



MAJOLA VALUATION SERVICES

MARKET VALUE OF IMMOVABLE PROPERTY

Erf 16873 East London, Eastern Cape Province



Property Address

30 Ganteaume Road, Quigney, East London

Prepared by:

Wandile Majola

Professional Associate Valuer

Member of South African Institute of Valuers

Member of the SA Council for the Property Valuers Profession

1 GENERAL INFORMATION

1,1 Instruction

We were instructed by _____ to determine the open market value of Erf 16873 East London, 30 Ganteaume Road, Quigney, East London the subject property and to submit a motivated valuation report in regard thereto.

1,2 Date of Instruction

An instruction was received on: **19th January 2026**

1,3 Date of Inspection

The property was physically inspected on: **21st January 2026**

1,4 Date of Valuation

The effective date of the valuation is: **21st January 2026**

1,5 Purpose of Valuation

To determine the Open Market Value of the subject property.

1,6 Definition of Market Value/Market Rental

Market Value is defined as:

"The estimated amount for which an asset should exchange on the date of valuation, between a willing buyer and a willing seller in an arm's length transaction after proper marketing, where the parties had each acted knowledgeably, prudently and without compulsion."

If the existing use has not utilised the full potential of the property, then the realistic Open Market Value of the subject property in accordance with its highest and best use will be determined, taking in account that such alternative use must be economically viable, physically feasible and legally permissible.

2 TITLE DEED INFORMATION (SEE ANNEXURES)

We have not had sight of the relevant Title Deed but Deeds Office Enquiries indicates that the property is held as follows:

2,1 Legal Description:

Erf 16873 East London, Eastern Cape Province

2,2 Title Deed number:

2,3 Registered owners:

2,4 Extent of the property:

880 m²

2,5 Date of Purchase by Present Owner:

2005/04/07

2,6 Purchase Price:

2,7 Bonds:

The bond was registered on the selected property in 2014/12/18.

2,8 Servitude's, Conditions, Endorsement and Caveats

We did not have sight of the Title Deed and are therefore unable to comment on the effect of servitudes if any, affecting the subject property, the property having been valued as if wholly owned with no account having been taken of any outstanding monies due in respect of mortgage bonds, loans or other charges.

3 LOCAL GOVERNMENT INFORMATION

3.1 Local Authority Information

Buffalo City Metropolitan Municipality

3.1.1 Municipal Valuation as of 2023/2024

3.1.2 Town Planning and Zoning

	PERMITTED	ACTUAL
Zoning	Residential Zone 5	Residential
Coverage:	70%	127,95% 1126 m ²
Height	3 Storeys	Double storey
Building Lines	4,5m Street; 3,0m Rear; 3,0m Side	There are reasonable distances from all site boundaries to the building.
Parking requirements	At least 1 parking space per land unit or dwelling unit, on the land unit.	Ample space available for on-site parking bays.
Comments	As far as could be ascertained, the subject property complies with all the provisions of the current town planning scheme. Consent use as a boarding house was applied for on the 11th October 2006 and was approved on the 18th July 2007 (Reference No.1332/TP).	

3.1.3 Primary uses

Town house, Flats above 50 units / Ha, Dwelling house.

3.1.4 Consent uses

Retirement village, Residential building, day care centre.

4 PROPERTY DESCRIPTION

4.1 Land

4.1.1 Locality

Quigney is situated in East London in the Buffalo City Metropolitan Municipality. The subject property is situated within a well-established urban residential precinct. Quigney is a mixed-use, coastal suburban district with strong residential, tourism, and rental sectors anchored by its beachfront location and proximity to central East London.

4.1.2 Environment

The immediate area consists of various residential houses and commercial properties. Properties in the area consists of similar land size and building sizes as the subject property.

4.1.3 Topography, Shape and Access

The improvements stand on a slightly sloping irregular shaped site, which is accessed via a tarred road, and is situated close to major roads.

4.1.4 Services

Water, sewer, electricity, refuse collection and telephone services, are available and connected to municipal lines.

4.1.5 Availability of Amenities

The property is conveniently located near a range of amenities, enhancing its attractiveness for multi-tenanted residential use. These include major healthcare facilities such as Frere and St. Dominic's Hospitals, nearby tertiary institutions including Walter Sisulu University, TVET Colleges, and a variety of retail and commercial services along Oxford Street and within easy reach of the East London CBD. Recreational areas, community facilities, and beachfront access are readily available, while public services and transport hubs further support accessibility and convenience for residents.

