

**FOR SALE
BY AUCTION**

IN 2 ASSETS
Property Specialists

±21 000m² FACTORY WITH NATIONAL TENANTS

**16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON**

**OPTION TO
BID ONLINE**



WEB#: AUCT-001417 | www.in2assets.com

ADDRESS: 16 Robbie De Lange Road, Wilsonia, East London

AUCTION VENUE: Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe

AUCTION DATE & TIME: 17 March 2021 | 11h00

VIEWING: By Appointment

CONTACT: Justin Price | 083 391 0215 | 0861 444 769 | justin@investpro.co.za

REGISTRATION FEE: R 50 000-00 (Refundable registration deposit. Strictly by EFT)

AUCTIONEER: Andrew Miller



The Rules of Auction can be viewed at www.in2assets.com or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.

IN2ASSETS PUBLIC AUCTIONS

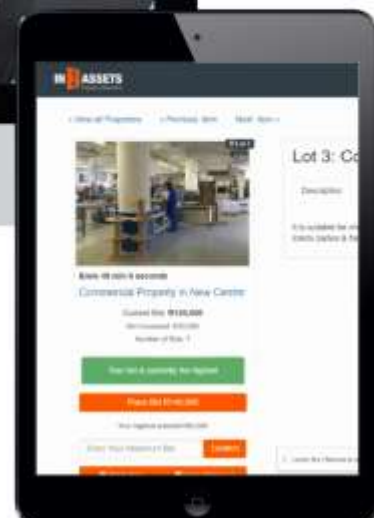
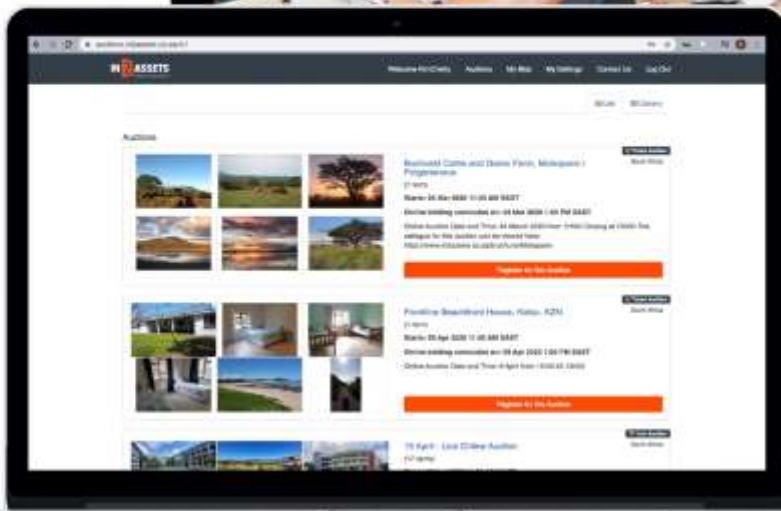


PUBLIC AUCTIONS

Hosted monthly at a selected venue. Our Group Auctioneer will conduct the auction and lead bidders through the lots.

HOW DOES IT WORK?

- Physical auctions provides an exciting live event to bidders and viewers alike
- To participate in this physical auction, all bidders will have to register and comply with all FICA regulations
- If you are unable to attend the auction, you may opt to bid via our Digital bidding Platform <https://auctions.in2assets.co.za> using Google Chrome
- Spectators are welcome to view all auctions without having to register or log in via <https://auctions.in2assets.co.za> using Google Chrome



CONTENTS

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON

CPA LETTER	3
PROPERTY DESCRIPTION	4
PROPERTY LOCATION	5
PICTURE GALLERY	6
ADDITIONAL INFORMATION	13
TERMS AND CONDITIONS	15
TITLE DEED	16
ZONING CERTIFICATE	21
SG DIAGRAM	32
BUILDING PLANS	33

DISCLAIMER: Whilst all reasonable care has been taken to provide accurate information, neither In2assets Properties (Pty) Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of In2assets Properties (Pty) Ltd or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at www.in2assets.com or at Unit 505, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration.

In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle-free and efficient as possible.

PROPERTY DESCRIPTION

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON

General

Property Address: 16 Robbie De Lange Road, Wilsonia
Township & Province: East London, Eastern Cape

Title Deed Information

Title Deed Number: T4296/2001
Registered Owner: Venture Peguform Properties One (Pty) Ltd
Title Deed Description: Erf 24934 East London
Extent: 3,2872 Hectares

Municipal Information

The local authority in which the property is situated is Buffalo City Metropolitan Municipality. According to the permitted zoning scheme, the property is zoned as follows:

Town Planning Information

Zoning: Industrial Zone 1
F.A.R: 1.5
Coverage: 75%
Height: 4 storeys
Building Lines: Nil
Side and Rear Space: Nil
Parking Requirement: Depends on land use

PROPERTY LOCATION

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON

This industrial building complex is located in Wilsonia, which is the industrial hub of East London.

The property enjoys easy access to the N2, R72 and the Mdantsane Access Road, and is an ideal location for a distribution centre or manufacturing.

The premises is adjacent to the East London Fresh Produce Market, Defy, and pharmaceutical company, Aspen Pharmacare.

The East London Airport is located approximately 15km away.

It is serviced by two national roads: the coastal N2 highway connects it to King William's Town, Port Elizabeth and Cape Town to the west and Mthatha and Durban to the east. It is at the southern end of the N6, which runs north via Queenstown and Aliwal North to Bloemfontein making accessing other areas like the Wild Coast easy and hassle-free.



