



MAJOLA VALUATION SERVICES

MARKET VALUE OF IMMOVABLE PROPERTY

Erf 31103 East London, Eastern Cape Province



Instructed by

Auction One on behalf of ORYNX INV PTY LTD

Property Owners

ORYNX INV PTY LTD

Property Address

166 Marine Terrace, Quigney, East London
"The Hamptons 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 31103 East London, 166 Marine 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 31103 East London, Eastern Cape Province

2,2 Title Deed number: T3363/2014

2,3 Registered owners: ORYNX INV PTY LTD

2,4 Extent of the property: 1180 m²

2,5 Date of Purchase by Present Owner: 2013/11/15

2,6 Purchase Price:

2,7 Bonds: No bond registered on the selected property.

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 7 470 000

3.1.2 Town Planning and Zoning

	PERMITTED	ACTUAL
Zoning	Residential Zone 5	Guest House
Coverage:	70%	56,19% 663 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 26/05/2014 with Reference No.18824/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 irregular shaped corner 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 situated at 166 Marine Terrace in the coastal suburb of Quigney, East London. The property is improved with a double-storey building and a detached outbuilding and is currently operated as a Bed & Breakfast establishment known as The Hamptons.

The main building accommodates approximately 15 letting units, comprising three self-catering units and twelve standard guest rooms. The self-catering accommodation consists of two one-bedroom units and one three-bedroom unit, each fitted with a lounge, kitchen/kitchenette, fridge, microwave, air-conditioning, television with DSTV, and bathroom facilities. The remaining twelve rooms each comprise a bedroom and en-suite bathroom, and are equipped with a fridge, air-conditioning, television, and DSTV.

In addition to the guest accommodation, the property includes an office, reception area, dining room, kitchen with scullery, living room, and a storeroom. The detached outbuilding provides a staff room, staff toilet, and laundry facilities.

Security measures include a 16-channel CCTV system with 12 cameras installed. On-site parking is provided for approximately 12 vehicles.

4.2.2 Construction

The construction is of conventional means. The improvements has average finishes and fittings.

4.2.3 Condition

The improvements are generally in an average condition and reflect finishes and fittings consistent with properties of a similar age and type within the area. While the accommodation is functional and adequately maintained, minor cosmetic maintenance and routine upkeep are required in certain areas. Isolated dampness was observed in the storeroom; however, this appears localised and does not materially detract from the overall utility or continued operation of the improvements.

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 guest house. The existing 15-unit configuration, comprising self-catering and en-suite rooms with supporting communal and service areas, on-site parking, and security infrastructure, makes it well suited to hospitality use. Its coastal location along Marine Terrace, with sea views, further supports its appeal within the Quigney beachfront market. The use is legally permissible (subject to municipal compliance), financially feasible given the established tourism and business travel demand within the Quigney 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 65%, 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 31103 East London, Eastern Cape Province

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

R 10 300 000,00

(Ten Million and Three 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	10 rooms	R1 150,00	R11 500,00	R 73 456	R881 475
Standard rooms (Sea View)	3 rooms	R1 200,00	R3 600,00	R 21 353	R256 230
3-sleeper self-catering unit	2 rooms	R1 680,00	R3 360,00	R 19 929	R239 148
4-sleeper self-catering unit	1 room	R1 910,00	R1 910,00	R 11 329	R135 944
Total Number of rooms	rooms				
Total Building Size	966 m ²				
Total/ average				R 126 066	
Sub Total					R1 512 797
Vacancy factor			0%		R0
Gross income					R1 512 797
Less: Expenditure			Monthly	Annual	
Property Rates & Taxes (Estimated)			R 22 206	R266 472	
Insurance 0,350% of gross replacement value			R 5 411	R64 928	
Management fee 4,50% of gross rental income			R 5 673	R68 076	
Audit fee 0,550% of gross rental income			R 693	R8 320	
Repairs & maintenance 0,400% of gross replacement value			R 6 184	R74 204	
					R0
Sundries Say					R0
Total expenditure (excluding escalation)					R482 000
Total expenditure (including escalation)					R482 000
Expenditure / income ratio			31,86%		
Valuation Calculation					
Nett annual income					R 1 030 797
Capitalisation rate utilised			10,00%		
Valuation amount					R 10 307 973
Rounded valuation amount					R 10 300 000



MAJOLA VALUATION SERVICES

Client / Property Owner : ORYNX INV PTY LTD

Property Description : Erf 31103 East London, Eastern Cape Province

Property Address : 166 Marine Terrace, 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 Building	Double Storey	Plastered & Painted Brick	Asbestos	Ceramic Tile & Laminated	Average	891	R 15 000	R 13 365 000
Out Building	Single Storey	Plastered & Painted Brick	Asbestos	Ceramic Tile	Average	75	R 7 500	R 562 500
								R -
TOTALS						966		R 13 927 500
Site Improvements								
Balconies						52	R 1 750	R 91 000
Courtyard						90	R 2 500	R 225 000
Perimeter Walling						132	R 1 500	R 198 000
Paving						270	R 500	R 135 000
Alarm system & CCTV Cameras						1	R 30 500	R 30 500
Sub Total								R 14 607 000
Demolition @							4,00%	R 584 280
Local authority & statutory fees @							3,00%	R 438 210
Add: Professional fees @							20,00%	R 2 921 400
Sub Total								R 18 550 890
Total replacement costs (Exc VAT)								R 18 550 000

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).