4,2 Improvements

4.2.1 Structures

The subject property comprises a double-storey main dwelling with an attached and a detached outbuilding, providing approximately 48 accommodation units in total. The accommodation mix includes one two-bedroom flatlet/unit measuring approximately 27 m², two double rooms averaging 19 m² each, and forty-five single rooms averaging 12 m² each. Most of the rooms have been created using internal hardboard partitioning to form individual lettable units. Forty-seven of the units are serviced by communal facilities, including two kitchens (one on each floor), multiple shared shower facilities, and multiple shared toilet facilities, while an external toilet facility serves the outbuildings. The outbuilding, previously used as a garage, has been converted to residential use with aluminium-framed windows, whereas the main dwelling retains timber-framed windows.

Other improvements on the site is a Covered Front Patio, Concrete Paving and Perimeter Walling on the rear, and one side, and also a pallisade fence on front.

4.2.2 Construction

The construction is of conventional means. The improvements have average finishes and fittings, and may need some cosmetic works and upgrading in some areas.

4.2.3 Condition

The improvements are older in nature, with traditional timber flooring in the accommodation areas and ceramic tiled finishes in the bathroom areas. The roof is clad with asbestos sheeting. Given the property's age, intensity of use, and internal layout, the improvements are assessed to be in fair to average condition and require upgrading and cosmetic refurbishment to maintain functional and aesthetic standards expected in the boarding house market. However, the property would benefit from general maintenance, including internal and external repainting, to enhance its aesthetic appeal and maintain rental competitiveness.

All fire extinguishers on the property were recently serviced in 2025, ensuring compliance with basic fire safety requirements. It should be noted that there is evidence of asbestos on the property, as the main dwelling has asbestos roof sheets. Appropriate precautions and management are recommended in line with health and safety regulations.

5 HIGHEST AND BEST USE OF THE SUBJECT PROPERTY

The highest and best use of the subject property is its continued operation as a multi-tenanted residential investment property, particularly catering to affordable rentals and student accommodation. This use aligns with the property's layout, zoning permissions, strong rental demand, favourable comparable rentals, and the high need for student housing from nearby tertiary institutions. It represents the most financially productive use of the property, offering strong income potential, minimal vacancy risk, and optimal utilisation of the existing improvements.

6 METHOD OF VALUATION

The subject property is considered to have its greatest value as an investment property. Should it be offered for sale in the open market, it would be bought upon an acceptable return on outlay in terms of money, i.e. the income capitalisation method of valuation.

6.1 Income Capitalisation Method

This method of valuation requires the Valuer to determine the net annual income of the property by making certain assumptions such as the property being fully let at market related rentals making allowances for factors such as vacancies, etc. and then making deductions for operating expenses. The net annual income is then capitalised at a market related rate (based on yield returns of similar properties that have traded recently) to produce a market related present day value for the subject property.

Comparable sales in the area

Comparable sale 1.	
Legal Description:	Erf 16769 East London
Street Address:	9 Cowper Street, Quigney
Accommodation Type	Block of Flats
Erf extent:	607 m ²
Purchase price:	R2 880 000,00
Purchase date:	2025/04/24
Gross Monthly Income	R27 566,67 / month
Net Annualised Income	R330 800,00 / year
Yield	11,49%
Selling Rate per m ² based on stand size	R4 744,65 / m ²
Remarks:	The subject property consists of three buildings. The main building an attached and a detached out building. The main building comprises of four single rooms and twelve double rooms, four communal kitchens with a pantry each, four bathrooms and four separate toilets. Building two is a detached out building with two staff outside rooms with a toilet and a tunnel garage, which fits about three cars. The attached single storey out building comprises of two garages/ carports (with no garage doors).
Comparable sale 2.	
Legal Description:	Erf 16337 East London
Street Address:	109 Moore Street, Quigney
Accommodation Type	Block of Flats
Erf extent:	625 m ²
GLA	510 m ²
Purchase price:	R3 450 000,00
Purchase date:	2025/02/18
Gross Monthly Income	R34 583,33 / month
Net Annualised Income	R415 000,00 / year
Yield	12,03%
Selling Rate per m ² based on stand size	R5 520,00 / m ²
Remarks:	This property comprises of a fairly large double storey building and a detached out building. The property has accommodation rooms and units and is situated on a busy road. The improvements were generally in an average condition at the time of sale.
Comparable sale 3.	
Legal Description:	Erf 13852 East London
Street Address:	28 Belgravia Crescent, Southernwood
Accommodation Type	Block of Flats
Erf extent:	672 m ²
GLA	268 m ²
Purchase price:	R2 700 000,00
Purchase date:	Sale not yet registered
Gross Monthly Income	R24 749,25 / month
Net Annualised Income	R296 991,00 / year
Yield	11,00%
Selling Rate per m ² based on stand size	R4 017,86 / m ²
Remarks:	This property comprises of a fairly single storey building which can accommodate about 16 students property which is situated on a busy road. The improvements were generally in an average condition at the time of sale.

