



South African Reserve Police Service

Houghton House - Reserve Training Centre

106 Houghton Drive, Lower Houghton, JOHANNESBURG (cnr. 1st Ave/Louis Botha)
Telephone (011) 728-6404 Facsimile (011) 728-3166 ask for fax

26 June 1997

The Station Commissioner
Booyens SAPS
Booyens Road
BOOYSENS

For the attention of Director Vermaak

Dear Sir,

DETECTIVE SERGEANT PAUL ROBERT O'SULLIVAN - FORCE NUMBER 0245296-1

The above named has been lecturing at this establishment and at external courses since 1993.

He currently lectures on the following subjects:-

- | | |
|---|-------------------------------|
| * The Constitution and Police Ethics | * The Criminal Procedures Act |
| * Police Administration and Procedures | * Criminal Law A & B |
| * Crime Investigation and Scenes of Crime | * Statement taking |

He is our Senior Lecturer and is responsible for the delivery of very important subjects. He is the cornerstone of our training centre and is extremely dedicated. He has never been late or missed a lecture and the students are all enthusiastic about the quality of the lectures in terms of content and delivery.

After the last exams the students were asked to comment on their opinion of the lecturers and of the course. The students praised Sgt O'Sullivan and it is clear that he is held in the highest esteem by the students and his fellow Police colleagues.

We are all aware of his reputation in crime investigation and suspects in cases he is investigating have little or no chance of getting away with it. He is an enormous asset to the Police Service and to this Training Centre in particular. I would be grateful for any steps you can take in advancing his well deserved promotion.

Yours faithfully,

J Sultz - Snr Supt
Head of Training

cc Area Commissioner - Johannesburg

J. G. van Deventer
ADVOCATE OF THE SUPREME COURT OF SOUTH AFRICA
PO Box 35655, MENLOW PARK, 0102
Telephone (012) 428-8107 Facsimile (012) 347-1479
Cellular 082-493-4557

To whom it may concern

29 November 1996

Dear Sir,

PAUL O'SULLIVAN

I confirm that I have known Paul O'Sullivan since June 1992.

I have worked for four years with him on the single largest prosecution I have ever undertaken with the Attorney General's Office, prior to my leaving that office earlier this year.

His integrity is beyond reproach and he can be trusted with any investigation, no matter how complex.

During the course of the prosecution referred to, which involved almost two thousand charges and property fraud of over R14 Million, Paul O'Sullivan worked many hours of his private time and withstood personal threats against himself and his family.

What I found to be of particular note was his ability to gain an in depth understanding of the offences committed and the criminal justice system. His concentration span was remarkable and he remembered facts relating to the case, which enabled us to bring a successful prosecution, resulting in a hefty jail sentence for the accused.

Paul O'Sullivan now lectures at the Reserve Police Training Centre on Criminal Law, the Criminal Procedures Act, Crime Investigation and Police Administration. He is accepted in the property industry as an expert on property law and is highly respected by many leading law firms.

I would have no hesitation, whatsoever, in recommending him for any position of trust and integrity where the position demands an extremely intelligent, logical, thinker capable of complex investigative work or the legal side of property law such as development, contracts etc.

On the property development side, he was able to mastermind a complex rescue plan for the several hundred victims of property fraud at three different housing complexes previously referred to, which entailed detailed negotiations with many parties and intricate Supreme Court Applications, all of which were successful. He single-handedly saved their life savings.

I wish him well in his future career and private life and I welcome any telephonic enquiries relating to the above.

Yours faithfully,


JG van Deventer



SAGE LIFE HOLDINGS

INSURANCE • INVESTMENT • FINANCIAL SERVICES

Mr P O'Sullivan
Building Services Manager
Sage Properties
4th Floor
Sage Centre
10 Fraser Street
JOHANNESBURG
2001

1 December 1994

Dear Paul

Congratulations on the award as the Top Service Organisation -1994 from Johannesburg's Department of Labour. Your ability to win this award which requires consistent and top quality over a year is highly commendable.

Keep up this fine standard that makes us all proud.

Yours sincerely

R MARSDEN
EXECUTIVE DIRECTOR:
FINANCE & INVESTMENTS

John Spurgeon

10 April 1985

ALTERATIONS TO REPAIR AND SERVICE CENTRE

Now that these changes are reaching the final stages I think it is appropriate to recognise the efforts made by your group.

