



MAJOLA VALUATION SERVICES

MARKET VALUE OF IMMOVABLE PROPERTY

Erf 16770 East London, Eastern Cape Province



Instructed by

Auction One on behalf of ORYNX INV PTY LTD

Property Owners

ORYNX INV PTY LTD

Property Address

22 Seaview Terrace, Quigney, East London

"Paralian Guest House"

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 **Auction One** to determine the open market value of Erf 16770 East London, 22 Seaview Terrace, 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: **22nd February 2026**

1,3 Date of Inspection

The property was physically inspected on: **24th February 2026**

1,4 Date of Valuation

The effective date of the valuation is: **24th February 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 16770 East London, Eastern Cape Province

2,2 Title Deed number: T4760/2015

2,3 Registered owners: ORYNX INV PTY LTD

2,4 Extent of the property: 607 m²

2,5 Date of Purchase by Present Owner: 2015/11/26

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

R 4 310 000

3.1.2 Town Planning and Zoning

	PERMITTED	ACTUAL
Zoning	Residential Zone 5	Guest House
Coverage:	70%	61,29% 372 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 Guest House was applied for on the 27/10/2015 & 21/02/2017 with Reference No.4367/TP and Reference No.12664/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

The subject property is located near the beach front in Quigney. 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

Quigney is a vibrant beachfront suburb offering a mix of residential homes and apartments, student and young professional accommodation (due to its proximity to University of Fort Hare East London campus), and tourism-focused stays such as guest houses and B&Bs. The area combines relaxed coastal living with steady visitor activity, supported by good infrastructure and everyday amenities.

4.1.3 Topography, Shape and Access

The improvements stand on a slightly sloping rectangular 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 is improved with a double-storey building and attached outbuilding, currently utilised as a guest house.

Accommodation comprises 13 en-suite bedrooms (3 ground floor and 10 first floor). Six rooms feature balconies, of which four enjoy sea views. Each room is fitted with a television, bar fridge, air-conditioning unit, and electronic access control.

Common facilities include a kitchen, dining area, laundry, linen room, and gallery space. A separate external security toilet is provided.

Security improvements consist of a 16-channel CCTV system (14 cameras installed) and an electric fence to the perimeter boundary wall. Parking is provided by 8 undercover bays and 2 other bays are on the street.

4.2.2 Construction

The construction is of conventional means. The improvements have good modern finishes and fittings, and are generally in a good condition.

4.2.3 Condition

The improvements are generally in good condition and reflect modern finishes and fittings throughout. Internal areas appear well maintained, with contemporary fixtures and quality installations that enhance the overall presentation and market appeal of the guest house operation.

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 considered to be its current use as a guest house. The property is physically suited to hospitality accommodation due to its 13 en-suite bedroom configuration, communal dining and service areas, adequate on-site parking, and established security infrastructure. The presence of sea views and balcony features enhances its appeal within the coastal accommodation market. The use is legally permissible (subject to municipal compliance), financially feasible given the established tourism and business travel demand within the Quigley beachfront area of East London, and maximally productive compared to alternative residential conversion, which would likely result in underutilisation of the improvements.

Accordingly, continued operation as a guest house represents the optimal and most economically viable use of the property.

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.

Bed and Breakfast rates in the area research reveals

Name of establishment	Type of accommodation	Rate / night	Rating
See More Guest House	Double bed	R1 250,00	4 star
Goulden Street Guest House	Double bed	R1 200,00	4 star
5 on Jameson Guest House	Double bed	R1 050,00	3 star
Longfellow Lodge	Double bed	R1 196,00	4 star