Lettable area research reveals:

Single Bedroom Comparable rentals.	
Caxton House, East London CBD (Erf 15441 EL): Single-bed student accommodation with shared facilities, rented at R2,000 per month.	
85 Moore Street, Quigney: Single room with communal kitchen and shared bathroom facilities, rented at R1,500 per month.	
28 Moore Street, Quigney: Single room with communal facilities, rented at R2,200 per month.	
39–41 Signal Road, Quigney: Single room with communal facilities, rented at R2,230 per month.	
Double Bedroom Comparable rental.	
Shared Double Room Accommodation Double room with a shared kitchen and bathroom is rented at R2,850 per month.	
NSFAS-Accredited Double Student Accommodation Double student units with shared kitchen and bathroom facilities achieve R3,106.43 per month (NSFAS rate).	
Two Bedroom Flat Comparable rental.	
Studio 26, 26 Inverleith Terrace, Quigney: 36 m ² unit rented at R3,500 per month (approximately R97.22/m ²) within a secure and well-maintained complex.	
Saleabank Court, 122 Fleet Street, Quigney: Two-bedroom apartment of approximately 64 m ² rented at R3,000 per month (approximately R46.88/m ²) within a secured complex.	

The rental evidence indicates that single-room accommodation with shared kitchen and ablution facilities in Quigney and surrounding areas typically achieves rentals ranging between R1,500 and R2,230 per room per month, depending on condition, management quality, and proximity to amenities. Boarding house and student-style accommodation within the East London CBD reflects similar rental levels, supporting the sustainability of shared accommodation rentals within this market segment.

Considering the subject property's condition and shared facilities, a market rental of R2,350 per double room per month is considered appropriate. This represents a modest premium above single rooms while remaining discounted relative to fully self-contained double-room units.

Comparable apartment and flatlet rentals within Quigney indicate that self-contained or semi-self-contained units generally achieve higher rentals; however, these rentals are strongly influenced by unit size, security, and quality of finishes. Smaller or older units that do not form part of modern secure complexes typically achieve rentals below those of newer studio or apartment developments.

Market Conditions

Rental demand in East London and the broader Eastern Cape remains strong, particularly for affordable and multi-tenanted properties. Nationwide, residential vacancies are at historically low levels, driven by high interest rates and a shift toward renting over buying. Coastal provinces, including East London, have some of the highest rental demand, especially for budget-friendly units.

In Quigney, sustained demand exists even for older or modestly maintained properties, as tenants seek affordable, flexible accommodation. Low vacancy rates support stable rental income, and the property's multi-unit configuration aligns well with current rental market preferences, particularly for students, young professionals, and lower-income tenants.

A multi-tenanted property as the subject property is well positioned to achieve consistent occupancy and income in the current market.

Market research and application

The subject property operates as a lawfully zoned and consent-approved residential building, utilised as a boarding house providing predominantly single-room accommodation with shared communal facilities. The property's high-density configuration, older finishes, shared kitchens and ablutions, and fair to average condition place it squarely within the established boarding house rental market of Quigney.

Based on the market research undertaken, and with reference to the comparable rental evidence, the following market-related rentals have been adopted for valuation purposes:

Single rooms ($\pm 12 \text{ m}^2$): R2,100 per room per month, positioned within the observed market range and reflecting the subject property's condition and shared facilities.

Double rooms ($\pm 19 \text{ m}^2$): R2,350 per room per month, representing a modest premium over single rooms due to increased floor area, while remaining discounted relative to self-contained accommodation.

