



# MAJOLA VALUATION SERVICES

## MARKET VALUE OF IMMOVABLE PROPERTY

Erf 3544 East London  
Buffalo City Metropolitan Municipality, Eastern Cape Province



Property Address  
19 Wembley Drive, Chiselhurst, 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 3544 East London, 19 Wembley Drive, Chiselhurst, East London (hereafter the "subject property") and to submit a motivated valuation report in regard thereto.

### 1,2 Date of Instruction

An instruction was received on: **10th June 2026**

### 1,3 Date of Inspection

The property was physically inspected on: **11th June 2026**

### 1,4 Date of Valuation

The effective date of the valuation is: **11th June 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 3544 East London

**2,2 Title Deed number:** T2306/1994

**2,3 Registered owners:**

**2,4 Extent of the property:** 948 m<sup>2</sup>

**2,5 Date of Purchase by Present Owner:** 1994/03/21

**2,6 Purchase Price:** R600 000,00

**2,7 Bonds:** No bonds 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 5 300 000

#### 3.1.2 Town Planning and Zoning

	PERMITTED	ACTUAL
Zoning	Residential Zone 5	Residential
Coverage:	70%	101,16% 959 m <sup>2</sup>
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.	

#### 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 at 19 Wembley Drive, Chiselhurst, East London, within the Buffalo City Metropolitan Municipality in the Eastern Cape. Chiselhurst is an established residential suburb situated approximately 4 km from the East London CBD. The property is positioned along Wembley Drive, a developed residential street characterised by similar multi-unit residential buildings and apartment blocks, contributing to a stable and established residential character

##### 4.1.2 Environment

The surrounding environment is predominantly medium-density residential in nature, comprising a mix of freehold dwellings, sectional title developments, and apartment blocks. The area is well-established and fully developed, with no significant undeveloped land in the immediate vicinity. The general environment is considered urban and residential, with moderate activity levels and a stable tenant and owner-occupier population. The locality is regarded as an established rental node within East London, with consistent demand for accommodation due to its proximity to key employment and service centres.

##### 4.1.3 Topography, Shape and Access

The improvements stand on a gently 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 subject property benefits from convenient access to a range of essential and community amenities. These include nearby educational facilities, retail centres, healthcare services, and public transport routes, all located within a short driving distance. The property also enjoys good access to major transport arterials linking Chiselhurst to the East London CBD, industrial nodes, and surrounding suburbs. The availability of these amenities enhances the desirability of the location for rental accommodation, supporting sustained tenant demand and overall property performance.

## **4.2 Improvements**

### **4.2.1 Structures**

The subject property is improved with a double-storey residential apartment block known as "Aletta Court", comprising a total of 10 residential units. The accommodation consists of eight two-bedroom units ranging in size from approximately 81 m<sup>2</sup> to 92 m<sup>2</sup> each and two one-bedroom units of approximately 60 m<sup>2</sup> each. Each unit comprises a lounge, kitchen, bathroom facilities and a private balcony. Additional improvements include common entrance and circulation areas, covered patios and walkways. The basement level provides covered parking for approximately 22 vehicles, together with an electrical room and toilet facilities. The gross building area is approximately 959 m<sup>2</sup>, excluding the basement parking area of approximately 240 m<sup>2</sup>.

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

### **4.2.2 Construction**

The construction is of conventional means. The improvements comprise a conventional double-storey apartment block with a basement level. The building is constructed of brick and plastered masonry walls beneath reinforced concrete slab roofing. Windows comprise a combination of steel frame and aluminium frame units. Internal finishes include Swiss parquet flooring, ceramic tiling and carpeting in selected areas. Site improvements include palisade fencing, precast concrete boundary walling, concrete-paved driveways and parking areas, together with landscaped garden areas.

### **4.2.3 Condition**

The improvements are considered to be in average condition relative to their age of approximately 40 years, having been constructed circa 1986. General wear and tear consistent with a residential apartment building of this age was observed. While the property remains functional and suitable for its current use, cosmetic maintenance, including internal and external repainting and minor repairs, may be required in certain areas. No significant structural defects were reported at the time of inspection.