Comparable sales in the area

Comparable sale 1.	
Legal Description:	Erf 11794 East London
Street Address:	3 Gleneagles Road, Bunkers Hill
Accommodation Type	Bed & Breakfast
Erf extent:	2231 m ²
Purchase price:	R12 000 000,00
Purchase date:	2023/08/17
Gross Monthly Income	R119 791,67 / month
Net Annualised Income	R1 150 000,00 / year
Yield	9,58%
Selling Rate per m ² based on stand size	R5 378,75 / m ²
Remarks:	The sample sale is situated on 3 Gleneagles Road and is within very close proximity to the subject property. The subject property comprises of a boutique bed and breakfast known as The Hill. There accommodation consists of a total of 17 guest rooms, which are divided as follows: 3 x Single rooms (guest suites with en-suite bathrooms); 4 x Standard rooms (slightly larger guest suites with en-suite bathrooms); 5 x Executive suites (very large one bedroom guest suites with kitchenettes, study areas and a bathroom) & 5 x Two bedroom suites (these units comprise 2 x bedrooms, a kitchenette and a bathroom). The property is considered a good basis for comparison, although it is superior in size and accommodation.
Comparable sale 2.	
Legal Description:	Erf 11886 East London
Street Address:	30 John Bailie Road, Bunkers Hill
Accommodation Type	Bed & Breakfast
Erf extent:	1866 m ²
GLA	800 m ²
Purchase price:	R9 500 000,00
Purchase date:	2022/01/21
Gross Monthly Income	R102 917 / month
Net Annualised Income	R950 000,00 / year
Yield	10,00%
Selling Rate per m ² based on stand size	R5 091,10 / m ²
Remarks:	The sample sale is known as 30 John Bailie Road and is within close proximity to the subject property. The property is known as Jemima's Guest House. There accommodation consists of a total of about 18 Executive and Family rooms which are as follows: 2 x Luxury Rooms; 1 x single bed room; 11 x Standard rooms; 4 x Executive suites. The property is considered a good basis for comparison, although it is superior in size and accommodation.

Market Conditions

The Quigney and surrounding coastal areas of East London support a healthy mix of short-term tourist accommodation and longer-term residential rentals. Consistent listings of rooms, flats and guest houses indicate sustained local demand from holidaymakers, business travellers, and individuals working or studying in the city.

Tourism activity along the beachfront and surrounding coastal suburbs remains a primary demand driver for guest houses and bed & breakfast establishments, particularly during peak holiday seasons and event periods..

Market research and application

The research reveals that bed and breakfast accommodation in the broader area generally ranges between R900 – R1,500 per room per night, depending on grading, location, sea views, condition and additional facilities offered.

Discussions with Valuers familiar with the immediate area confirm these rates as market-related.

Based on the subject property's condition, modern finishes, sea view component and locality, a market-related daily rate of R1,250 per room per night has been adopted.

It is accepted practice to assess a rental income of a Guest House concern based on a net profit percentage of gross income generated from its various activities.

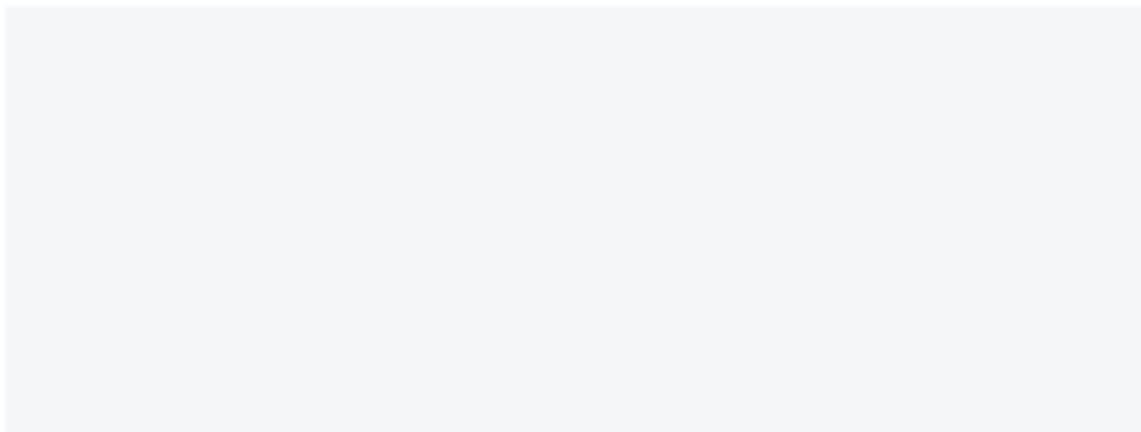
The rental structure is based upon 30% of the accommodation turnover, running costs including cost of meals/ wages/ stationary/ etc. We have elected to utilise an occupancy rate of 70%, which we consider to be market related based upon research of similar guest house establishments where in adjustments have been made for position, condition and market trends in the immediate area of the subject property.

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 analysed sales of comparable bed and breakfast establishments in the coastal suburbs of East London reflect yield returns in the range of 9% – 12%.

