

Initial Project Summary

Project Location: Jabulani, Soweto, City of Johannesburg, South Africa

Name of Applicant: South Africa Workforce Housing Fund (SAWHF)

Name of Downstream Investor: Aquarella Investments 265

Name of the Project: Jabulani Village

Project Description: The Project involves the construction of a 4,141 unit integrated housing development just outside Johannesburg, South Africa. The Project consists of the development of five parcels of land in phases. Currently under construction are parcels A through C which will consist of 2,188 residential units. Construction of Parcel K, which consists of 1,681 units, is not anticipated for at least another year and possibly longer. The final parcel to be developed, Parcel D, will consist of an additional 272 units and development is not anticipated for close to two years. The social and environmental assessment for Parcel D has not yet been prepared.

Environment and Social Categorization and Rationale: The Project has been reviewed against OPIC's categorical prohibitions and determined to be categorically eligible. The Project is screened as Category A because it involves Greenfield construction of over 2,500 residential units. The primary environmental and social issues associated with large scale housing construction projects include the need for access to potable water, appropriate sanitary and solid waste disposal means, implementation of occupational health and safety procedures to protect workers during construction, and nuisance concerns such as noise and traffic both during construction and once the development is constructed.

Environmental and Social Standards: International Finance Corporation's (IFC) Performance Standards (April 2006) 1 (Social and Environmental Assessment and Management Systems), 2 (Labor and Working Conditions), 3 (Pollution Prevention and Abatement), 4 (Community Health, Safety and Security), and 6 (Biodiversity Conservation and Sustainable Resource Management) are applicable to the Project. The Project does not involve new land acquisition or resettlement, impacts on Indigenous Peoples or cultural heritage. Therefore, P.S.'s 5, 7, and 8 are not triggered by this Project. Environmental Guidelines applicable to the Project include the IFC's General Environmental, Health and Safety Guidelines (April 2007).

Location of Local Access to Project Information: Calgro M3 Developments, 33 Ballyclare Drive, Cedarwood House, Bryanston, Johannesburg, South Africa, 2194