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**

Having regard to the property's zoning, location, existing improvements and surrounding land uses, the highest and best use of the property is considered to be its continued use as a multi-unit residential apartment block providing long-term residential accommodation. The existing development is consistent with the permitted land use rights under the Residential Zone 5 zoning and represents an economically viable and legally permissible use of the property. The property's established rental income stream and full occupancy further support its continued use as an income-producing residential investment asset.

## 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

<b>Comparable sale 1.</b>	
Legal Description:	Erf 31764 East London, Southernwood
Accommodation Type	Block of Flats
Erf extent:	2697 m <sup>2</sup>
Total GLA:	1534 m <sup>2</sup>
Purchase price:	R20 800 000,00
Purchase date:	2023/07/17
Net Annualised Income:	R1 932 757,00 / year
Purchase Price on GLA:	R13 559,32 / year
Yield	9,29%
Selling Rate per m <sup>2</sup> based on stand size	R7 712,27 / m <sup>2</sup>
Remarks:	This is a fairly new 3 storey block of flats comprising of about 35 units. This comparable sale is located on a corner plot, in a similar area to that of the subject property, namely Southernwood.
<b>Comparable sale 2.</b>	
Legal Description:	Erf 12894 East London, Southernwood
Accommodation Type	Block of Flats
Erf extent:	4047 m <sup>2</sup>
GLA	5152 m <sup>2</sup>
Purchase price:	R25 000 000,00
Purchase date:	2023/05/10
Net Annualised Income:	R2 414 785,00 / year
Selling Rate per m <sup>2</sup> based on GLA:	R4 852,48 / m <sup>2</sup>
Yield	9,66%
Selling Rate per m <sup>2</sup> based on stand size	R6 177,42 / m <sup>2</sup>
Remarks:	This property comprises of a fairly large triple storey block of flats. The property has accommodation units and is situated on a busy road. The improvements were generally in an average condition at the time of sale. This comparable sale is located on a corner plot, in a similar area to that of the subject property, namely Southernwood.
<b>Comparable sale 3.</b>	
Legal Description:	Erf 16337 East London
Street Address:	109 Moore Street, Quigney
Accommodation Type	Block of Flats
Erf extent:	625 m <sup>2</sup>
GLA	510 m <sup>2</sup>
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 <sup>2</sup> based on stand size	R5 520,00 / m <sup>2</sup>
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.

<b>Comparable sale 4.</b>	
Legal Description:	Erf 13852 East London
Street Address:	28 Belgravia Crescent, Southernwood
Accommodation Type	Block of Flats
Erf extent:	672 m <sup>2</sup>
GLA	268 m <sup>2</sup>
Purchase price:	R2 700 000,00
Purchase date:	2026/01/13
Gross Monthly Income	R24 749,25 / month
Net Annualised Income	R296 991,00 / year
Yield	11,00%
Selling Rate per m <sup>2</sup> based on stand size	R4 017,86 / m <sup>2</sup>
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:**

Comparable Rental	Location	Unit Type	Size in m <sup>2</sup>	Monthly Rental
Rental 1	Chiselhurst	2 Bedroom Apartment	Similar	R9 000 /month
Rental 2	Southernwood	2 Bedroom Apartment	82 m <sup>2</sup>	R7 350 /month
Rental 3	Southernwood	2 Bedroom Apartment	76 m <sup>2</sup>	R7 400 /month
Rental 4	Southernwood	2 Bedroom Apartment	Similar	R7 000 /month
Rental 5	Southernwood	2 Bedroom Apartment	Similar	R7 600 /month
Rental 6	Southernwood	1 Bedroom Apartment	Similar	R5 100 /month

An analysis of available rental accommodation within Chiselhurst and the surrounding suburbs of Southernwood indicates that market rentals for one-bedroom apartments generally range between approximately R5,000 and R5,500 per month, whilst two-bedroom apartments typically achieve rentals of between R7,000 and R9,000 per month, depending on factors such as location, size, condition, parking provision and overall appeal.