SUBJECT PROPERTY: 16 Robbie De Lange Road, Wilsonia, East London

PICTURE GALLERY

16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON



PICTURE GALLERY

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON



PICTURE GALLERY

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON



PICTURE GALLERY

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA,
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PICTURE GALLERY

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON



PICTURE GALLERY

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON



PICTURE GALLERY

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON



Primary use

This large industrial property presents an excellent opportunity for a savvy property purchaser or investor. It is ideal for storage, distribution or heavy manufacturing businesses in a good location in East London's industrial hub, with easy access to the N2 highway.

The property is situated on a large erf measuring $\pm 3,2872$ hectares in extent, and comprises of factory/warehouse space, offices, stores, reception area, ablutions, clinic, canteen and kitchen facilities, as well as guardhouses and a sub-station. Construction comprises of a double volume building built of steel portal and concrete frame with brick infill walls and IBR side cladding under IBR roofing.

The building is in good condition with no major imperfections noted. The building has been occupied for 30 years mostly by the same entity. The warehouse offers good height and functional columned space with multiple steel roller shutter doors. The building is served by a sprinkler system.

As per the Seller, the property has 3 phase power supply and 1.2MVA.

The property features good concrete/tarmac level yard space, approximately $\pm 10\,600\text{ m}^2$, for superlink access and movement, and heavy-duty industrial equipment. Ample parking space is available, there are canopy and shade ports for ± 19 vehicles.

The property is secured by brick/palisade boundary walling and mesh boundary fencing and access into the property is via 2 entrances.

As per the SG Diagram, the property is subject to a 3-metre wide stormwater servitude and an electric power transmission servitude.

As per the Seller, various parking areas have been allocated to the different tenants.

The following movables will form part of the sale:

- Office Block Aircons
- Office Alarm System
- CCTV System
- Fire Extinguishers and Fire Fighting equipment

The following movables will not form part of the sale:

- 11kV Transformers and RMU

ADDITIONAL INFORMATION

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON

Building Plans

The Purchaser acknowledges herewith that he has fully acquainted himself with the improvements on the Property as well as the building plans and any deviations that may be applicable between the building plans and the improvements on the Property itself. The Purchaser acknowledges that he will have no claims against the Seller or the Auctioneer in respect hereof.

Accommodation Details

As per Approved Building Plans, the Gross Building Areas are as follows:

Factory/Warehouse	18 040.00 m ²
Office	604.00 m ²
Factory Loading Area	<u>438.23 m²</u>
Total	19 082.23 m ²

As per the Seller, the yard area is as follows:

Yard Area	10 600.00 m ²
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Lease Details

Tenant Name	Area (m ²)	Lease Commencement	Lease Expiry	Monthly Rental (Excluding Vat)	Annual Rental (Excluding Vat)	Annual Esc
Boxer Superstores	8909	01/11/2020	31/12/2022	R 311,815.00	R 3,741,780.00	9%
AIC Chemicals (Pty) Ltd t/a ISG-EL	3153	01/02/2021	31/01/2024	R 93,665.00	R 1,123,980.00	9%
Vacant	9073					
Total	21135			R 405,480.00	R 4,865,760.00	

Comments:

- Electricity is metered separately for the tenants' accounts.

Expenses

The assessment rates for the year 2020/2021 amounts to R 873 020.88, which equates to a monthly figure of R 72 751.74.

Monthly Fire Levy	R314.78 (excluding VAT)
Refuse	R597.39 (excluding VAT)

Vat Status

The Seller is Vat Registered. Option to zero rate.

TERMS & CONDITIONS

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON

If you are the successful bidder, kindly note the following:

- 5% deposit payable by the Purchaser on the fall of the hammer
- 10% Auctioneers Commission Plus 15% Vat payable by the Purchaser on the fall of the hammer
- 24 Hour Confirmation period – 18 March 2021 @ 17h00
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical, Entomologist, Gas and Electric Fence Compliance Certificates for the SELLER'S account


Kindly note for EFT payments, the following applies:

Cheques need to be made out to In2assets Properties (Pty) Ltd

EFT Payments, our trust account banking details are as follows:

Bank : Standard Bank
Account Name : In2assets Properties (Pty) Ltd
Account No. : 050022032
Branch Name : Kingsmead
Branch code : 040026

Prepared by me


CONVEYANCER
SIMON G

T 004296 / 2001

DEED OF TRANSFER


BE IT HEREBY MADE KNOWN

THAT: **JACOBUS de HART BURGER**

appeared before me, Registrar of Deeds, at King William's Town, the said
appearer being duly authorised thereto by a Power of Attorney granted to him by

MEGA PLASTICS PROPERTIES (PROPRIETARY) LIMITED
No. 1985/003866/07

which said Power of Attorney was signed at Randburg on 30 May 2001



Page 2

And the said appearer declared that his principal had, on 30 December 1996, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

VENTURE OTTO PROPERTIES (PROPRIETARY) LIMITED
No. 1981/004789/07

its Successors in Title or Assigns, in full and free property

ERF 24934 (a portion of Erf 1010) EAST LONDON, LOCAL MUNICIPALITY OF BUFFALO CITY, DIVISION EAST LONDON, PROVINCE OF EASTERN CAPE,

IN EXTENT 3,2872 (THREE COMMA TWO EIGHT SEVEN TWO) Hectares

FIRST TRANSFERRED by Deed of Transfer No. T 519/1983 with Diagram No. 571/82 relating thereto and held by Deed of Transfer No. T 102/1986