Fire fighting equipment:

This valuation is based on the assumption that the Subject Property complies with all fire fighting requirements as laid down by local authority by-laws.

DATE 24th February 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.buffalocity.gov.za



**BUFFALO CITY
METROPOLITAN MUNICIPALITY**

Directorate of Spatial Planning and Development
City Planning

PO Box 81, East London, 5200
28 Oxford Street, East London, 5201

Tel: 043 705 2000 | Fax: 043 743 5266
Email: ronakdr@buffalocity.gov.za

Our ref.: Ifayile yethu:	6626/TP	Enq.: Imibuzo:	MR. RONALD RAJAH 043 – 705 2076	Your ref.: Ifayile yakho:
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ZONING CERTIFICATE

THIS IS TO CERTIFY THAT ERF 31103 EAST LONDON, 166 CAXTON STREET, 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 2014/05/16 WITH REFERENCE NUMBER 18824/TP.

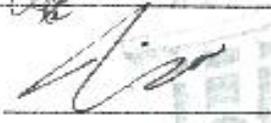
THE RESIDENTIAL ZONE 5 DEVELOPMENT CONTROLS ARE ATTACHED FOR YOUR EASE OF REFERENCE. **PLEASE NOTE** THE CONSENT USES INDICATED ON THE DEVELOPMENT CONTROLS ARE NOT PERMITTED WITHOUT THE MUNICIPALITY'S PRIOR CONSENT.

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: Development Planning and Management

PO Box 81, East London, 5200
26 Oxford Street, East London, 5200

Tel: 043 705 2235 | Fax: 043 743 5266

Our ref.: Ifayile yethu: File: 15/4/14/148	18824/TP	Enq.: Imibuzo:	MISS J. BADASSEY 043-705 2802	Your ref.: Ifayile yakho:
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REGISTERED MAIL

2014 -05- 1 6

Tshani Consulting
Postnet Suite 98
Private Bag X9063
East London
5200

Dear Sir/Madam

SPECIAL CONSENT TO OPERATE A GUESTHOUSE ON ERF 31103 EAST LONDON, 166 CAXTON STREET, QUIGNEY.

Your application for a special consent for a guesthouse on Erf 31103 East London: 166 Caxton Street, Quigney refers:

Consent is hereby granted for the use of the abovementioned premises as a fourteen (14) bedroom Guesthouse on Erf 31103: 166 Caxton Street, Quigney.

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 existing sewer connection currently serving Erf 31103 East London is to be retained and used for the proposed development.
2. On-site parking requirements are to be complied with (14 parking bays are provided).
3. Parking restrictions may be imposed should traffic congestion occur.
4. Only one vehicular access point being permitted per street frontage.
5. Compliance with all Municipal by-laws and applicable South African National Standards codes and regulations (SANS).
6. An emergency lighting system is to be installed in accordance with SANS 10400-T part 4.30.

7. A fire detection and alarm system is to be installed in accordance with SANS 10400-T part 4.31.
8. The above mentioned fire detection and alarm system is to be designed, installed and maintained by a competent person in accordance with SANS 10139.
9. Hose reels shall be installed so as to reach all areas of the premises in accordance with SANS 10400-T part 4.43.
10. All signage is to be screwed into walls.
11. No use of double sided tape is to be used and shall comply with all relevant requirements of South African National Standards 10400-T part 4.29 as well as SANS 1186-1.
12. A suitable emergency and evacuation plan is to be drawn up and implemented.
13. The site being used/developed as indicated on the attached site development plan – Plan No. 3 dated December 2013.

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.

Should you require any additional information please do not hesitate to contact Miss J. Badassey on 043-705-2802.

Yours faithfully


N. MBALI-MAJENG
ACTING DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

JB

CC Town Planning (Cardexing)
 J. Badassey (Town Planning)
 Chief Financial Officer
 TP Copy
 File Copy

PROJECT TITLE:
 COUNCIL'S SPECIAL CONSENT TO OPERATE
 A GUESTHOUSE ESTABLISHMENT ON
 ERF 31103, EAST LONDON

PLAN TITLE:
 SITE DEVELOPMENT PLAN
 PLAN No. 3

CLIENT:
 KAREN ELIZABETH CARTER

ADDRESS:
 186 CAXTON STREET, QUIGNEY

LEGEND:

- EXISTING BUILDINGS
- BUILDING LINES
- EXISTING MUNICIPAL SEWER CONNECTION
- EXISTING MUNICIPAL SEWER
- PAVED/TARRED/CONCRETE AREA
- PARKING
- GRASSED AREAS
- 1m WIDE PARTY WALL SERVITUDE
- 1.5m WIDE SERVITUDE OF LIGHT

1. All contours are 1m intervals
2. All dimensions are approximate and are to be verified on site.
3. All areas are approximate.
4. Erf 31103 is approximately 1:600m in extent.

Date : DECEMBER 2013

Scale : 1/300

File : EL 407

PREPARED BY:
 12 ELTON STREET
 SOUTHERNWOOD
 EAST LONDON
 5201
 TEL: 043 - 722 1198
 FAX: 043 - 743 8485
 EMAIL : tshani@tshani.co.za

tshani CONSULTING

Limits of Liability and Warranty Disclaimer
 This data is for information purposes only.
 No liability shall devolve upon the local authority or its officials through the use thereof.