First Paul O'Sullivan has masterminded this operation with a high degree of urgency. The speed in which this operation has been completed is a great credit to all concerned. I can quite honestly say that there have been no problems during the whole programme. There are also no complaints and the quality of the whole programme is very high.

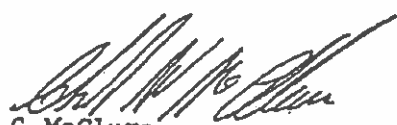
Another key person involved has been Richard Gardiner. This young man is a credit not only to himself but his profession and has planned everything down to every detail.

Ernie, as always, on such occasions was able to come up with everything required and more. I think the dedication of his helpers was vital to the project.

In recognition of this I would like to invite your nominees to an evening meal on my department. I would like to hold this event in the evening of April 11th.

Please let me have those names you would like me to invite.

Finally, I would like to express my appreciation, once again, for the completion of my refit programme in the manner fitting the current drive in the area of "QUALITY".



C McClure
Greenford Green
CMcL/JB/lh



ilkinson
&
ilkinson

BUILDING SERVICES CONSULTING ENGINEERS

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Senior Partners

G. W. Wilkinson, Dip.H.V.E., D.M.S., M.C.I.B.S., M.B.I.M.
A. J. Wilkinson, A.C.W.A., M.I.T.T.
L. D. Green, T.Eng.(C.E.I.), M.I.Elec.I.E., A.M.C.I.B.S.

PRIVATE AND CONFIDENTIAL

Our Ref: GWW/RL
29th October, 1982

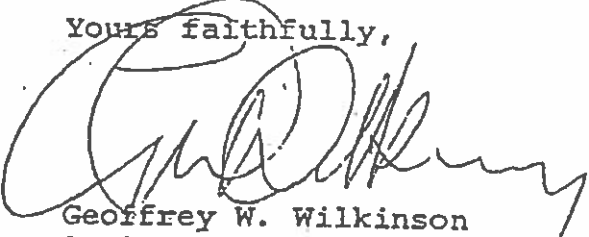
TO WHOM IT MAY CONCERN

This is to certify that Mr. Paul O'Sullivan worked for our Company during the period from 6th July, 1981 to 29th October, 1982.

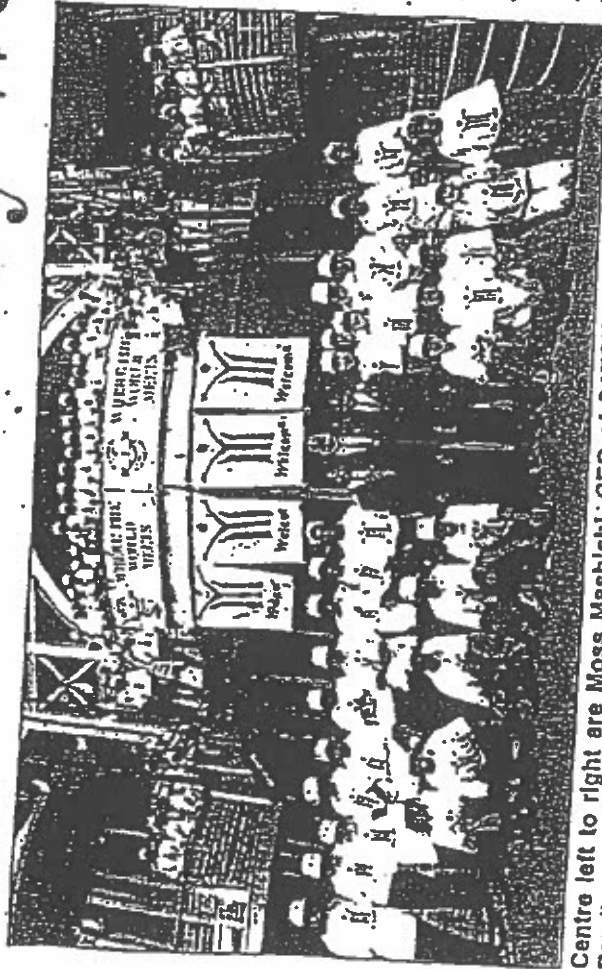
During this period he has proved to be an excellent Engineer and a very responsible person who gave 100% at all times.