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. SUBJECT to the conditions referred to in Certificate of Uniform Title No. 1127/1967 save insofar as these may have since lapsed or been cancelled.
- B. SUBJECT to the following reservation of rights in favour of the State in terms of the consent of the Minister of Agricultural Credit and Land Tenure No. D13048/5 dated at Pretoria on the 25th day of May 1967, viz:-
- "All rights to minerals in or under the land are reserved to the State."
(In respect of which a Certificate of Mineral Rights No. 1/1967 has been issued)
- C. SUBJECT to the following conditions imposed by and in favour of the Municipality of the City of East London, and binding upon the Transferee as owner for the time being of the said erf and upon its successors-in-title and created in Deed of Transfer No. T 519/1983 reading:-
- (a) The owner of this portion shall be obliged without compensation to receive such material or permit such excavation on the Portion as may be required to allow the use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the level of the street as finally constructed and the land, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.
- (b) The owner of this portion shall without compensation be obliged to allow electricity cables, and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater, of any other erf or erven within the Municipal area to be conveyed across this Portion if deemed necessary by the Local Authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the Portion at any reasonable time for the purpose of constructing

Page 3

- altering or removing or inspecting any work connected with the above.
- (c) This Portion shall be used only for such purposes as are permitted by the Town Planning Scheme of the Local Authority and subject to the conditions and restrictions stipulated by the said scheme.
 - (d) No part of this land visible from any street boundary shall be used in such manner as may in the opinion of the Council constitute an unsightly condition unless enclosed by a brick wall or concrete wall at least 2,5 metres in height.
 - (e) The owner of this erf shall not:-
 - (i) sell or dispose of the erf, without a building to the value of R40 000,00 (FORTY THOUSAND RAND) as assessed by the Municipality having been erected thereon;
 - (ii) sell or dispose of at any time any portion of the erf; unless it shall first have offered such erf or portion thereof as the case may be to the Municipality at the original purchase price per Hectare.
 - (f) This erf is subject to a 3 metres wide Stormwater Servitude the centre line of which is represented by the line xy on the said diagram No. 571/82

~~AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid deed/s.~~

WHEREFORE the said Appearer, renouncing all right and title which the said

MEGA PLASTICS PROPERTIES (PROPRIETARY) LIMITED
No. 1985/003866/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

VENTURE OTTO PROPERTIES (PROPRIETARY) LIMITED
No. 1981/004789/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the

TITLE DEED

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON

Page 4

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at King William's Town on

21 AUG 2001

In my presence

REGISTRAR OF DEEDS

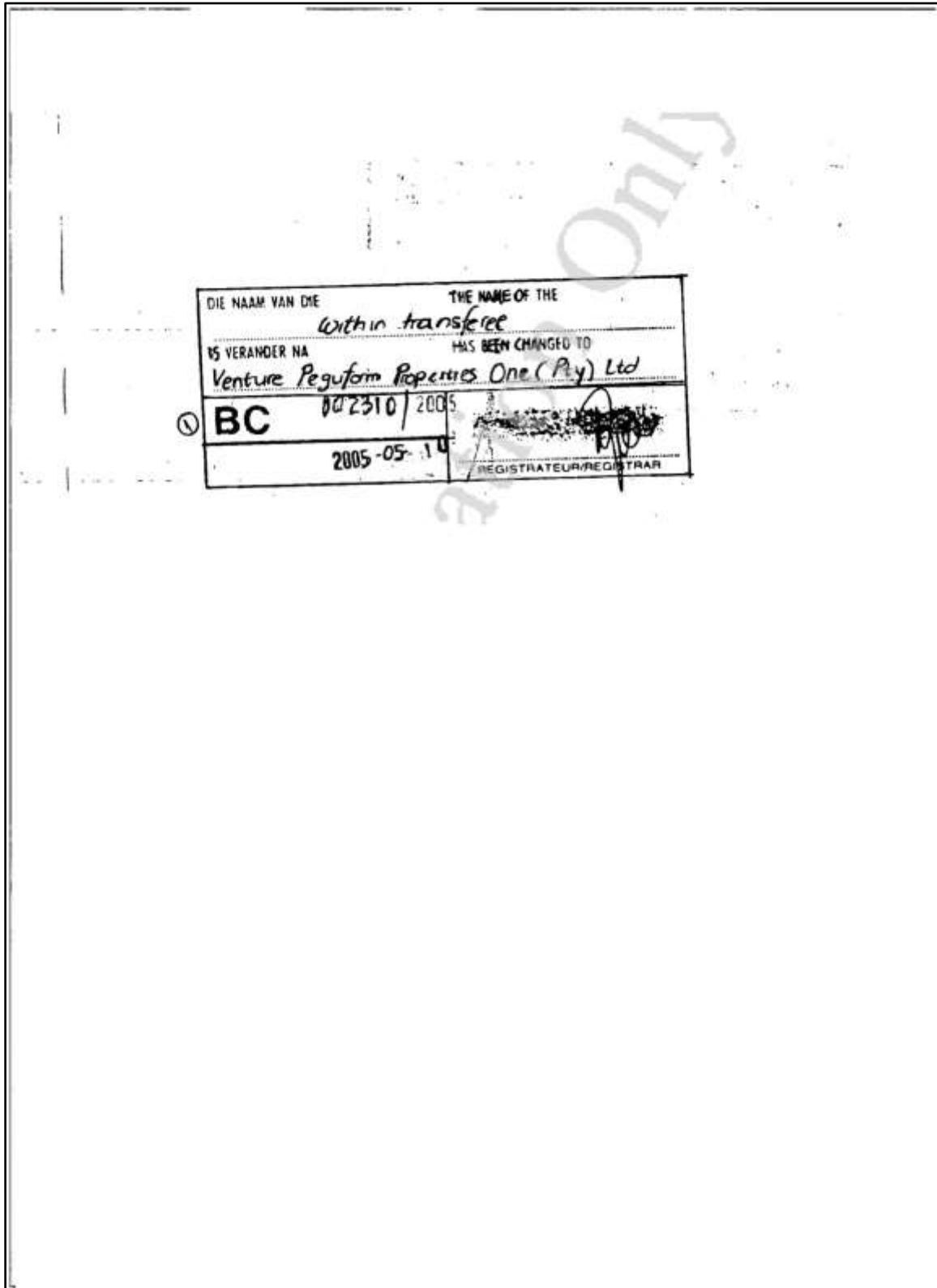
q.q.

