



CLEARWATER
CANAL ESTATE



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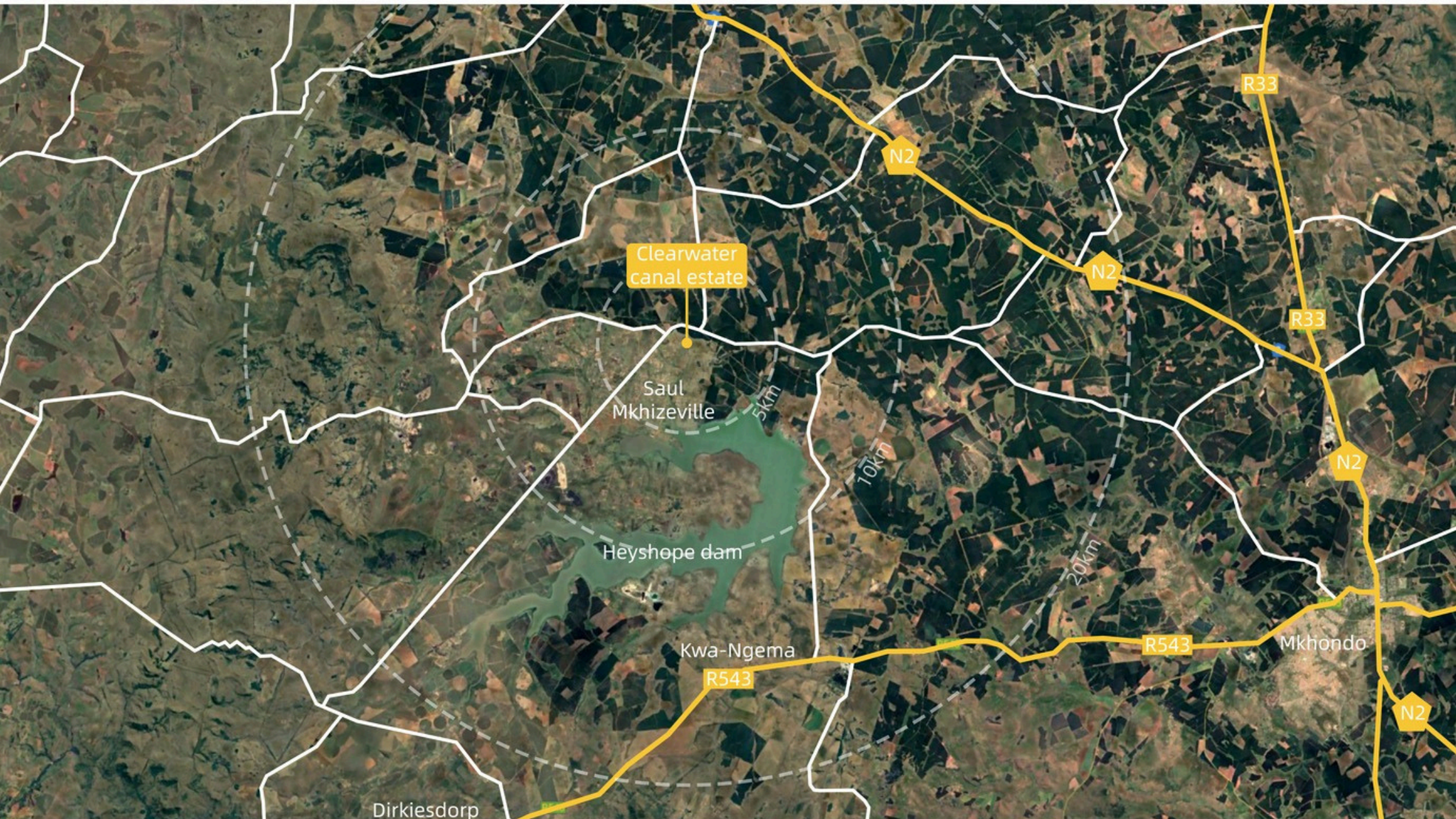
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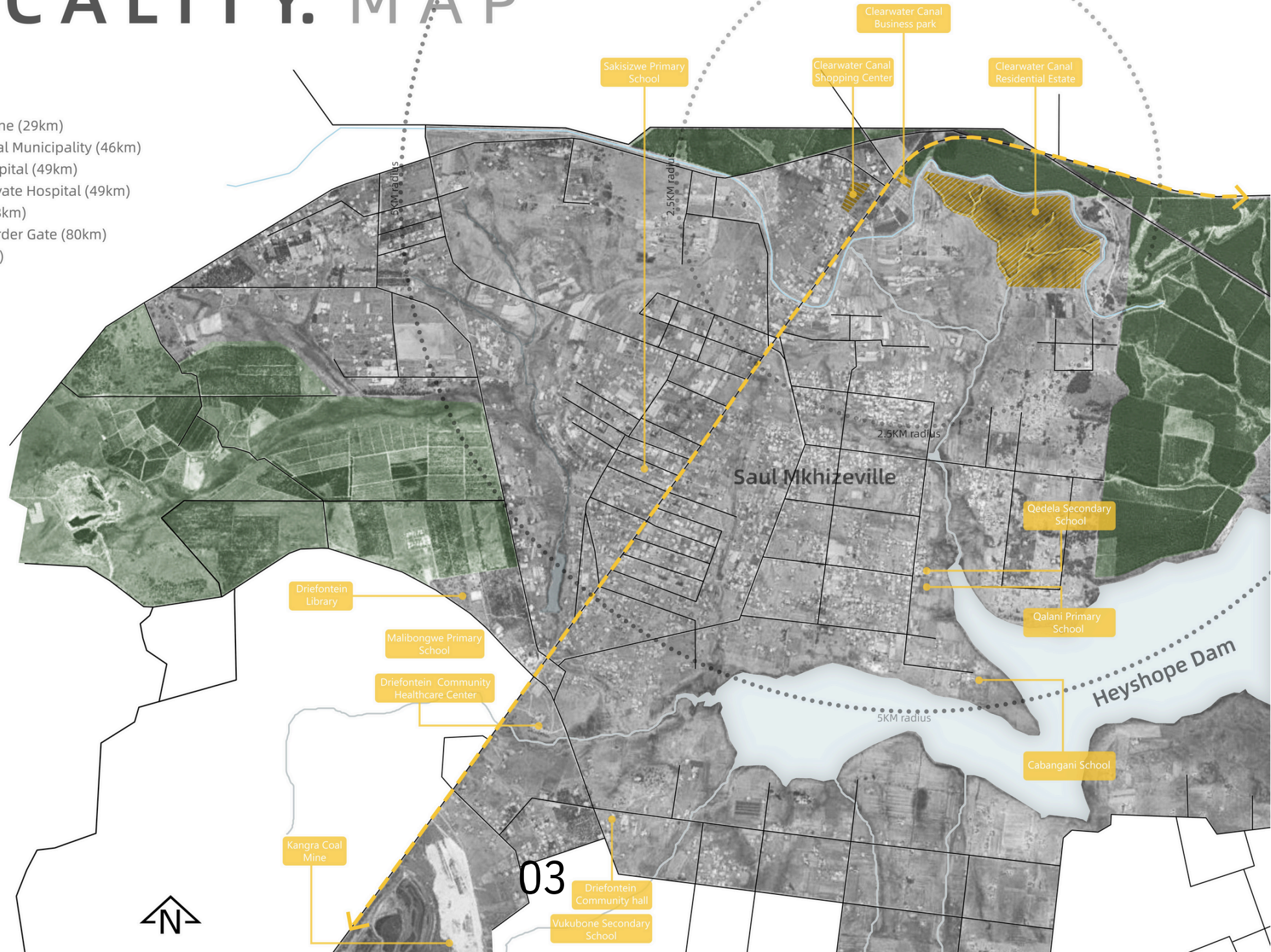


LOCALITY.MAP



LOCALITY. MAP

- 01 Safire Coal Mine (29km)
- 02 Mkhondo Local Municipality (46km)
- 03 Mkhondo Hospital (49km)
- 04 Piet Retief Private Hospital (49km)
- 05 Mfula Mall (48km)
- 06 Mahamba Border Gate (80km)
- 07 Ermelo (78km)



LOCALITY. MAP





CLEARWATER CANAL ESTATE

ON PORTION 4/388, DRIEFONTEIN 388 IT(SAUL MKHIZEVILLE), EMKHONDO, GERT SIBANDE DISTRICT, MPUMALANGA.