A 10% capitalisation rate has been adopted for the subject property, based on market evidence of 9%–11% yields for comparable bed and breakfast properties in Quigney and nearby coastal suburbs. The rate reflects the property's generally good condition and modern finishes, its desirable coastal location, and income potential, while accounting for operational and seasonal risks inherent in the guest house sector. The midpoint rate balances attractive features with moderate investment risk, providing a market-related and investment-focused valuation perspective



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

Erf 16770 East London, Eastern Cape Province

and of the opinion that the market value lies in the region of :

R 9 500 000,00

(Nine Million and Five Hundred Thousand Rand)



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

24th February 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 **HLCB Properties**, 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

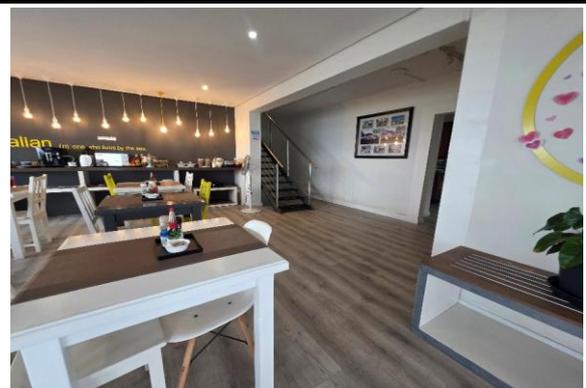
Kindly note that neither the whole nor any part of this report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without our prior written approval as to the form or context in which it may appear.

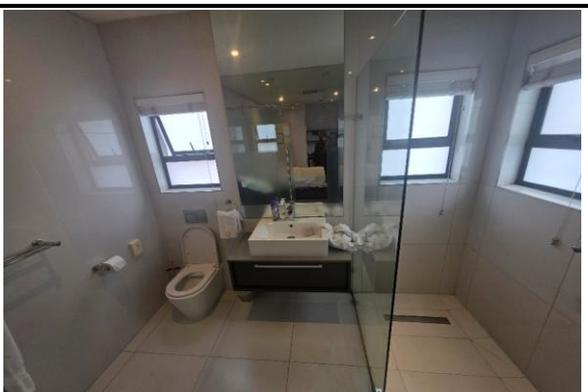
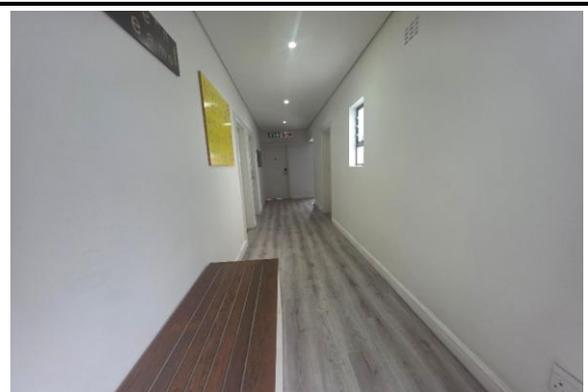
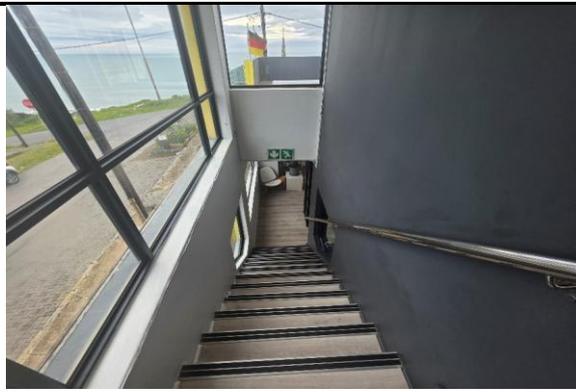
MAJOLA VALUATION SERVICES