From an electrical point of view he is easily capable of dealing with any aspect of design and installation in all types of commercial buildings and is particularly meticulous with the administration part of his work.

Yours faithfully,


Geoffrey W. Wilkinson
Senior Partner

Freedom Day welcomed



Centre left to right are Moss Mashishi, CEO of SATOUR; Paul O'Sullivan, MD of Randburg Waterfront and Director of Tourism Johannesburg; Tshepo Kgadima, Director of Gauteng Tourism Authority, together with 100 staff and the 30 restaurants at Randburg Waterfront.

Photo: Don Arlson

FREEDOM Day saw the kick off of the Welcome Campaign in Johannesburg where 100 staff of 30 restaurants at Randburg Waterfront donned Welcome caps and T-shirts for the day in order to give the campaign a flying start. The Welcome Campaign, aimed at promoting friendliness and good service attitudes, was originally launched by South African Airways with a R10 million contribution and handed over to SATOUR to run with.

The campaign also aims to promote the various cultures and customs and a pride amongst South Africans of the diversity and beautiful country, as well as the motto: 'For every eight tourists who visit our country, one job is created'.

Moss Mashishi, CEO of SATOUR, said, whilst attending the kick off, 'We chose Randburg Waterfront as it has just received SABS ISO 9002 certification, which makes it the first tourist destination in South Africa to receive this internationally recognised quality management certificate.'

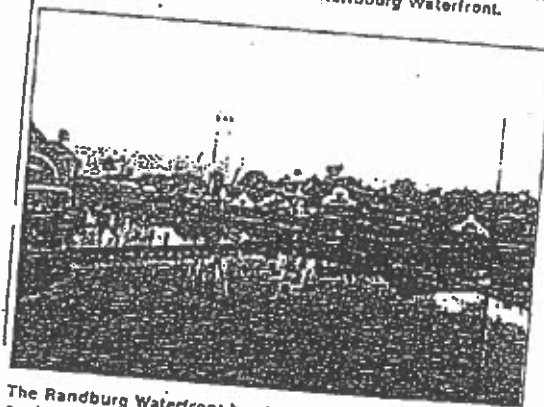
10 April 14, 2000

RANDBURG ST

Waterfront achieves a first for retail centres



Pieter Els (far right), from the South African Bureau of Standards, presents the SABS ISO 9002 flag and certificate to Paul O'Sullivan, managing director of Randburg Waterfront.



The Randburg Waterfront has been chosen as one of Johannesburg's 'Big Five' tourist attractions.

Photo: Richard van Wyk

IN A South African 'first', the 'Tolerance' approach - adopted by Randburg Waterfront (RWF) - management and supported by all came the first retail centre in South Africa to achieve an international quality certificate.

After a thorough on-site audit, RWF was awarded the International Standards Organisation 90002 certificate by the South African Bureau of Standards. When it comes to quality, this certificate covers more than just service and facilities, it also relates to the quality of all-round them achieve ISO 9002 registration.

What has worked extremely well at Waterfront has been the 'Zero tolerance' approach. This initiative was instigated by managing director, Paul O'Sullivan, known as 'Major Dad' for his efforts to keep RWF free of drugs and unacceptable behavior. RWF remains a popular tourist destination and Keith Brechner, chief executive of Tourism Johannesburg, said, "As one of Johannesburg's Big Five tourist destinations, it is great to see them achieve ISO 9002 registration. This demonstrates the commitment of Johannesburg tourist attractions to go that extra mile in ensuring quality service."

What has worked extremely well at Waterfront has been the 'Zero tolerance' approach.

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RANDBURG SUN
MAY 22 1998**SUN** NEWS

Zero tolerance

'The waterfront has become an oasis of good behaviour in a desert of crime'

Andrew Hallam
THE RANDBURG Waterfront is winning the battle against underage drinking and drug abuse, with its new Zero Tolerance campaign.

This is according to the managing director of the Waterfront, Paul O'Sullivan, who says the venue has once again become an entertainment centre for the whole family to enjoy.

"The bottom line is, it's working," says O'Sullivan, whose no-nonsense tactics have earned him the nickname Major Dad.