For Information Only

TITLE DEED

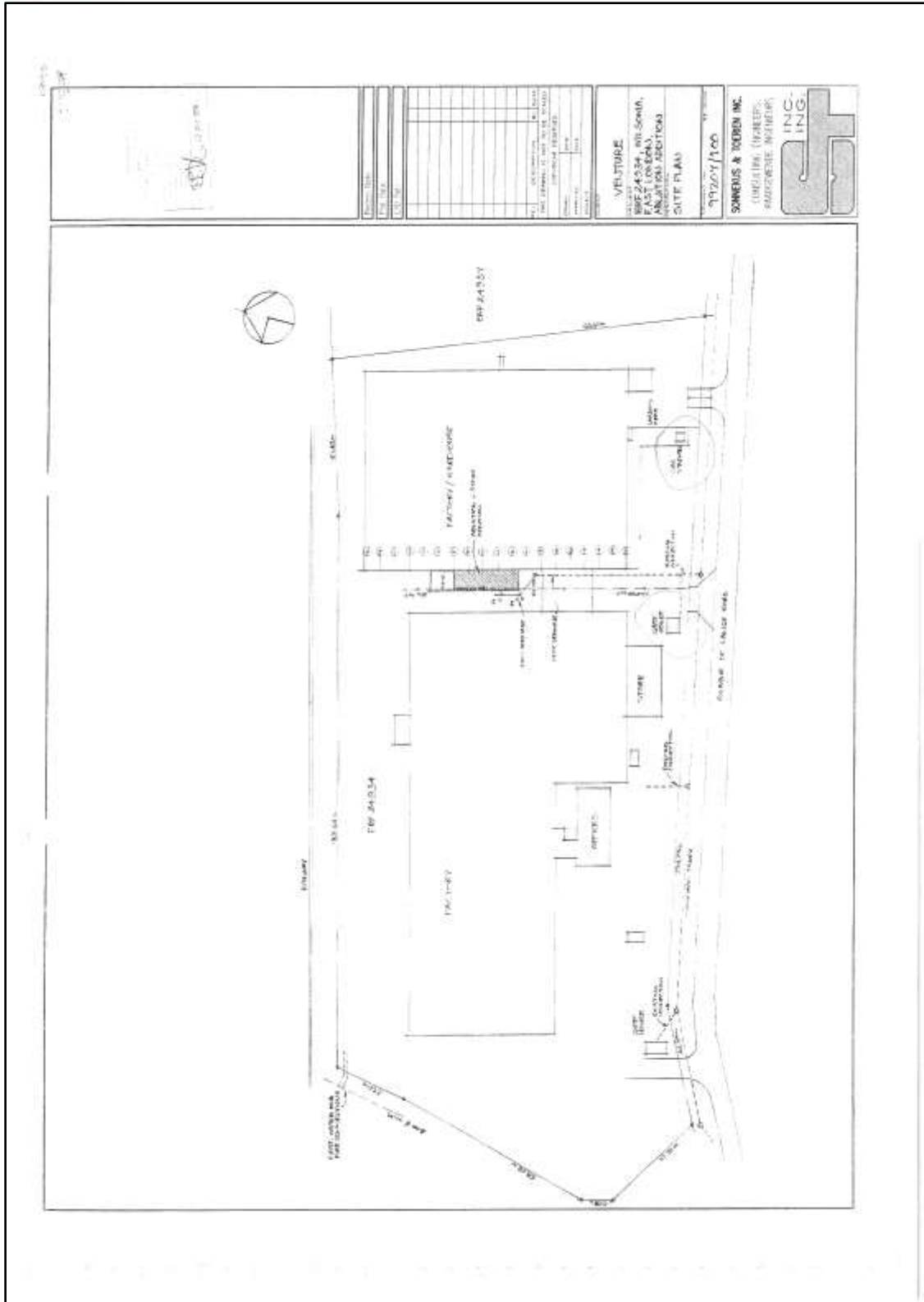
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16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON



BUILDING PLANS

16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON



BUILDING PLANS

(Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON

GENERAL NOTES - SPECIFICATIONS:
 1. OVERALL FINISHES TO BE AS PER THE DRAWINGS.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SOUTH AFRICAN NATIONAL BUILDING REGULATIONS (NBR) AND THE LOCAL AUTHORITY'S REQUIREMENTS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