Income and Expenditure Calculation

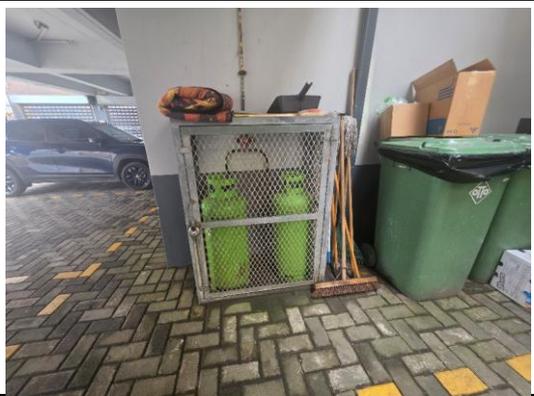
Accommodation & Tenant	Lettable Area / Rooms	Rate per room per day	Daily Income	Monthly income (excl esc)	Annual rental
Standard Rooms	9 rooms	R1 250,00	R11 250,00	R 71 859	R862 313
Standard Rooms with Sea Views	4 rooms	R1 300,00	R5 200,00	R 33 215	R398 580
Total Number of rooms	13 rooms				
Total Building Size	631 m ²				
Total/ average				R 105 074	
Sub Total					R1 260 893
Vacancy factor			0%		R0
Gross income					R1 260 893
Less: Expenditure				Monthly	Annual
Property Rates & Taxes (Estimated)				R 12 812	R153 744
Insurance	0,350%	of gross replacement value		R 3 862	R46 339
Management fee	4,50%	of gross rental income		R 4 728	R56 740
Audit fee	0,550%	of gross rental income		R 578	R6 935
Repairs & maintenance	0,350%	of gross replacement value		R 3 862	R46 339
					R0
Sundries	Say				R0
Total expenditure (excluding escalation)					R310 097
Total expenditure (including escalation)					R310 097
Expenditure / income ratio				24,59%	
Valuation Calculation					
Nett annual income					R 950 795
Capitalisation rate utilised			10,00%		
Valuation amount					R 9 507 952
Rounded valuation amount					R 9 500 000

Erf 6669 East London, Eastern Cape Province









MAGNUM FIRE
SALES & SERVICE OF FIRE EQUIPMENT
SUITE 13, BOWEN ROAD
ARCHER, EAST LINDSEY
VIC 3207
Tel: 03 9230 2222
Email: info@magnumfire.com.au

DATE SERVICED: 27/05/2023
DATE DUE: 27/05/2024
TECHNICIAN: M2
FULL NAME: M2

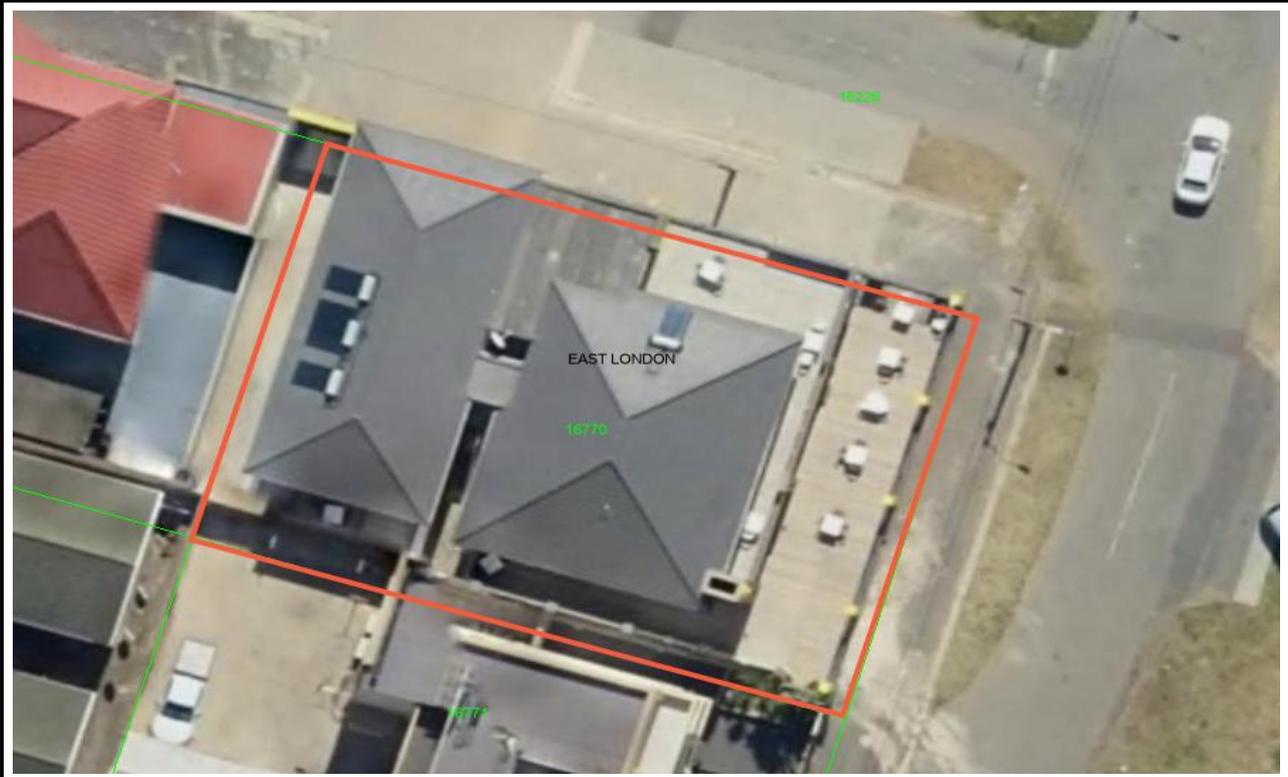
SERVICED UNDER CONTRACT
RECHARGE IMMEDIATELY
AFTER USE. RECOMMENDED
SERVICE IS EVERY 6 MONTHS