LAYOUT PLAN

LAND USE	NOTATION	NUMBER	AREA HA
RESIDENTIAL		346	39.3038058
CLUBHOUSE		1	1.63855105
CRECHE		1	0.5637756
BUSINESS		1	0.58015102
OPEN SPACE		6	35.263607
ROAD		1	13.9403473
TOTAL		356	91.2902

GENERAL NOTES

1. GEODETIC SYSTEM WGS 84

2. ALL INTERNAL ROADS ARE 14M AND 18M WIDE

3. AVERAGE RESIDENTIAL SITE SIZES 1000M2

4. ALL DIMENSIONS AND AREAS ARE APPROXIMATE & SUBJECT TO FINAL SURVEY BY PROFESSIONAL LAND SURVEYORS

5. BUILDING LINE ARE SUBJECT TO APPLICABLE SCHEME

6. ZONING ARE SUBJECT TO APPLICABLE ZONING SCHEME

7. CONTOUR NOTE: THE CONTOUR SURVEY IS IN ACCORDANCE WITH THE STANDARD LAID DOWN BY THE REGULATIONS RELATING TO TOWNSHIP ESTABLISHMENT AND LAND USE

FLOODLINE

8. IT IS HEREBY CERTIFIED THAT THE PROPERTY SHOWN ON THIS IS NOT AFFECTED BY FLOODLINE 1:50 AND 1:100 YEAR RECURRENCE INTERVAL EVENT DETERMINED IN ACCORDANCE WITH SECTION 144 OF THE NATIONAL WATER ACT (ACT 36 OF 1998)

DRAWING NOTES

DATE	2025/10/01
DRAWING NO	CANAL0925
REVISION	3
DRAWN BY	R SELEPE

CLEARWATER CANAL ESTATE

Ramalats HOLDINGS



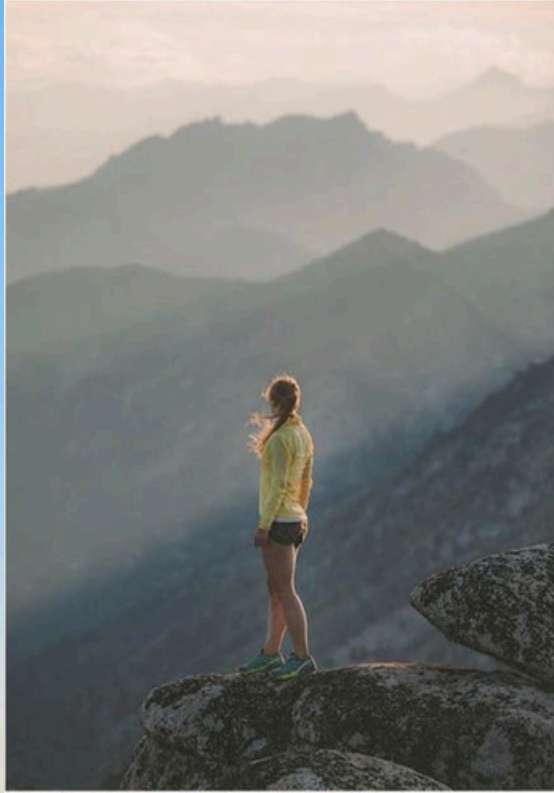














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FREQUENTLY ASKED QUESTIONS

Who is the Developer?