ADDITIONAL AREA:
 1. 1.1. 1.2. 1.3. 1.4. 1.5. 1.6. 1.7. 1.8. 1.9. 2.0. 2.1. 2.2. 2.3. 2.4. 2.5. 2.6. 2.7. 2.8. 2.9. 3.0. 3.1. 3.2. 3.3. 3.4. 3.5. 3.6. 3.7. 3.8. 3.9. 4.0. 4.1. 4.2. 4.3. 4.4. 4.5. 4.6. 4.7. 4.8. 4.9. 5.0. 5.1. 5.2. 5.3. 5.4. 5.5. 5.6. 5.7. 5.8. 5.9. 6.0. 6.1. 6.2. 6.3. 6.4. 6.5. 6.6. 6.7. 6.8. 6.9. 7.0. 7.1. 7.2. 7.3. 7.4. 7.5. 7.6. 7.7. 7.8. 7.9. 8.0. 8.1. 8.2. 8.3. 8.4. 8.5. 8.6. 8.7. 8.8. 8.9. 9.0. 9.1. 9.2. 9.3. 9.4. 9.5. 9.6. 9.7. 9.8. 9.9. 10.0. 10.1. 10.2. 10.3. 10.4. 10.5. 10.6. 10.7. 10.8. 10.9. 11.0. 11.1. 11.2. 11.3. 11.4. 11.5. 11.6. 11.7. 11.8. 11.9. 12.0. 12.1. 12.2. 12.3. 12.4. 12.5. 12.6. 12.7. 12.8. 12.9. 13.0. 13.1. 13.2. 13.3. 13.4. 13.5. 13.6. 13.7. 13.8. 13.9. 14.0. 14.1. 14.2. 14.3. 14.4. 14.5. 14.6. 14.7. 14.8. 14.9. 15.0. 15.1. 15.2. 15.3. 15.4. 15.5. 15.6. 15.7. 15.8. 15.9. 16.0. 16.1. 16.2. 16.3. 16.4. 16.5. 16.6. 16.7. 16.8. 16.9. 17.0. 17.1. 17.2. 17.3. 17.4. 17.5. 17.6. 17.7. 17.8. 17.9. 18.0. 18.1. 18.2. 18.3. 18.4. 18.5. 18.6. 18.7. 18.8. 18.9. 19.0. 19.1. 19.2. 19.3. 19.4. 19.5. 19.6. 19.7. 19.8. 19.9. 20.0. 20.1. 20.2. 20.3. 20.4. 20.5. 20.6. 20.7. 20.8. 20.9. 21.0. 21.1. 21.2. 21.3. 21.4. 21.5. 21.6. 21.7. 21.8. 21.9. 22.0. 22.1. 22.2. 22.3. 22.4. 22.5. 22.6. 22.7. 22.8. 22.9. 23.0. 23.1. 23.2. 23.3. 23.4. 23.5. 23.6. 23.7. 23.8. 23.9. 24.0. 24.1. 24.2. 24.3. 24.4. 24.5. 24.6. 24.7. 24.8. 24.9. 25.0. 25.1. 25.2. 25.3. 25.4. 25.5. 25.6. 25.7. 25.8. 25.9. 26.0. 26.1. 26.2. 26.3. 26.4. 26.5. 26.6. 26.7. 26.8. 26.9. 27.0. 27.1. 27.2. 27.3. 27.4. 27.5. 27.6. 27.7. 27.8. 27.9. 28.0. 28.1. 28.2. 28.3. 28.4. 28.5. 28.6. 28.7. 28.8. 28.9. 29.0. 29.1. 29.2. 29.3. 29.4. 29.5. 29.6. 29.7. 29.8. 29.9. 30.0. 30.1. 30.2. 30.3. 30.4. 30.5. 30.6. 30.7. 30.8. 30.9. 31.0. 31.1. 31.2. 31.3. 31.4. 31.5. 31.6. 31.7. 31.8. 31.9. 32.0. 32.1. 32.2. 32.3. 32.4. 32.5. 32.6. 32.7. 32.8. 32.9. 33.0. 33.1. 33.2. 33.3. 33.4. 33.5. 33.6. 33.7. 33.8. 33.9. 34.0. 34.1. 34.2. 34.3. 34.4. 34.5. 34.6. 34.7. 34.8. 34.9. 35.0. 35.1. 35.2. 35.3. 35.4. 35.5. 35.6. 35.7. 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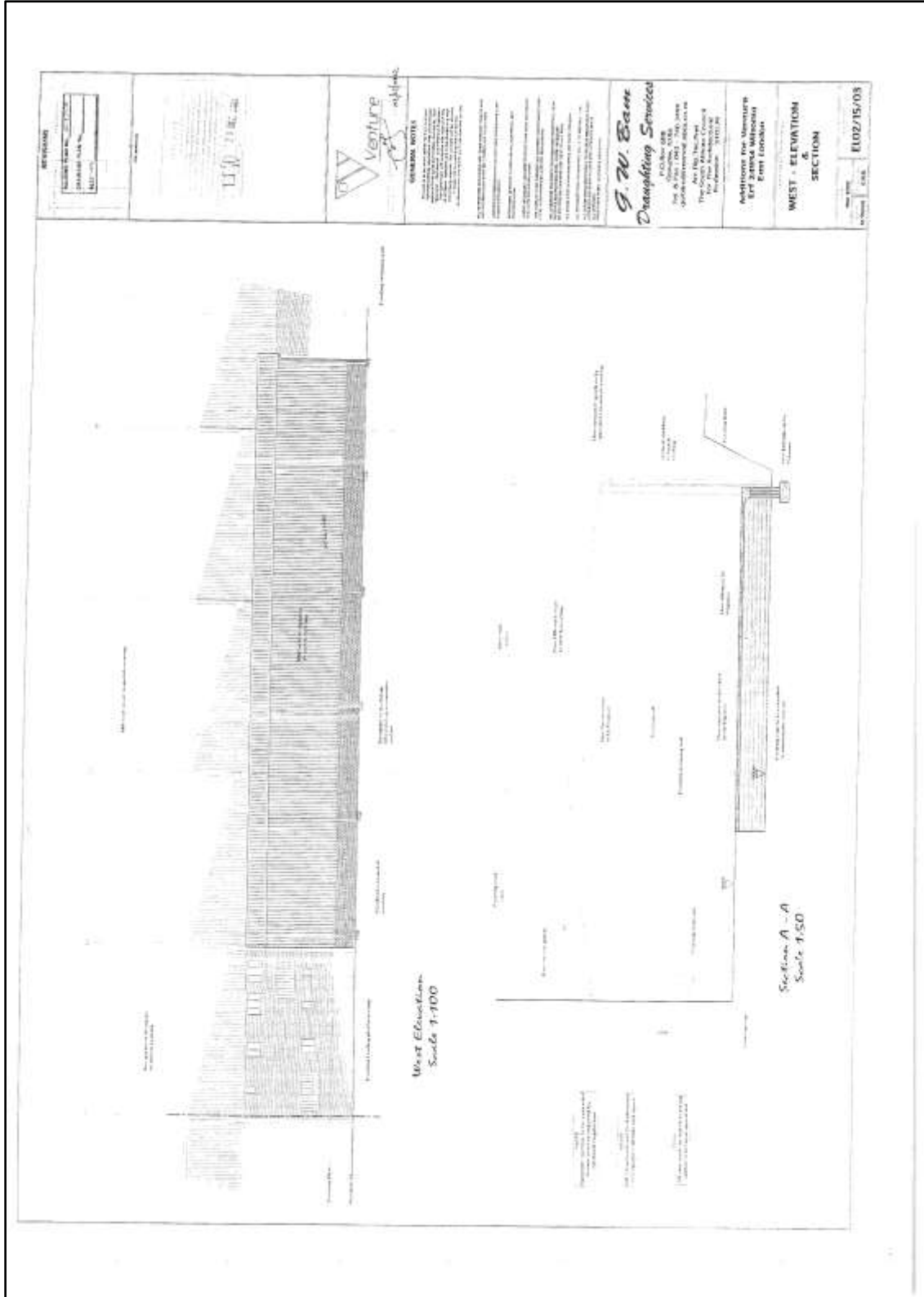
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VENTURE
 16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON
 ADDITIONAL AREA
 097 207 1103
SINKEUS & TORREN INC.
 CONSULTING ENGINEERS
 REGISTERED ENGINEERS