The subject property comprises well-sized residential units situated within an established apartment block in a desirable residential area of Chiselhurst. The property benefits from secure accommodation, ample covered parking, proximity to the East London CBD and access to various amenities. While the improvements are older and considered to be in average condition, the accommodation remains functional and attractive to the rental market.

Having regard to the available rental evidence, the accommodation provided, the location of the property and the condition of the improvements, market rentals of R5,500 per month for the one-bedroom apartments and R7,200 per month for the two-bedroom apartments have been adopted for valuation purposes. These rentals are considered market-related, achievable and sustainable, and are positioned towards the lower end of the observed rental range for comparable accommodation. The adopted rentals are therefore considered appropriate and provide a reasonable basis for determining the property's gross annual income and resultant market value.

#### **Market Conditions**

Overall, market conditions are considered stable with moderate investor demand, supported by consistent rental demand, reasonable vacancy expectations, and sustained interest in income-generating residential assets. While economic pressures and maintenance considerations associated with older stock remain relevant, well-located and fully let apartment blocks continue to perform adequately within the investment market.

#### **Market research and application**

Market evidence from Chiselhurst and surrounding East London suburbs indicates active demand for residential investment properties, supported by both rental and sales activity. Comparable investment sales show yields ranging between approximately 9.3% and 12.0%, reflecting varying risk profiles based on property size, age, condition, and management intensity.

Rental evidence confirms that one-bedroom units generally achieve R5,000–R5,500 per month, while two-bedroom units range between R7,000–R9,000 per month, supporting the adopted rentals of R5,500 and R7,200 respectively.

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.

The analysed yields indicate a market range of approximately 9.3% to 12.0%, with the lower yields generally associated with larger, newer and more institutional-grade apartment blocks, while the higher yields relate to smaller properties, student accommodation and properties situated on busier roads with potentially greater management and tenant risk.

The subject property falls between these two extremes. Although it is smaller than the larger Southernwood apartment blocks, it benefits from a good residential location, a stable tenant profile, full occupancy and a well-established rental income stream. Conversely, the improvements are older and require ongoing maintenance, warranting a yield slightly higher than that applied to the larger and newer apartment blocks.

Having regard to the comparable sales evidence, the quality and location of the subject property, the age and condition of the improvements, and prevailing investor expectations within the East London residential investment market, a capitalisation rate of 10.00% has been adopted.

### **Vacancies**

At the date of valuation, the subject property was reported to be fully occupied, with all ten residential units let and producing income. The property is situated in the established residential suburb of Chiselhurst, which enjoys sustained demand for rental accommodation due to its proximity to the East London CBD, educational facilities, commercial centres and public transport routes.

A review of the property's current tenancy profile revealed no evidence of prolonged vacancies or significant tenant turnover. Furthermore, the unit mix comprising one-bedroom and two-bedroom flats caters to a broad segment of the rental market, thereby reducing vacancy risk. The subject's well-established nature, secure parking provision and market-related rental levels further contribute to its attractiveness to prospective tenants.

Accordingly, a vacancy factor of 0% has been adopted, reflecting the property's actual occupancy status at the valuation date. Whilst periodic vacancies may occur under normal market conditions, these are considered to be adequately reflected in the adopted capitalisation rate and operating expenditure allowances.

**VALUATION SUMMARY**

Total annual income	:	R823 200,00	
Provisions for vacancy	:	0%	
Gross annual income	:	R 823 200	
Total expenditure	:	R 307 319	37,33%
Nett annual income	:	R 515 881	
Capitalisation rate	:	10,00%	
Open market value	:	R 5 158 813	
		Say, R 5 200 000	

**9 CERTIFICATE OF VALUATION**

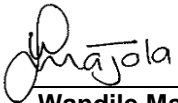
Based on the above and after having discussed with fellow Valuer's and Estate Agents active in the area, I, **Wandile Majola**, hereby certify that I have personally inspected the aforementioned property