ISSUED BY: ACCREDITED
THE
PERMIT NO.: 11720/18365

Site locality of the subject property



Aerial Locality Photograph of the subject property



Zoning Certificate

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

Website: www.buffalocity.gov.za



**BUFFALO CITY
METROPOLITAN MUNICIPALITY**

Directorate of Spatial Planning and Development
City Planning
PO Box 81, East London, 5200
26 Oxford Street, East London, 5201

Tel: 043 735 2000 | Fax: 043 743 6266
Email: ronaldr@buffalocity.gov.za

Our ref.: 6606/TP	Enq.: MR. RONALD RAJAH	Your ref.:
Ifayile yethu:	Imibuzo: 043 – 705 2076	Ifayile yakho:

ZONING CERTIFICATE

THIS IS TO CERTIFY THAT ERF 16770 EAST LONDON, 22 SEA VIEW TERRACE, QUIGNEY, IS ZONED FOR **RESIDENTIAL ZONE 5** PURPOSES (WITH A CONSENT USE APPROVAL FOR A GUEST HOUSE ESTABLISHMENT) IN TERMS OF THE BUFFALO CITY LAND USE MANAGEMENT SCHEME REGULATIONS SUBJECT TO THE ATTACHED CONDITIONS DATED 2015/10/27 & 2017/02/21 WITH REFERENCE NUMBERS 4367/TP & 12664/TP RESPECTIVELY.

THE RESIDENTIAL ZONE 5 DEVELOPMENT CONTROLS ARE ATTACHED FOR YOUR EASE OF REFERENCE. **PLEASE NOTE** THE CONSENT USES INDICATED ON THE 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: 2 MARCH 2026

A CITY GROWING WITH YOU

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.

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

Website: www.buffalocity.gov.za



**BUFFALO CITY
METROPOLITAN MUNICIPALITY**

Directorate of Spatial Planning and Development
PO Box 134, East London, 5200
26 Oxford Street, East London, 5201
Tel: 043 705 2074 | Fax: 043 743 5266

Our ref.: 4367/TP Ifayile yethu: FILE NO. 15/4/14/162	Enq.: MR. RONALD RAJAH Imibuzo: 043-705 2802	Your ref.: Ifayile yakho:
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REGISTERED MAIL

Ilizwe Town and Regional Planners
P. O. Box 13636
Vincent
5217

2015 -10- 2 7

Dear Sir/Madam

SPECIAL CONSENT TO PERMIT A GUEST HOUSE ON ERF 16770 EAST LONDON: 22 SEA VIEW TERRACE, QUIGNEY

Consent is hereby granted for the use of Erf 16770 East London, 22 Sea View Terrace, Quigney as a seven (7) bedroom Guest house. This consent is granted on condition that Council reserves the right to review the consent granted should any circumstances arise which would warrant such review and is also subject to the following conditions:

1. **The site being used/developed as indicated on the attached approved site development plan – Plan No. 162-05 (Revision No. 3).**
2. No trees, indigenous or exotic should be removed.
3. Any newly proposed driveway / panhandle must not negatively impact on any existing street tree as no existing tree will be trimmed or removed to accommodate any driveways / panhandles.
4. All recommendations contained in the IEMP, DEDEA or any other related legislation being adhered to.
5. The site being kept free at all times of declared weeds as listed under the Conservation of Agricultural Resources Act (CARA).

