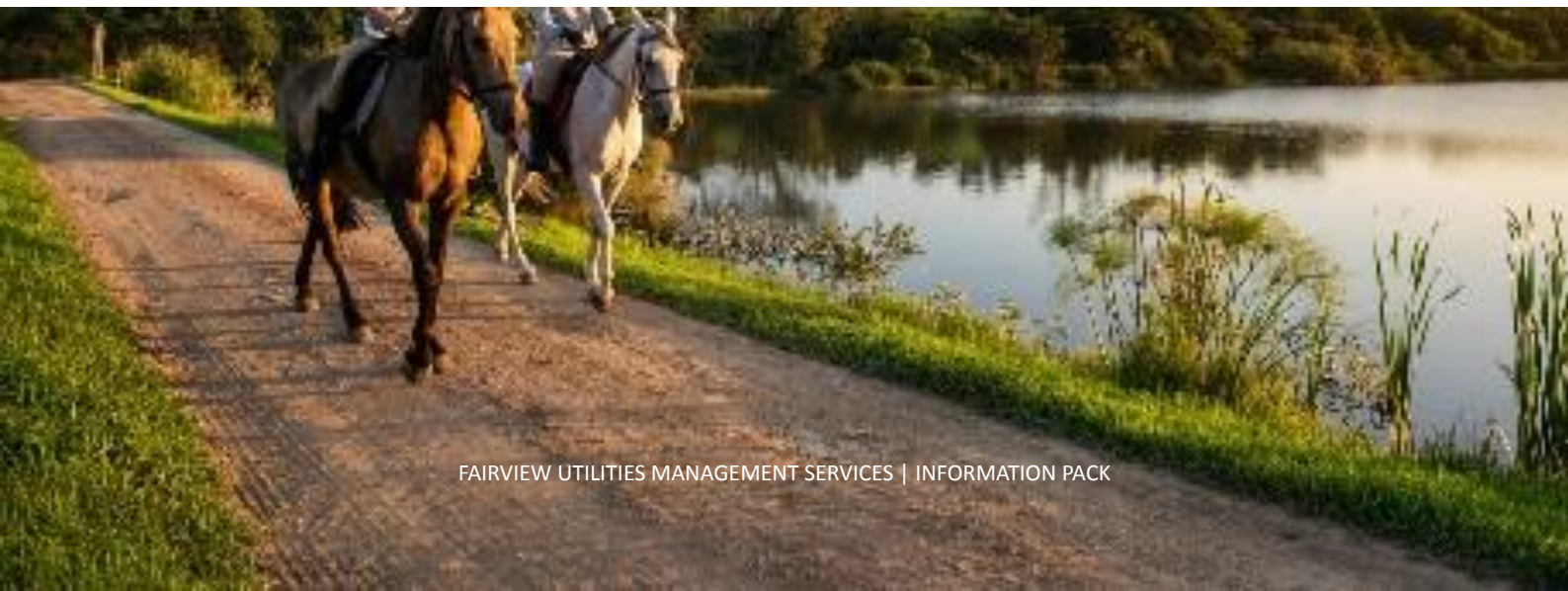
FUTURE SUBDIVISION OR ADDITIONAL QUOTA

The developer currently has adequate allocated quota for every property on Fairview as per the above.

In addition the developer has built adequate facility and license for its expansion intentions. It currently has additional quota built that it intends on using for expansion.

Should any existing customer wish to increase their quota per property, or subdivide their property and benefit from the economies of scale available through this scheme. Fairview Utilities offers a an option to purchase these additional quota. Pricelists are subject to change, but the current pricelist for this is below.

Should a customer require a service detailed above that there is no additional quota for Fairview Utilities then we will use best endeavors to secure this for the customer with the municipality.



UTILITY TARIFF - SUBDIVISION COSTS					
Fee	Description	Unit of Charge	Charge Frequency	Rate	Example Total: Single Phase
Utilities Account Activation	Re-Subdivision Fee/ Additional Water Quota	Per Subdivision	Once Off	R85 000,00	R85 000,00
Domestic Water Connection	Infrastructure Surcharge	Per Subdivision	Once Off	R20 000,00	R20 000,00
Electrical Connection - 60A/230V	KDM Demand Based Component*	Per Subdivision	Once Off	R20 378,21	R20 378,21
				Total Excluding VAT	R125,378.21

*Cost to be paid by owner subdividing prior to getting Section 53 certificate.

*The above costs exclude any upgrades to internal infrastructure - For example Transformers were required to increase capacity or Domestic & Irrigation reticulation networks where required.

*Any New Subdivisions that require services from Fairview Utilities will be charged on the following Tariff Sheet.