"We've stopped the drug trade completely and many of the unsavoury elements that used to exist at the

Waterfront have either been arrested or have moved on."

The clean-up operation is jointly run by the police, concerned parents and the management of the Waterfront, which realised the need to rid the centre of bad elements after several reports of beatings, drug dealing and a shooting gave the Waterfront a bad reputation. Regular patrols over the next three months, coupled with undercover operations, are sending a clear message to young offenders - Stay out of trouble, don't do drugs and don't drink or smoke if you're under age.

"Anyone under the legal age limit who is caught drinking or smoking will be arrested, and will only be released into the custody of their parents or legal guardian," explains O'Sullivan.

Many pubs and restaurants at the Waterfront are noticing an upswing in business, which they contribute to a more family-orientated atmosphere due to the Zero Tolerance campaign.

Says Cedric Elliot, owner of Mc Ginty's, "Business has been better because many of the unsavoury characters who used to frequent the Waterfront have left. There are

also more overseas tourists visiting."

However, not everybody is happy. One woman has laid a charge with the police after her 17-year-old son's nose was broken during a fight with the bouncers at Morgan's Cat Pub last week.

According to O'Sullivan, management has taken up the matter.

"These pubs employ these people to protect patrons. If a fight breaks out, I have the undertaking from them that they will not throw the first punch. If they are attacked, then obviously they will defend themselves and the other patrons," says

O'Sullivan.

The boy in question was, however, under the legal age limit.

O'Sullivan is hoping that incidents like these will become more infrequent as the clean-up takes effect.

One aspect of the clean-up is that it is not restricted to the boundaries of the Waterfront. Two shebeens in the area have been closed down already and management has embarked on a campaign to beautify its outer boundaries with landscaping and water features.

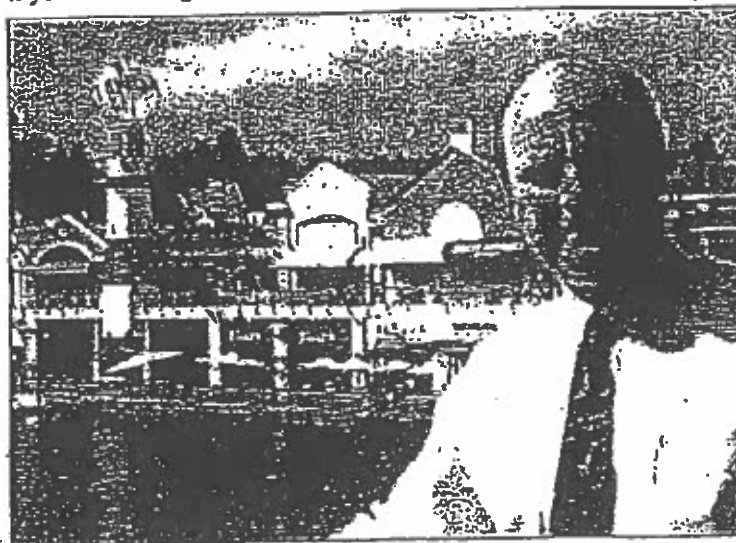
35 000 leaflets on the dangers of drugs and under age drinking have also been distributed to surrounding schools as part of the campaign.

The newly-completed adventure golf course has helped to contribute to more families visiting the complex and there are plans to build the most up-to-date bowling centre on the African continent at a cost of R5-million.

Residents in the area will be pleased to know that the next phase of the clean-up will consist of an anti-noise initiative.

Paul O'Sullivan, MD at the Randburg Waterfront, says the message to teenagers is clear: Stay out of trouble, don't do drugs and, if you're under age, don't drink or smoke.

Photo: Andrew Hallam



The Northcliffe and Melville Times
26 September 1997

Cyril becomes weekend warrior in Fairland

Elmarie van Rensburg

Fairland - Constable Cyril Ramaphosa has been awarded "Most Conscientious Student" by the Houghton Reserve Police College after completion of his course.

At a special meeting at Fairland Police Station last week, lecturer, police reservist and businessman, Paul O'Sullivan, said the permanent force members often lack in motivation, but reservists who do the job voluntarily, all work their 20 hours and more a month. "Although the police force often refer to them as "weekend warriors", they are always most welcome.