BUILDING PLANS

(Continued)

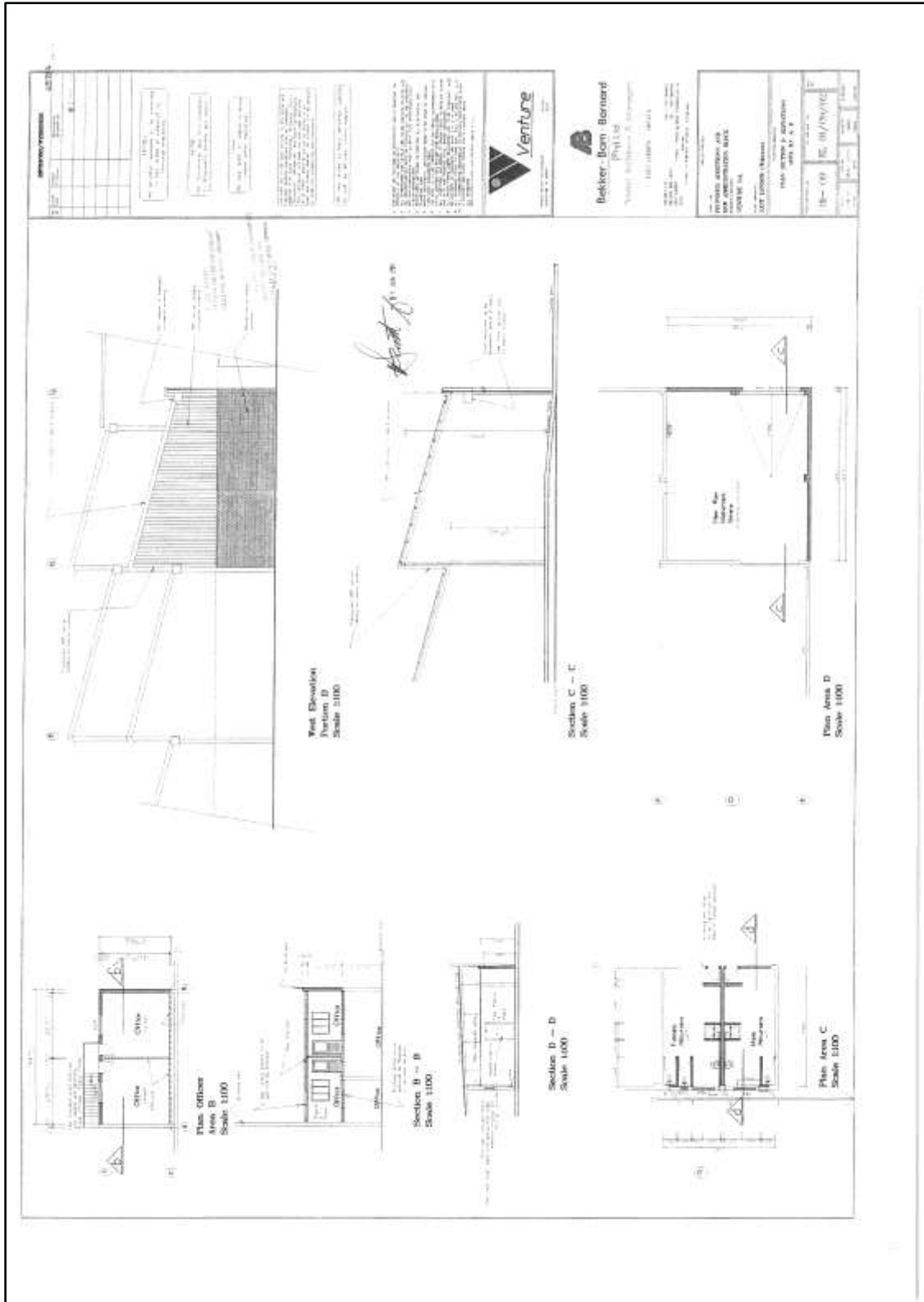
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EAST LONDON