Two-bedroom flatlet ($\pm 27 \text{ m}^2$): R2,900 per month, discounted relative to larger and more modern apartment comparables to reflect smaller unit size, older finishes, and the absence of complex-style security.

These rentals are considered market-aligned, sustainable, and achievable under normal market conditions, taking into account the subject property's location, zoning, lawful use, accommodation mix, and overall condition..

Capitalisation rate

The capitalisation rate is the rate of return of an investment asset and is determined from the market. It is generally defined as the rate of interest used to convert forecasted cash flows into real estate investment value. This rate represents the risk of the investment and is affected by rates of return of similar properties, inflation, mortgage rates, etc.

Recent sales of comparable income-producing properties within the area indicate investor yield expectations in the order of 10% to 13% for similar high-density residential and boarding house accommodation. These yield levels reflect prevailing market risk perceptions associated with tenant turnover, management intensity, and shared-facility accommodation.

Having regard to the current condition of the improvements, the older finishes, the high-density boarding house configuration, and the location of the subject property, a capitalisation rate of 13% has been adopted for valuation purposes.

This rate is considered to represent a balanced market position within the observed yield range, appropriately reflecting both the income-producing potential of the property and the operational risks associated with its use. The adopted 12% capitalisation rate is therefore regarded as the most probable yield that a prudent investor would be willing to accept in the open market for a property of this nature and profile.

Vacancies

A 12% vacancy factor is considered appropriate for the subject property due to a combination of high tenant turnover, shared facilities, and property characteristics. The boarding house accommodates primarily students and short-term renters, who typically sign monthly or quarterly leases, resulting in more frequent void periods. Shared kitchens and bathrooms, while functional, are less desirable than self-contained units and may contribute to longer vacancies, particularly when maintenance or minor refurbishments are required. The property's older finishes, timber floors, and asbestos roof may reduce tenant retention, further supporting higher vacancy. Market conditions in Quigney, including competition from student housing and modern flats, suggest that boarding house vacancy cycles can range between 5–12%. Operational factors such as staff management, seasonal fluctuations, and maintenance scheduling also contribute to intermittent vacancies, justifying a conservative 12% allowance in the income capitalisation approach.

VALUATION SUMMARY

Total annual income	:	R1 225 200,00	
Provisions for vacancy	:	12%	
Gross annual income	:	R 1 078 176	
Total expenditure	:	R 503 307	46,68%
Nett annual income	:	R 574 869	

9 CERTIFICATE OF VALUATION

Based on the above and after having discussed with fellow Valuer's and Estate Agents active in the area, I, **Wandile Majola**, hereby certify that I have personally inspected the aforementioned property



Wandile Majola
Professional Associated Valuer
Reg. No. 5458/0

21st January 2026
Date of Signature

12 ASSUMPTIONS, LIMITATIONS AND RESTRICTIONS

12,1 Full Disclosure

This valuation has been prepared on the basis that full disclosure of all information and factors which may affect the valuation have been made to ourselves and we cannot accept any liability or responsibility whatsoever for the valuation, unless such full disclosure has been made. All information as obtained from external sources and which is contributory in determining the value of the subject property is deemed to be correct. Should it subsequently transpire that any such information is incorrect, the Valuer shall have the prerogative to amend the valuation if so required.

12,2 Valuation Standard

This valuation has been prepared in accordance with the guidelines of the South African Institute of Valuers for valuation reports.

12,3 Plans

All plans included within the Valuation Report are supplied for the purpose of identification only and are not necessarily to scale.

12,4 Statutory Notices and Unlawful Use

We have assumed that the property and its value are unaffected by any statutory notice or condition of Title where Title Deeds have not been inspected, and that neither the property nor its condition, nor its use, nor its intended use, is or will be unlawful.

12,5 Structural surveys

We did not undertake a structural survey of the building, nor did we arrange for tests or inspections to be carried out on any of the service installations. We assumed that if any latent errors existed that they would be visible with the naked eye.

12,6 Woodwork and covered structures

We have not inspected the woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free of rot, beetle or other defects.

12,7 Confidentiality

This valuation is produced exclusively for **XXXXXXXXXXXXXXXXXXXX**, and for the specific purposes to which it refers. It may be disclosed to your other professional advisers assisting you in respect of that purpose. We accept no responsibility whatsoever to any parties other than yourselves who make use of this valuation.