**Erf 3544 East London**

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

**R 5 200 000,00**

**(Five Million and Two Hundred Thousand Rand)**



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

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**11th June 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 **Mr Roney Waddell Weyer**, 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
1 bedroom Flatlet	2 rooms	R5 500,00 /room / month	R 11 000	R132 000
2 bedroom Flatlet	8 rooms	R7 200,00 /room / month	R 57 600	R691 200
<b>Total Number of rooms</b>	10 rooms			
<b>Total Building Size</b>	959 m <sup>2</sup>			
Total/ average	R71,53 /m <sup>2</sup>	R 6 860 per room / month	R 68 600	
<b>Sub Total</b>				<b>R823 200</b>
Vacancy factor			<b>0%</b>	R0
<b>Gross income</b>				<b>R823 200</b>
<b>Less: Expenditure</b>			<b>Monthly</b>	<b>Annual</b>
Property Rates & Taxes (Estimated)			R 15 755	R189 060
Insurance 0,320% of gross replacement value			R 4 262	R51 140
Management fee 3,00% of gross rental income			R 2 058	R24 696
Audit fee 0,300% of gross rental income			R 206	R2 470
Repairs & maintenance 0,250% of gross replacement value			R 3 329	R39 953
				R0
Sundries Say				R0
<b>Total expenditure (excluding escalation)</b>				<b>R307 319</b>
<b>Total expenditure (including escalation)</b>				<b>R307 319</b>
Expenditure / income ratio			<b>37,33%</b>	
<b>Valuation Calculation</b>				
<b>Nett annual income</b>				<b>R 515 881</b>
Capitalisation rate utilised			<b>10,00%</b>	
Valuation amount				R 5 158 813
<b>Rounded valuation amount</b>				<b>R 5 200 000</b>



## MAJOLA VALUATION SERVICES

Client / Property Owner :

Property Description :

**Erf 3544 East London**

Property Address :

**19 Wembley Drive, Chiselhurst, East London**

### Breakdown of Replacement Costs

Description	Storeys	Walls	Roof	Flooring	Condition	Area in m <sup>2</sup>	Rate per m <sup>2</sup>	Total replacement cost
Main Building	Double Storey	Plastered & Painted Brick	Tile	Swiss Parquet, Carpet & Ceramic Tile	Average	959	R 12 500	R 11 987 500
<b>TOTALS</b>						<b>959</b>		R -
<b>Site Improvements</b>								
Basement Parking area						240	R 4 500	R 1 080 000
Perimeter Walling						117	R 1 100	R 128 700
Concrete Paving						270	R 450	R 121 500
<b>Sub Total</b>								<b>R 13 317 700</b>
Demolition @							3,00%	R 399 531
Local authority & statutory fees @							2,00%	R 266 354
Add: Professional fees @							15,00%	R 1 997 655
<b>Sub Total</b>								<b>R 15 981 240</b>
<b>Total replacement costs (Exc VAT)</b>								<b>R 15 980 000</b>

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 m<sup>2</sup> 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)

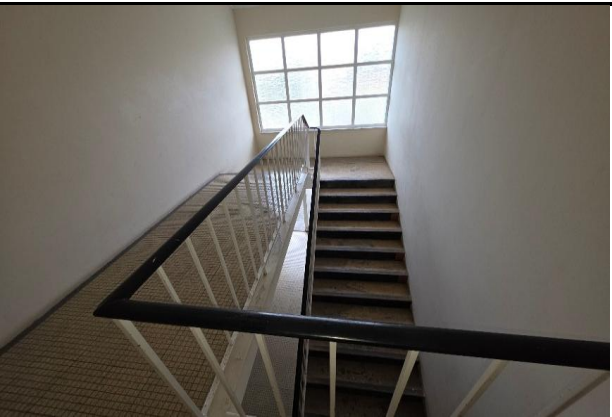
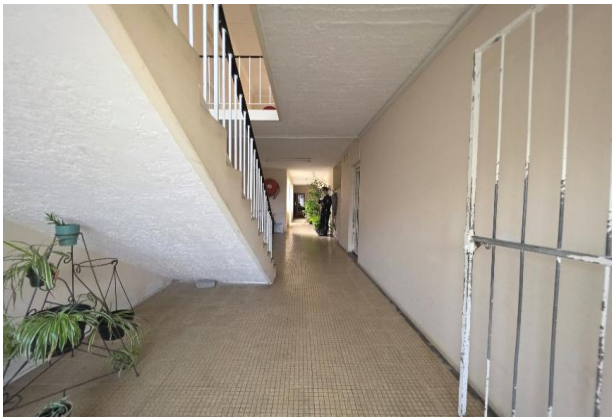
DATE