O'Sullivan said Cyril's attendance record of classes was not brilliant but for compulsory classes, he even flew back from London to attend a class and went back the next day.

"Cyril is an excellent example to the busy people of South Africa - if he can become that involved in community safety, so can other people."

In the latest reservist course Fairland also took the third (Mollie Pearnain) and fourth (John Kinvig) places as top students.

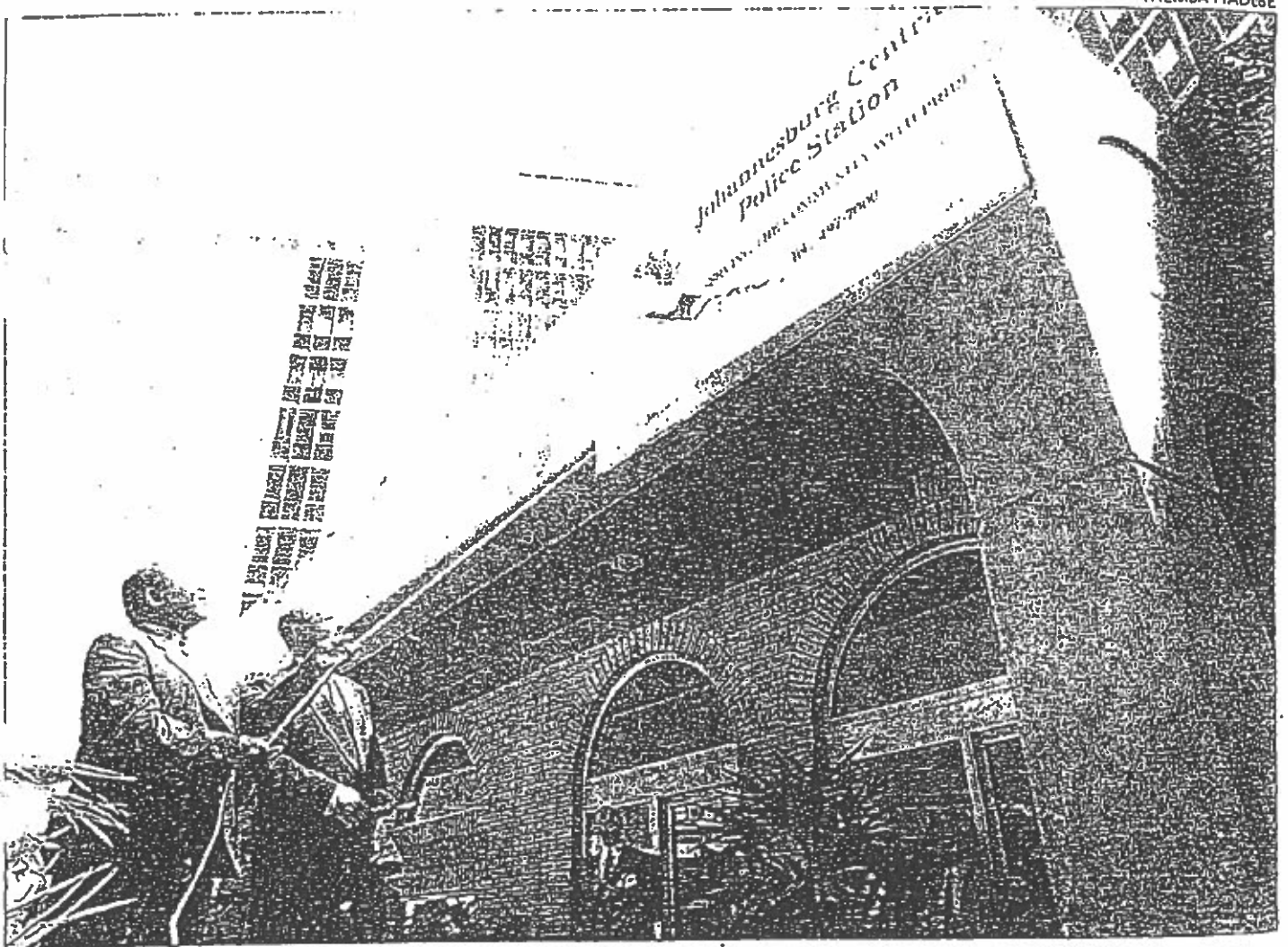
■ Cyril Ramaphosa is chairman of the National Empowerment Consortium, chairman of Johnnie and chairman of Times Media Limited.



