30. Commitments

	GROUP June 2016 R000	GROUP June 2015 R000
30.1 Capital commitments		
Approved and committed	84 245	135 442
Approved but not yet committed	174 077	145 493
	258 322	280 935
Capital commitments approved and committed comprise the following:		
Development costs	84 245	135 442
– Atterbury Value Mart	27 588	317
– Somerset Mall	25 242	36 627
– Woodlands Boulevard	11 164	7 530
– Canal Walk	9 855	7 288
– Clearwater Mall	4 942	37 270
– CapeGate	1 646	251
– Lakefield Office Park	1 037	
– The Glen	915	1 716
– Willowbridge	706	101
– Somerset Value Mart	650	23
– Rosebank Mall	500	16 257
– Hyde Park Corner		28 062

The above capital expenditure will be financed out of available cash resources, banking facilities and debt capital market funding.

30.2 Operating expense commitments

Hyprop has entered into various service contracts for the cleaning, upkeep and general maintenance of its investment property portfolio.

Operating expense commitments payable to service providers in future years have been classified as follows:

	GROUP June 2016 R000	GROUP June 2015 R000
– Short-term contracts (up to one year)	3 093	1 534
– Medium-term contracts (greater than one year and up to five years)	Nil	Nil

Contracts which can be terminated on one month's notice have been included for one month only.

31. Minimum lease payments receivable

Minimum lease payments comprise contractual rental income and operating expense recoveries from investment property.

The minimum lease payments receivable from tenants have been classified into the following categories:

	GROUP June 2016 R000	GROUP June 2015 R000
– Short term (up to one year)	2 071 775	1 543 812
– Medium term (greater than one year and up to five years)	4 681 096	3 674 989
– Long term (greater than five years)	1 171 572	1 184 463

32. Retirement benefits

All eligible employees are members of a pension fund which is administered by Evolution Group. The retirement funding and risk-related benefits are market related. All benefits from the pension fund accrue to the members.

The pension fund complies with all current legislation. The group has no commitments for post-retirement medical aid benefits.

	GROUP June 2016 R000	GROUP June 2015 R000
Contributions to the pension fund for group risk benefits are recognised as an expense.	10 490	9 246