12,8 Non-Publication

Kindly note that neither the whole nor any part of this report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without our prior written approval as to the form or context in which it may appear.

MAJOLA VALUATION SERVICES

Income and Expenditure Calculation

Accommodation & Tenant	Lettable Area / Rooms	Rate per room per month	Monthly income (excl esc)	Annual rental
2 bedroom Flatlet (average room size 27m ²)	1 rooms	R2 900,00 /room / month	R 2 900	R34 800
Double Rooms (average room size 19m ²)	2 rooms	R2 350,00 /room / month	R 4 700	R56 400
Single Rooms (average room size 12m ²)	45 rooms	R2 100,00 /room / month	R 94 500	R1 134 000
Total Number of rooms	49 rooms			
Total Building Size	1 126 m ²			
Total/ average	R90,67 /m ²	R 2 084 per room / month	R 102 100	
Sub Total				R1 225 200
Vacancy factor		12%		R147 024
Gross income				R1 078 176
Less: Expenditure			Monthly	Annual
Property Rates & Taxes (Estimated)			R 10 081	R120 972
Electricity (Service Charge - Non Recoverd)			R 5 500	R66 000
Water (Non Recovered)			R 4 000	R48 000
Insurance 0,600% of gross replacement value			R 9 248	R110 977
Management fee 5,50% of gross rental income			R 5 616	R67 386
Audit fee 0,550% of gross rental income			R 562	R6 739
Repairs & maintenance 0,450% of gross replacement value			R 6 936	R83 233
				R0
Sundries Say				R0
Total expenditure (excluding escalation)				R503 307
Total expenditure (including escalation)				R503 307
Expenditure / income ratio			46,68%	
Valuation Calculation				



MAJOLA VALUATION SERVICES

Client / Property Owner : _____
 Property Description : **Erf 16873 East London, Eastern Cape Province**
 Property Address : **30 Ganteaume Road, Quigney, East London**

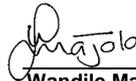
Breakdown of Replacement Costs

Description	Storeys	Walls	Roof	Flooring	Condition	Area in m ²	Rate per m ²	Total replacement cost
Main Dwelling	Double Storey	Plastered & Painted Brick	Asbestos	Wooden, Capert & Ceramic Tile	Average	1052	R 14 000	R 14 728 000
Out Building 1	Single Storey	Plastered & Painted Brick	Asbestos	Wooden	Average	38	R 7 500	R 285 000
Out Building 2	Single Storey	Plastered & Painted Brick	Asbestos	Wooden	Average	36	R 6 500	R 234 000
TOTALS						1126		R 15 247 000
Site Improvements								
Covered Front Patio						20	R 1 500	R 30 000
Perimeter Walling						54	R 1 250	R 67 500
Paving						130	R 450	R 58 500
Alarm system						1	R 10 500	R 10 500
Sub Total								R 15 413 500
Demolition @							3,00%	R 462 405
Local authority & statutory fees @							2,00%	R 308 270
Add: Professional fees @							15,00%	R 2 312 025
Sub Total								R 18 496 200
Total replacement costs (Exc VAT)								R 18 500 000

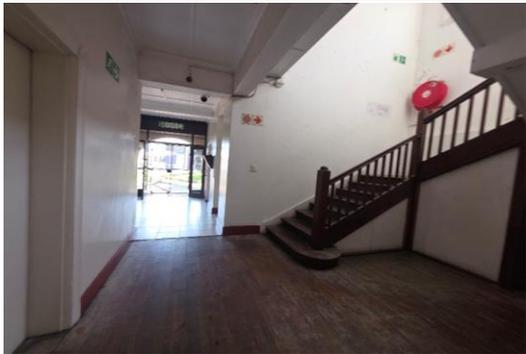
We have used the AECOM Building Costs and Escalation Forecast to establish the market related building rate for the Subject Property. Rates are based on years 2025/2026, and therefore represent the average expected building cost rates. The area of the building expressed in m² is equivalent to the "construction area" where appropriate, as defined in the "Method for Measuring Floor Areas in Buildings, First Edition" (effective from 1 August 2005), published by the South African Property Owners Association (SAPOA). Rates include the cost of appropriate building services, e.g. air-conditioning, electrical, etc., but exclude costs of site infrastructure development, parking, any future escalation, loss of interest, professional fees and Value Added Tax (VAT).