6. The lessee / owner to take full responsibility for the maintenance and upkeep of the land in question.
7. Compliance with all relevant Municipal Fire by-laws and regulations.
8. Compliance with SANS 10400 Part T 4.54: No building shall be erected on any site unless such site is provided with suitable access for the purpose of fire fighting in and rescue from such building by the fire service of the local authority. Access roads to be at least 4.5m wide and have a height clearance of at least 4.5m.
9. Compliance with SANS 0400 Part T 4.23: Any building classified as H4 and having elevations with windows or other openings in such elevation, shall be so situated that the distance between such elevation and such boundary shall not be less than 1m provided that, for any building classified H4, where the area of elevation facing any boundary is not more than 7.5m², such boundary distance may be reduced to 0.5m. If such wall facing a lateral boundary has no openings and that wall has a fire resistance and stability of at least 1 hour, then such wall can be on the boundary.
10. Signage must be South African National Standards 1186 approved and screwed down onto the wall.
11. Each room must have a fire extinguisher with signage and smoke detectors.
12. South African National Standards approved signage required for all fire extinguishers.
13. Running man down arrow is required in exit route.
14. Remote control for the access gate is required for each room.
15. Compliance to on-site parking requirements.
16. The Traffic Services Department may impose parking restrictions should traffic congestion occur.
17. Only one vehicular access point being permitted per street frontage.
18. Storm water is managed correctly and is disposed of in an appropriate manner that does not impact on the environment.
19. Sanitation is dealt with correctly so that at no stage soil or water becomes contaminated.

20. Waste management is dealt with correctly both during and after construction and that all solid waste, including builder's rubble, is disposed of at a licensed landfill.
21. Where land is left undeveloped or as open space; that alien flora is removed and indigenous trees and vegetation conserved where possible (as stipulated in the National Environmental Management Biodiversity Act, 2004).
22. That no building or structure is placed within the 1:100 year floodline or, if the floodline is undetermined, then not within 30m of any watercourse (as defined by the National Water Act, 1998) as per the BCM Spatial Development Framework.
23. That all new Environmental Impact Assessment Regulations are adhered to.
24. All costs in relation to the relocation of any electrical services shall be for the account of the owner.
25. The need for replacement of services in lieu of relocation thereof shall be presented to the General Manager: Electrical Services or the duly appointed representative for approval.
26. Should an increased electricity supply in excess of 50kVA be required, the Directorate of Infrastructure Services: Electrical Services, reserves the right to request the provision of a miniature sub-station site on the boundary of the property of dimensions 5.5m X 2.5m.
27. An increased electricity supply can be made available on application to the Directorate of Infrastructure Services: Electrical Services Division.
28. The existing sewer connection is to be retained to serve the development.
29. Civil plans indicating road details as well as suitable vehicular, and if required, pedestrian access / egress being provided by the applicant / developer for approval prior to any building or construction taking place.
30. All Roads, Stormwater and Access details, to Municipal standards being provided by the applicant / developer for approval prior to any building or construction taking place.
31. All Roads, Stormwater and Access details being designed and controlled by a professional engineer with appropriate E.C.S.A. registration.

32. The capacity of the existing network to deliver the required fire flow needs to be confirmed by means of a fire flow and pressure test, which can be carried out by the Water Supply Services Division, after receipt of proof of payment of the prescribed tariff of R2009.00 VAT included. Arrangements for the payment of the associated Tariff can be made with Ms. S. Yekane (Water Loss Senior Technician) who is contactable on 043 705 2020.
33. The special consent conditional approval may in no way be construed as approval regarding the position or size of the external water infrastructure, or be construed as approval for further development.
34. The Developer providing all internal water infrastructure and any required localised external pipeline augmentation to ensure that sufficient fire flow provision is provided in accordance with the proposed zoning (Residential Zone 5), as approved by the Senior Engineer: Water Planning.
35. Payment by the developer, of a minimum Development Levy of R7351.00 per equivalent Erf, including VAT (i.e. per 1000l of Average Annual Daily Demand (AADD), and or fire flow demand) as exerted by the development on the existing infrastructure.
36. The developer will remain liable for the full cost of all local engineering services extension or upgrade, unless the HOD: Infrastructure Services advises to the contrary or unless the financial contribution of the developer towards service extension and augmentation is defined and limited in terms of the provisions of the Development Levy Policy approved by the Council.
37. In terms of the Water Services Act (107 of 1997) and Regulations thereunder, a single bulk metered water supply point will not be made available to the residential component of the proposed development.
38. All water infrastructure located both within the development or external to the boundary of the development (possible pipeline augmentations) are to be designed and constructed by an Engineering Professional appointed by the developer in accordance with the Buffalo City Municipality Water Services Standards:
- Guidelines and Standards for Construction of Water Supply
 - Guidelines and Standards for Design of Water Supply
39. The developer is to make a written application to the HOD: Infrastructure Services within 90 days of receipt of these conditions of approval or before development proceeds, whichever is the lesser, in order to establish the exact terms and conditions pertaining to the Financial Contribution to the Development Levy and for clarification of any requirements.