BUILDING PLANS

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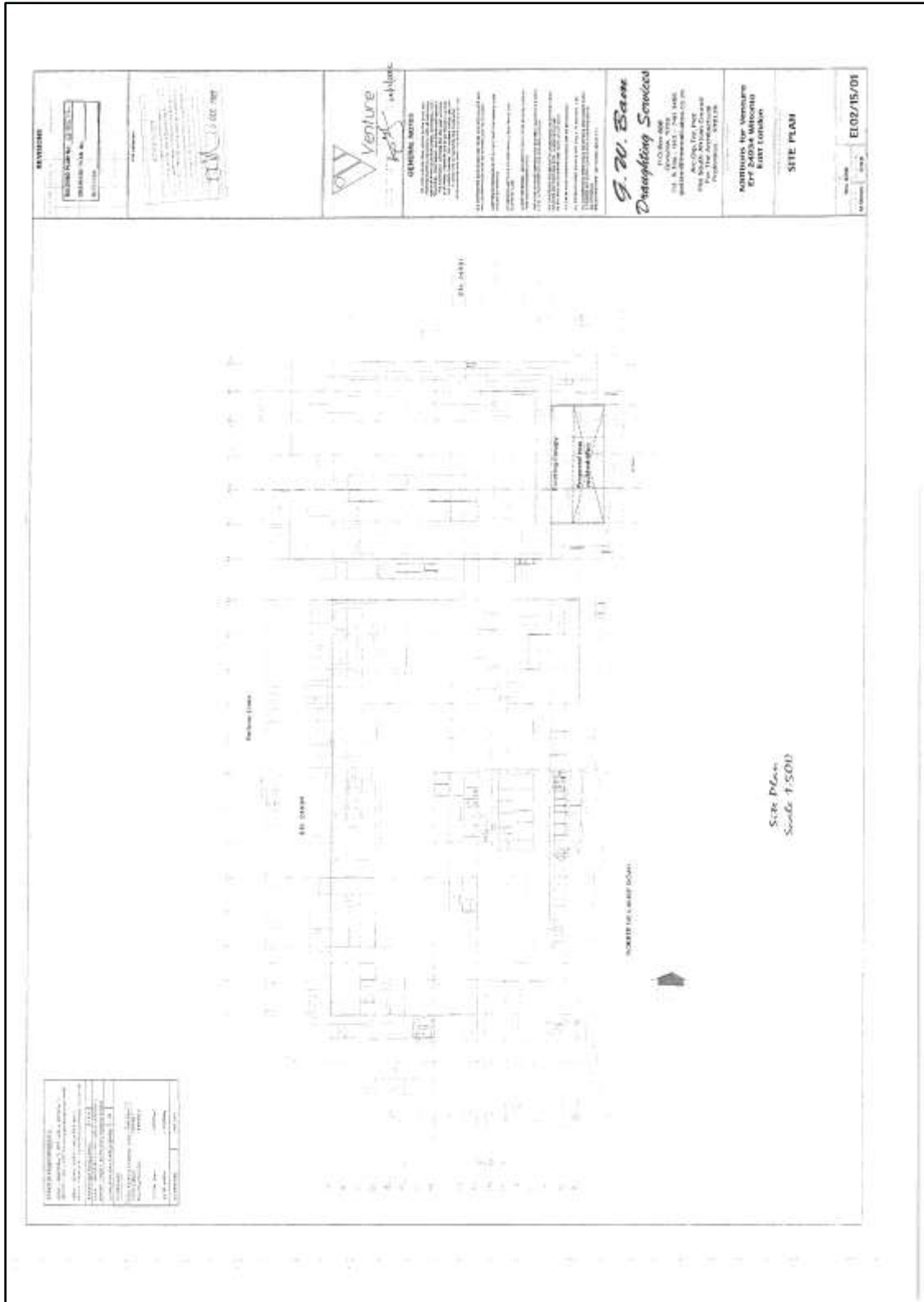
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BUILDING PLANS

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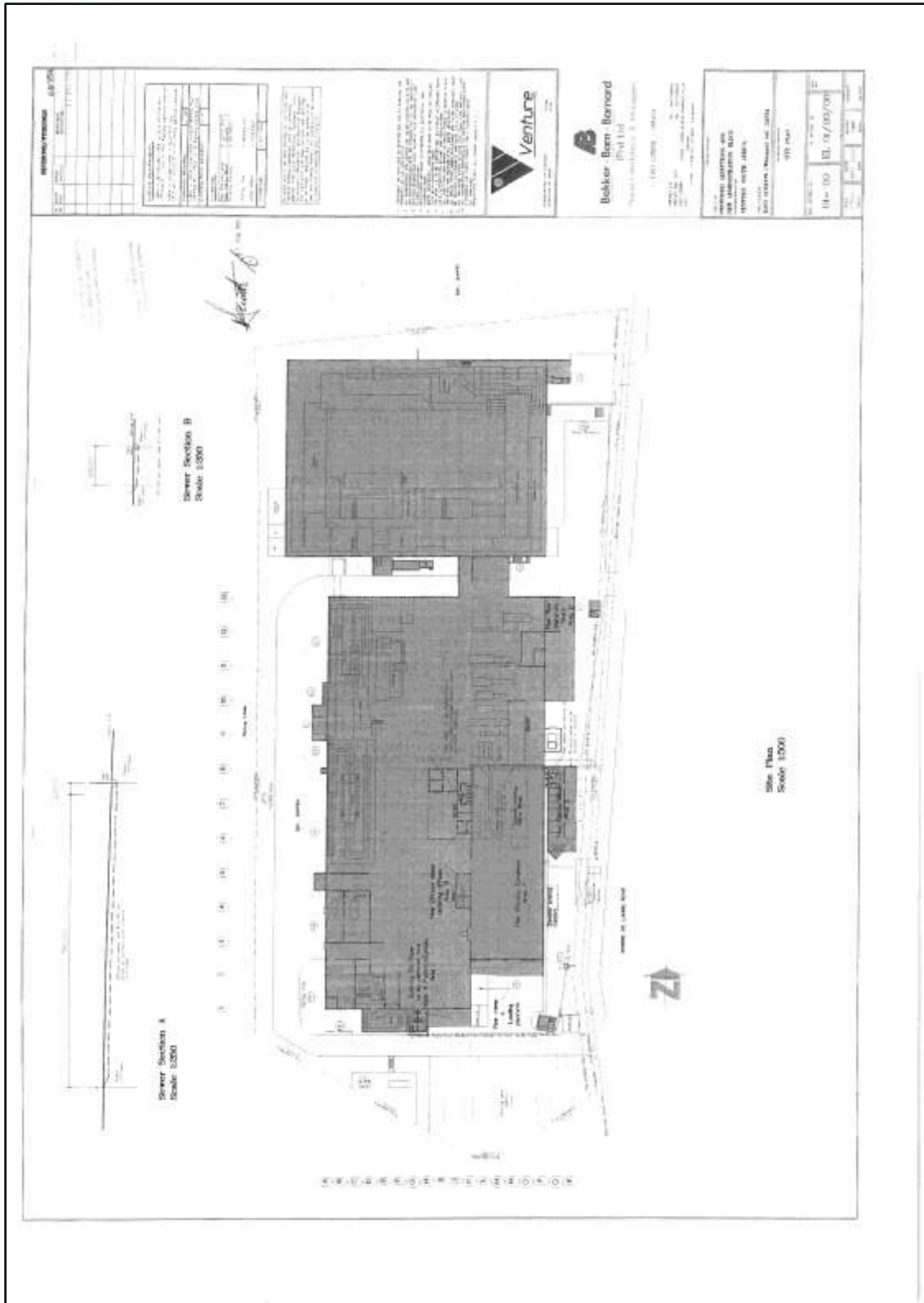
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BUILDING PLANS