11th June 2026

VALUER:

  
 \_\_\_\_\_  
**Wandile Majola**  
 Professional Valuer  
 Registration Number 5458/0

Erf 3544 East London



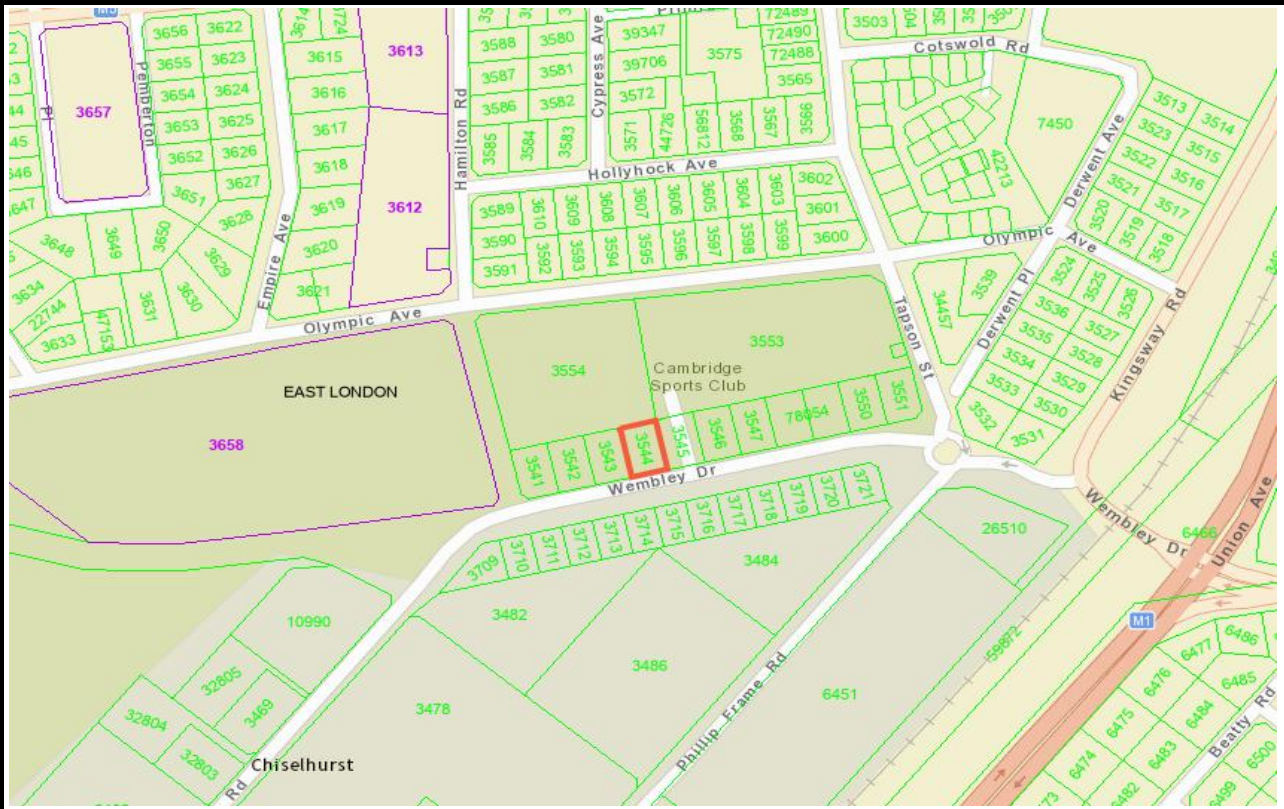




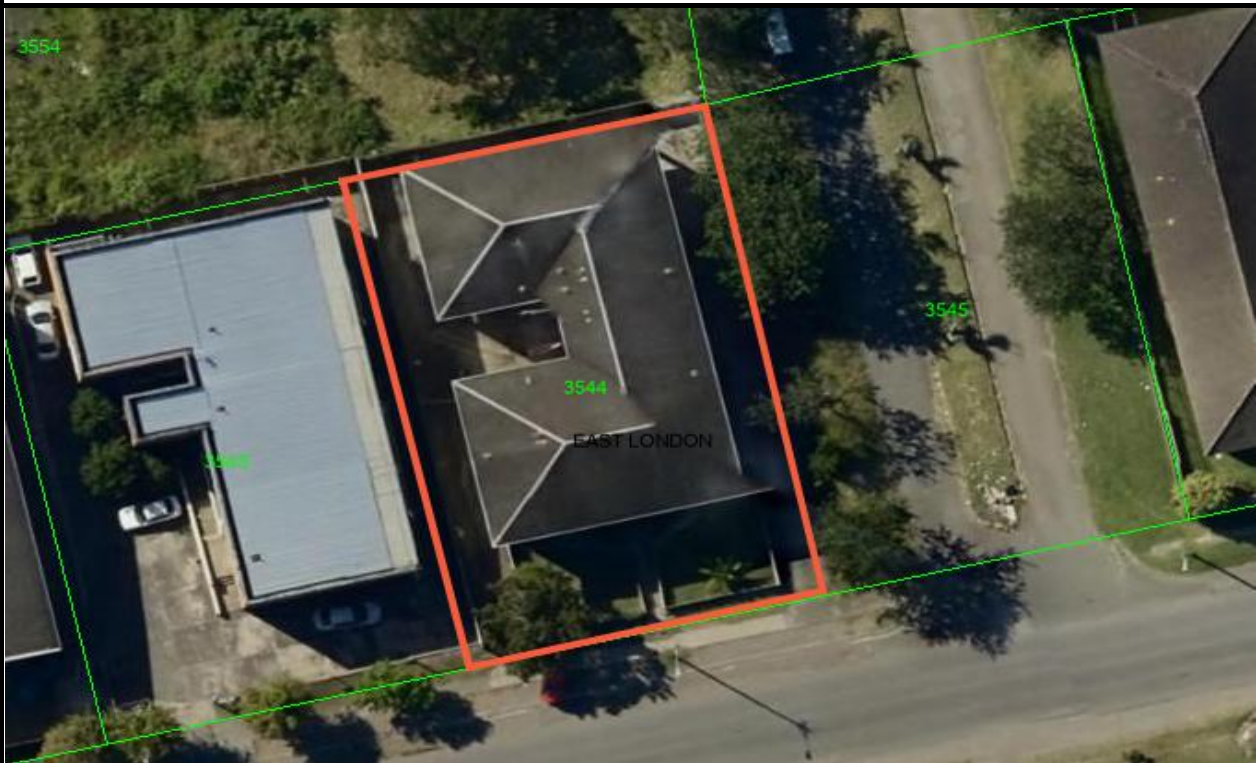




### Site locality of the subject property



### Aerial Locality Photograph of the subject property



# SG Diagram of the subject property

SUB-DIVISIONAL DIAGRAM,  
Sect. 24 (b), Act No. 9 of 1927.