Const Cyril Ramaphosa receives the award for "Most Conscientious Student" from Paul O'Sullivan.

The Star - 24 September 1997

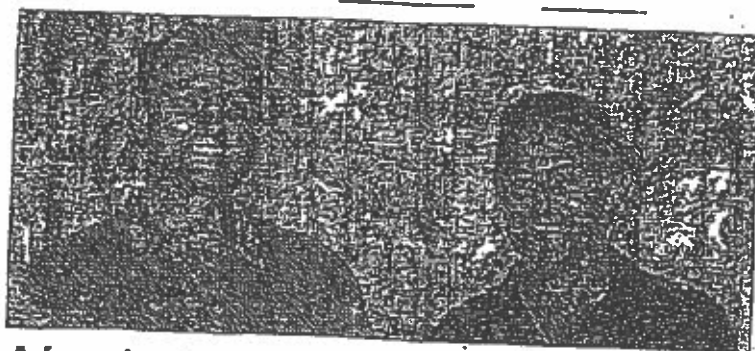
THEMBA HADZBE



New era ... Isaac Mogase, mayor of Greater Johannesburg, unveils a name board for Johannesburg Central police station during a special Heritage Day ceremony yesterday while the station's community policing forum chairman Paul O'Sullivan watches.

Southern Courier

DECEMBER 1994



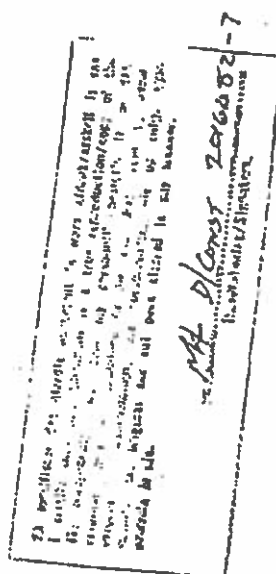
Weekend Warrior honoured

Detective Sergeant Paul O'Sullivan received a trophy for the most conscientious reservist this year.

Paul O'Sullivan has been a reserve at Booysens for three years. Last year he made many arrests involving cases which included theft, armed robbery, murder, fraud and narcotics.

In one case which he investigated a suspect was arrested and charged with 1888 charges of fraud, theft, forgery and utterance involving an amount of R14.5 million.

Detective Sergeant Paul O'Sullivan receives the trophy from Reservist Captain Vic Wyngaard.



107-AFFRIKAANSE POLISIE

1994-12-04

CHIEF OF POLICE
DEPUTY

107-AFFRIKAN POLISIE

SAKE - BEELD

TUESDAY, 15 NOVEMBER 1994



SAGE-EIENDOMME is pas deur die Departement van Arbeid aangewys as die organisasie wat vanjaar die beste diens aan die departement verskaf het. Sage-Eiendomme bestuur die gebou Annuity House, wat deur die departement in die Johannesburgse middestad beset word. Die prys is deur mnr. Paul Sullivan (links), bestuurder van gebouedienste van Sage-Eiendomme, van mnr. J. Kastner, waarnemende direkteur-generaal van die Departement van Arbeid, ontvang.

Sage Properties has just been appointed by the Department of Labour as the organisation that rendered the best service to the department this year. Sage Properties administers the building Annuity House, which is situated in Johannesburg city centre and occupied by the Department. The prize was accepted by Mr Paul O'Sullivan (left), Building Services Manager of Sage Properties, from Mr J Kastner, Acting Director General of the Department of Labour.

Rotter duped the elderly

By NICOLA KOZ

RETIRED businessman Sid Maine, 86, is about R500 000 out of pocket after being defrauded by an un-rehabilitated insolvent who was this week sentenced to 15 years in jail.

Fraudster Andre Bouwer, 49, bought himself a lavish lifestyle with the money he stole from hundreds of elderly citizens, whom he duped into investing in his "retirement villages".

In passing sentence, a Johannesburg regional court magistrate, Mr B P Luyt called him a "rotten apple" who should be "removed from society".