DATE 21st January 2026

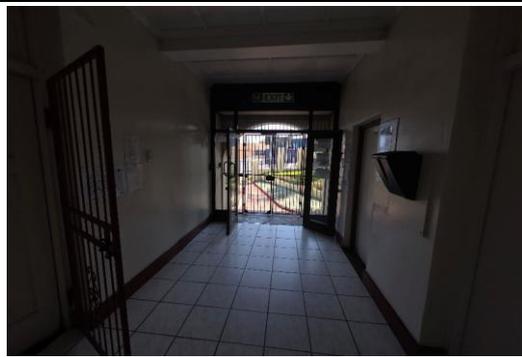
VALUER:


Wandile Majola
 Professional Valuer
 Registration Number 5458/0

Erf 6669 East London, Eastern Cape Province









Site locality of the subject property



Aerial Locality Photograph of the subject property



Zoning Certificate

Buffalo City Metropolitan Municipality
East London | Bhisho | King William's Town
Province of the Eastern Cape
South Africa

Website: www.buffalocitymet.gov.za



Directorate of Spatial Planning and Development
PO Box 81, East London, 5200
Planning and Engineering Centre, 28 Oxford Street,
East London, 5201
Tel: 043 705 2074 | Fax: 043 7536200

Our ref.: 6436/TP	Enq.: R. RAJAH	Your ref.:
Ifayile yethu:	Iniibuzo: 043 – 705 2076	Ifayile yakho:

ZONING CERTIFICATE

THIS IS TO CERTIFY THAT ERF 16873 EAST LONDON, 30 GANTEAUME CRESCENT, QUIGNEY, IS ZONED FOR **RESIDENTIAL ZONE 5** PURPOSES IN TERMS OF THE BUFFALO CITY LAND USE MANAGEMENT SCHEME REGULATIONS SUBJECT TO THE ATTACHED SPECIAL CONSENT CONDITIONS DATED 18/07/2007 WITH REFERENCE 1332/TP.

THE RESIDENTIAL ZONE 5 DEVELOPMENT CONTROLS ARE ATTACHED FOR YOUR EASE OF REFERENCE. PLEASE NOTE THE *CONSENT USES* INDICATED ON THE ATTACHED DEVELOPMENT CONTROLS ARE **NOT PERMITTED** WITHOUT THE MUNICIPALITY'S PRIOR CONSENT.

DISCLAIMER: THIS CERTIFICATE MUST NOT BE CONSTRUED AS AUTHORIZING THE OWNER TO USE THE ERF IN ANY MANNER WHICH IS CONTRARY TO ANY RESTRICTIVE CONDITION OF TITLE, ANY MUNICIPAL BY-LAWS, THE NATIONAL BUILDING REGULATIONS, OR ANY OTHER APPLICABLE LEGISLATION.

INFORMATION BY: R. RAJAH

SIGNATURE:

CHECKED BY: R. NAIDOO

SIGNATURE:

DATE: 23 JANUARY 2026



BUFFALO CITY METROPOLITAN MUNICIPALITY

Unity in Action. A City Hard at Work



3.7 RESIDENTIAL ZONE V: TOWN HOUSES AND FLATS (HIGH DENSITY) - ABOVE 50du/ha

3.7.1 COLOUR NOTATION: Orange with black hatching

Primary Use: Town house, Flats above 50 units / Ha, dwelling house

Consent Uses: Retirement village, residential building, day care centre.

3.7.2 TOWN HOUSES: LAND USE RESTRICTIONS

Density : Above 50du/ha Maximum as specified by Council

Minimum Erf Size of parent property (in the event of a rezoning to this zone): 2000m²

Floor Factor: At most 3

Coverage: At most 70%

Communal Open Space: At least 10% of the size of the Erf must be provided for as combined, communal and functional open space

Height: Residential areas - at most 3 storeys

Other areas – to be determined by Council

No point of a building shall exceed a vertical distance above the grade line of:

- the equivalent of 3.6m per permissible storey – in the case of flat roofed buildings, or
- in the case of inclined or pitched roofed buildings, the equivalent of 3.6m per permissible storey for the building and an additional 3m which is allowed for the roof;

Provided that chimneys, flues and antennae are exempt from this height restriction.