40. The appointed Engineering Professional is required to liaise closely with the Senior Engineer: Water Planning at all stages at 4th Floor Room 409 contactable at 043 705 2115.

41. All designs and layout proposals are to obtain approval of the Senior Engineer: Water Planning, prior to work progressing.

42. The Health and Fire Department reserves the right to call for additional requirements on submission of building plans/alterations.

The approval that has been granted is for Town Planning purposes only. This approval does not override any restrictive conditions in the property's Title Deed.

If there is a conflict between the approval and any restrictive condition of title the owner is required to apply for the removal of such restrictive conditions from the Title Deed before the owner can implement the terms of this approval. **Please note that your failure to do so may result in legal action being taken against the owner to stop the implementation of the terms of this approval.**

You are also notified that in terms of Section 62 of the Municipal Systems Act 32 of 2000 you have the right to appeal to the City Manager against the conditions imposed by Council. Such appeal must be made in writing to:

The City Manager
P.O. Box 134
East London
5200

within 21 days from the date of this letter.

A copy of the appeal should simultaneously be submitted to:

HOD: Spatial Planning and Development
P.O. Box 81
East London
5200

If notification of submission is not received within the above-stipulated period, it will be assumed that no appeal has been lodged.

Yours faithfully


N. MBALI-MAJENG
HOD: SPATIAL PLANNING AND DEVELOPMENT
RR

cc. CHIEF FINANCIAL OFFICER
TP COPY
FILE COPY
~~RR COPY~~
GREEN COPY
* ENCLOSURE

2017/2

~~AK~~

AMDP

SM

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



Directorate of Spatial Planning and Development
City Planning
PO Box 134, East London, 5200
26 Oxford Street, East London, 5201
Tel: 043 705 2074 | Fax: 043 743 5266

Website: www.buffalocity.gov.za

**BUFFALO CITY
METROPOLITAN MUNICIPALITY**

Our ref.: 12664/TP	Enq.: MR. RONALD RAJAH	Your ref.:
Ifayile yethu: FILE NO. 15/4/14/162	Imibuzo: 043-705 2076	Ifayile yakho:

REGISTERED MAIL

2017 -02- 2 1

Essential Dimensions
47 Beach Road
Nahoon
East London
5241

Dear Sir

**AMENDMENT NO. 1: SPECIAL CONSENT TO PERMIT A GUEST HOUSE ON ERF 16770
EAST LONDON, 22 SEAVIEW TERRACE, QUIGNEY**

- A. Approval is hereby granted in terms of Section 15 of the Land Use Planning Ordinance 15 of 1985, for a permanent departure from the building line requirements to permit the relaxation of the street building line restriction from 4.5m to 0m adjacent to Cowper Street.
- B. The above-mentioned special consent approval dated 27 October 2015 Reference Number 4367/TP is hereby amended by the following:
 - 1. The approved Site Development Plan that was attached to the special consent letter of approval dated 27 October 2015 Reference Number 4367/TP is to be **REPLACED** by the attached approved Site Development Plan.

All other conditions previously imposed shall still apply.

Yours faithfully

N. MBALI-MAJENG
HOD: SPATIAL PLANNING AND DEVELOPMENT

- cc. PM: TRAFFIC ENGINEERING
- CHIEF FINANCIAL OFFICER
- CITY PLANNING (CARDEXING COPY)
- ~~TP COPY~~
- FILE COPY
- RR COPY
- GREEN COPY