*All of the above rates are subject to review at the time of Account Activation / Installation / Subdivision.

*Any re-subdivision on Fairview will require a land owner to either connect to KDM for Water and or Electricity, which once done, the municipality will provide Section 53 certificate to show they are adequately serviced.

*The developer has a limited number of additional quota for water and electricity which it can sell to a land owner wishing to subdivide.

*This cost does not include any additional physical costs to expand the network to the subdivisions. these costs must be covered directly by the subdivider.

*Should an owner’s application to connect to the Fairview electrical infrastructure require additional bulk supply demand provisioned by KDM, then any costs levied by KDM will be for the cost of the owner.

*

FAIRVIEW UTILITIES

FIBRE INTRODUCTION - BALLITO ISP

Dear Fairview Owner,

Fairview Estates is connected with a state-of-the-art fibre optic system. This will provide internet and DSTV services to each unit at the fastest speeds with the most competitive pricing on the market.

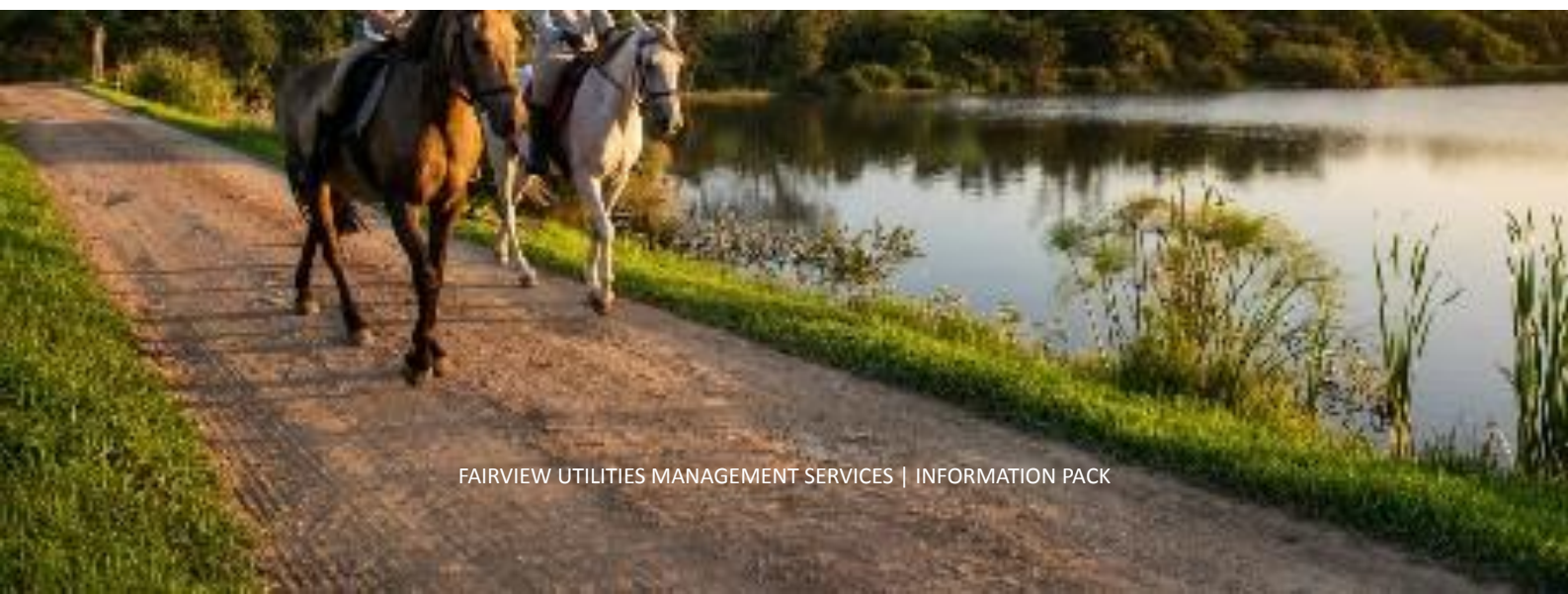
The fibre optic system also supplies DSTV signal to each unit. There is a once off cost for this and a DSTV subscription is required.

If you would like to take up this offer and connect to the fibre network or DSTV, then please get in touch with us via email - fibre@ballitoisp.co.za

One of our agents will contact you to schedule the activation of your service within 48 hours.

Kind Regards

The Ballito ISP team



NEXT STEPS

All of the systems are in place for you to apply to Fairview Utilities for domestic water, irrigation water, electricity and fibre internet. Please get in touch with Fairview Utilities on utilities@fairviewkzn.co.za should you have any questions or if you'd like to get connected to our services.

We look forward to hearing from you.

Thank you.