No. **4564/50**

Approved

*L. W. Lunt*  
Surveyor-General.  
- 1 SEP 1948

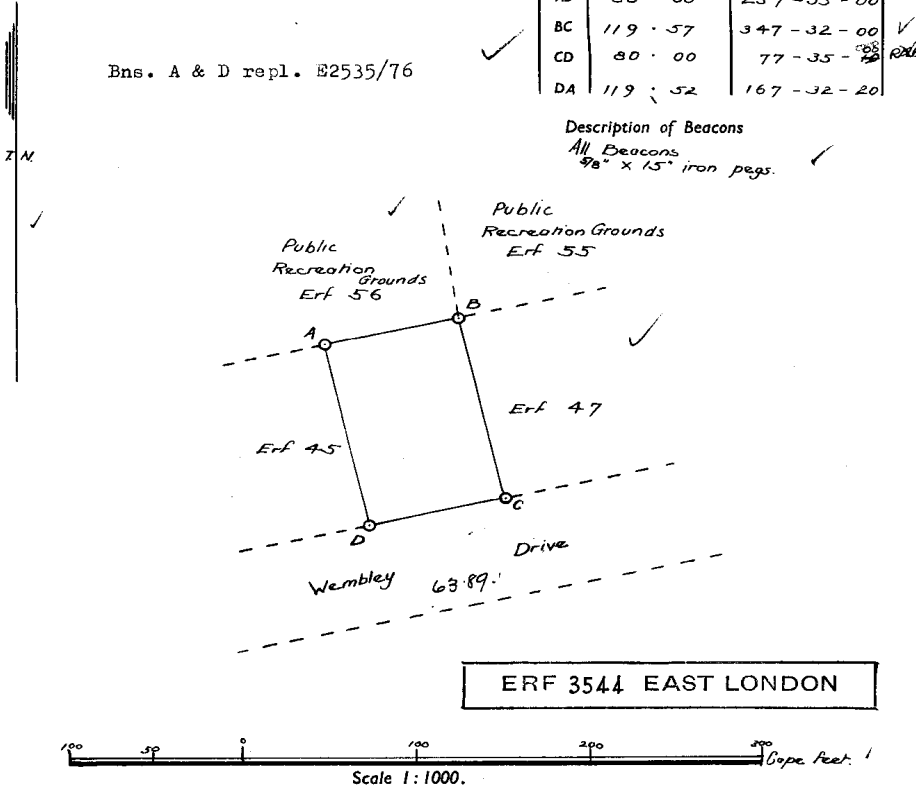
General Plan T.P. 746<sup>LD</sup>

	SIDES Cape Feet	ANGLES OF DIRECTION
AB	80.00	257-33-00
BC	119.57	347-32-00 ✓
CD	80.00	77-35-00 ✓
DA	119.52	167-32-20

Bns. A & D repl. B2535/76

Description of Beacons

All Beacons  
9" x 15" iron pegs. ✓



The figure **A.B.C.D.**

represents **9563** square feet of land being

**ERF N° 46 CHISELHURST TOWNSHIP EXTENSION No. 2**

situate in the Municipality and Division of East London.

Province of Cape of Good Hope.

Surveyed in June-Dec., 1948, by me

*Ralph C.S. Pooty*

Land Surveyor.

This diagram relates to

No.

in favour of

*D/T*      **58/67**  
dd.

Registrar of Deeds.

File. S. 1681/140/3.

S.R. E. 266/49.

G. Plan T.P. 746<sup>LD</sup>

N.S. M. (4444)



GRIFF-STAN., E.L. 19112 **3544**

# Zoning Certificate

Buffalo City Metropolitan Municipality  
East London | Bhisho | King 94 Rank Town  
Province of the Eastern Cape  
South Africa

Website: [www.buffalocitymetrop.gov.za](http://www.buffalocitymetrop.gov.za)



Directorate of Spatial Planning and Development  
PO Box 81, East London, 5200  
Planning and Engineering Centre, 26 Oxford Street,  
East London, 5201  
Tel: 043 795 2074 | Fax: 043 7535285

Our ref.: Ifayile yethu:	16152/TP	Eng.: Imibuzo:	MR. A. ARJUN 043 – 705 2069	Your ref.: Ifayile yakho:
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THIS IS TO CERTIFY THAT ERF 3544 EAST LONDON, 19 WEMBLEY DRIVE (CHISELHURST), IS ZONED FOR RESIDENTIAL ZONE 5 PURPOSES IN TERMS OF THE BUFFALO CITY LAND USE MANAGEMENT SCHEME REGULATIONS.

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: A. ARJUN

SIGNATURE: \_\_\_\_\_

CHECKED BY: K. CHETTIAR

SIGNATURE: \_\_\_\_\_

DATE: 18 JUNE 2026



**BUFFALOCITYMETROPOLITANMUNICIPALITY**

*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): 2000m<sup>2</sup>

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.