Clearwater Canal Estate is proudly developed by Ramalatso Holdings, in partnership with JayDee Property Group, Cavandish Bank (Unlisted Fund) and Masihambisane Trust. This collaboration combines expertise in property development, investment, and financial structuring to deliver a modern and sustainable estate. Learn more on our website: www.ramalatsoholdings.co.za

Who are the conveyancers?

PP MALIPHALE INC - Attorneys & Conveyancers - phatheka@ppminc.co.za

Are there transfer cost or bond registration cost?

No. At Clearwater Canal Estate, there are no transfer or registration costs payable by the buyer. This means you only pay for your stand, making the purchase process more affordable and straightforward

Are there any tax incentives?

Yes. Investors at Clearwater Canal Estate can benefit from the Section 13sex incentive of the South African Income Tax Act No. 58 of 1962.

To qualify, you must buy 5 or more stands in the estate and build at least 5 residential houses on them. This allows you to claim up to 55% of the combined land and building cost as a tax deduction against your taxable income.

Click this link to read more: <https://www.sars.gov.za>

When will the development start and be complete?

At Clearwater Canal Estate, development will be rolled out in phases. Bulk services and infrastructure works will begin once 30% of sales are secured for each phase.

The first phase of stands is expected to be ready for transfer within 12–18 months from commencement. The entire development, including residential, green spaces, and supporting infrastructure, is planned for completion within 5 years.

How much are rates and levies, and why do we pay them?

At Clearwater Canal Estate, rates are estimated at R0.16 per sqm and levies at R0.30 per sqm, calculated on the internal plus patio area of each property.

Why pay rates and levies?

- Rates contribute to services such as water, electricity, refuse removal, and road maintenance.
- Levies are used to maintain estate infrastructure, including security, landscaping, parks, and shared facilities.

Paying rates and levies ensures the estate remains safe, well-maintained, and sustainable, protecting your property value and enhancing your quality of life.

Where is Clearwater Canal Estate located?

The estate is strategically located in Driefontein known as Saul Mkhize Village, offering easy access to major roads, schools, shopping facilities, and nearby towns. Its prime position ensures both convenience and long-term investment growth.

What types of stands are available?

We offer a variety of residential stands designed to suit different family sizes and lifestyles, as well as select creche and restaurant nearby retail and commercial sites to support the growing community.

What sizes are the stands?

Residential stands come in different sizes to give buyers flexibility — from 974sqm starter plots to 2000sqm larger family-sized stands. A detailed layout plan with stand sizes is available in our development brochure and price list.

Are finance options available?

Yes. Buyers can purchase stands either cash or through installments. We provide 0% interest rate on our installment option up to 48 months.

When can i start building?

Once full payment is made and transfer is complete, buyers can submit their building plans for approval and begin construction, subject to estate architectural guidelines.

What infrastructure will be provided?

The estate will include fully serviced stands with roads, electricity, water, and sanitation infrastructure, along with landscaped green areas, canal features, and recreational spaces.

How do I secure a stand?

Stands can be reserved by completing a stand reservation form and paying the required deposit. Early reservation is encouraged as stands are limited and demand is high.

Does the development have backup power?

The development will host a back-up generator/solar to provide common areas with power during load shedding or Eskom failures. Purchasers have the option to purchase a Battery Backup UPS system as an optional extra which will be able to provide power to selected items during load shedding.

Is there high-speed Wi-Fi throughout?

The Development will host a central Wi-Fi system with boosters to each house. This cost will form part of the monthly levies.

Who can I speak to for more information?

Johannes Ramalatso 073 477 5682
jramalatso@ramalatsoholdings.co.za
Phatheka Maliphale 082 858 4165
phatheka@ppminc.co.za
Sales Office 081 702 4297
admin@jaydeeproperty.co.za

THANK YOU

Sales Enquiries

Johannes Ramalatso | Cell: 073 477 5682

081 702 4297 | admin@jaydeeproperty.co.za

www.ramalatsoholdings.co.za



Ramalatso
HOLDINGS



Presentation brochure by JayDee property

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