The 288 charges against Bouwer related to his retirement schemes, Leisure View Village, Leisure Park Village and Leisure Ridge Village in Edenburg, Edenglen and Randburg.

His pamphlets advertised a luxurious lifestyle for the over-50s, complete with first-class centres, hairdressing salons, in-house transport, 24-hour security, and recreational facilities. But he sold them a lifestyle that was never to be.

Bouwer was convicted of 276 counts of fraud committed over a period of four years. The state proved that he had "convincingly" elderly buyers in his three retirement-village schemes to place their hard-earned life savings into "a network of undercapitalised companies where financial discipline and control were completely absent".

Unaware of the problems facing them, they bought units on land he said he owned, but never did.

They paid him cash amounts exceeding R120 000, believing he would place the money into a trust account. Instead, he used it himself.

He built the units, defective in many respects, and falsified architects' certificates.

He never met deadlines and caused them "incalculable" suffering. Maine bought a unit at Leisure Park Village in Edenglen in 1990. He was looking forward to spending his golden years with his frail wife of 38 years, Lorna, 80.

When building operations turned sour at Leisure Park Village, Bouwer persuaded him to buy two more units at Leisure Ridge Village in Randburg, saying the money would be used to pay for building costs at Leisure Park.

He did not know that the two new units he had bought had already been sold to several other people.

But Maine, used to the life of a pressured businessman, took charge of the situation with the help of a property expert, Paul O'Sullivan, who had spent several years investigating



FOOLED ... Sid and Lorna Maine at home with Paul O'Sullivan

Picture: CHRIS COLLINGRIDGE



CROOK ... Andre Bouwer conned hundreds. Picture courtesy Fair Deal



VICTIM ... Isabel Richards was lucky not to have lost everything

"Over 20 of his victims went to their graves thinking they had lost all. He should be made to pay for his utter contempt of all that is right."

Luyt also described Bouwer's conduct on Friday as "despicable".

"He defrauded people who purchased their last home in their lifetime, in the winter of their lives as responsible citizens making arrangements for their last remaining years. He had no intention of honouring his contracts," he said.

"It is clear from the evidence that, over a long period of time, the accused committed different crimes on a daily basis."

"Prisoners looked up to him for their salvation, for their last days on earth. I am not being melodramatic — they were old, they knew their time was coming to an end."

A retired geologist, Jacob Frans Graadt Van Roggen, 66, bought a home at Leisure Ridge, believing it would offer him everything that he needed in his twilight years.

"I paid R175 000 but soon realised something was very wrong," he said.

"None of the amenities promised were available. There was no proper layout of storm water drainage or electrification. Residents had to take turns to flush the toilets and wash their dishes."

"Bouwer took five years out of my life and now he gets 15 years punishment. I am satisfied."

"If he had carried on, he would have got deeper and deeper in debt and it would have been a matter of me losing all that I had."

A frail Leisure View resident, Isabel Richards, 74, said she would also have lost everything had it not been for O'Sullivan.

"Mr Bouwer had a very devil-may-care attitude. Fortunately, I was lucky to have Paul (O'Sullivan) to handle all my hassles. It was close — I could have lost everything."

Bouwer sat motionless in the dock on Friday morning as sentence was being passed.

None of his family or friends were there to offer him support, and he refused to comment to the media.

State advocate Mr J G van Deventer strongly opposed an application for bail following the lodging of an appeal against conviction and sentence.

However, the magistrate set bail at R10 000.

Bouwer is under house arrest from midnight to 6am daily and must also report to the Randburg police station every day. He is not allowed to leave

Commenting on Bouwer's sentence, O'Sullivan said: "I purchased a home in a retirement village for an elderly friend, and bought five years of painstaking investigation into the

arrangements. A man spends a third of his life being educated, another third making money and for the remaining years, he enjoys his success and later passes it on to his family."

Together, he and O'Sullivan launched savings schemes to rescue the housing projects. Said Maine: "Bouwer did something very wrong and now has to pay for it. He misled everybody."



This is to certify that

Paul R. O'Sullivan

was elected a

Fellow of the

Institute of Directors in Southern Africa

on 22 May 1998

President

Chairman

Executive Director



INSTITUTE OF DIRECTORS