## 📅 Timeline Overview

### Phased Implementation

1. **Pre-Disposal Phase**
    - WCG initiates a Request-for-Proposal (RFP) process.
    - Evaluation and conditional award subject to regulatory compliance and Cabinet approval.
2. **Disposal Phase**
    - Developer signs Sale and Development Agreement (SADA).
    - Land transfer and payment are **delayed until practical completion** of social housing and public infrastructure.
3. **Construction Phase**
    - Subdivision of land into two erven.
    - Development of social housing, retail, commercial space, and public amenities.
4. **Transfer Phase**
    - Upon completion, developer pays the escalated purchase price and takes ownership.
    - Sectional title registration and transfer to SHI and other stakeholders.

## 💰 Budget Overview

### Key Financial Elements

- **Residual Land Value**:
    - Used to determine the developer's purchase price.
    - Escalates annually until transfer, ensuring value retention.
- **Funding Sources**:
    - Open market unit sales (primary revenue stream).
    - Public subsidies and grants (for social housing).
    - Developer investment (for commercial and retail components).
- **Financial Feasibility**:

    - Positive Residual Land Value confirms viability.
    - Cross-subsidisation model supports delivery of 47% social housing.
    - Flexibility built into procurement to adjust social housing proportion if needed.
- **Risk Buffer**:
    - Residual Land Value provides headroom for unforeseen costs or grant shortfalls.