Public Street Building Line: 4.5m

Internal private roads: 0m or as determined by Home Owners Association

Side and Rear Building Line of parent property: 3m

Internal Side and Rear Building Line: 0m or as determined by Home Owners Association (subject to Regulation 3.7.4)

Parking: At least 2 parking bays shall be provided per dwelling unit and a communal parking area shall be clearly demarcated and signposted to the satisfaction of Council.

For parking requirements for Social Housing, refer to Annexure F, Section 2.3.

Street: Internal roads must be private roads

3.7.3 ADDITIONAL PROVISIONS

A refuse collection area, screened by a wall from the view of anyone else than the resident(s) of the relevant dwelling units, shall be provided to the satisfaction of the Council.

3.7.4 NOTWITHSTANDING PARAGRAPH 3.7.2

- (a) An eaves projection may exceed the prescribed public street, side or rear building line applicable to parent property by at most 1m.
- (b) A zero building line is applicable to internal private roads and internal common boundaries, subject to safe traffic circulation, or for other reasons such as development in the area or for firefighting purposes.
- (c) The Council may approve the erection of an outbuilding that exceeds the side and rear building line of the parent property by means of a departure subject to:
 - (i) compliance with the public street building line;
 - (ii) no doors or windows being permitted in any wall situated within 1 meter of such building line; and
 - (iii) consent of the affected neighbours.

3.7.5 HOME OWNERS' ASSOCIATION

In terms of Section 29, of the Land Use Planning Ordinance, the following shall apply:

Section 29(1) – *“Either the Premier or the Council concerned, as the case may be, may impose conditions under Section 42 as to the granting of an application for subdivision in terms of Section 25(1), in relation to the compulsory establishment by the applicant for subdivision of a home owners' association.”*

3.7.6 OCCUPATIONAL PRACTICE

Without prejudice to any powers of the Council under any law, nothing in the Land Use Management Scheme shall be construed as prohibiting or restricting the utilisation of a portion of the dwelling unit for the purposes of occupational practice, provided that the requirements of the Policy for Occupational Practice in a Dwelling Unit as contained in Annexure G, are complied with.

Occupational practice in this zone is restricted to the occupant and subject to the consent of the Home Owners' Association or Body Corporate (in the event of a Sectional Title Scheme) being obtained.

2007/14 → A. [Signature] SM

Buffalo City Municipality
East London • Bisho • King William's Town
Province of the Eastern Cape
South Africa
Website: www.buffalocity.gov.za



**Directorate: Planning And
Economic Development**
PO Box 81 • East London • 5200
26 Oxford Street • East London • 5201
Tel: 043 705 2295
Fax: 043 743 5266

Our ref.: 1332/TP Ifayile yethu:	Enq.: MISS A MAYATULA Imibuzo: 043 – 705 2500	Your ref.: Ifayile yakho:
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2007 -07- 18

Dear Sir

APPLICATION FOR COUNCIL'S SPECIAL CONSENT FOR BOARDING HOUSE AT ERF 16873 EAST LONDON: 30 GANTEAUME CRESCENT, QUIGNEY

Your application received on 11 October 2006 in the above connection refers.

You are hereby advised that your application has been investigated and that no objections were received in response to the advertisements which were placed in the local newspaper.

This consent is also granted subject to the following:

1. The amenities of the neighbourhood shall not be interfered with and no nuisance shall be caused by way of noise to neighbouring properties.
2. The use of the premises as a boarding house causing no inconvenience to the surrounding neighbourhood by way of the parking of vehicles / traffic congestion.
3. The communal facilities on the site including the Computer Centre being restricted to use by the permanent residents of the property only.
4. Compliance with the requirements of the City Health Department and the Chief Fire & Rescue Services Officer.
5. Compliance with the requirements of the East London Zoning Scheme.
6. The approval being for Town Planning purposes only and not overriding any restrictive conditions in the property's Title Deed.
7. The owner being required to apply for the removal of restrictive condition(s) from the Title Deed prior to implementation of the terms of the approval hereby granted, should there be a conflict between the approval granted and any restrictive condition(s) of title.

2/...



8. It being noted that failure to comply with the above conditions may result in legal action being taken against the owner to stop the implementation of terms of approval granted.

Yours faithfully

C.A.C. SAM

C.A.C. SAM
DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT

AM/nm

CC A MAYATULA