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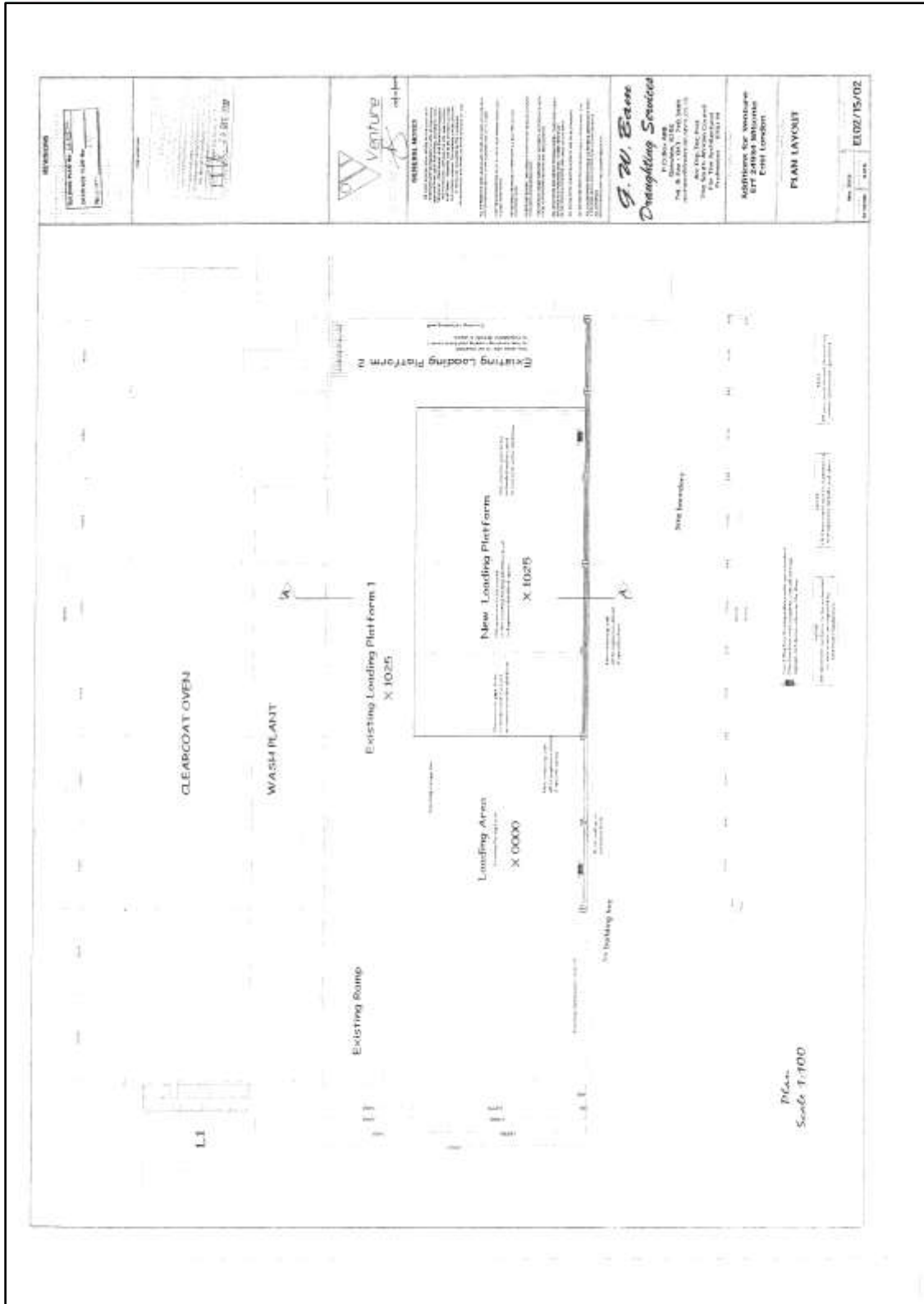
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BUILDING PLANS

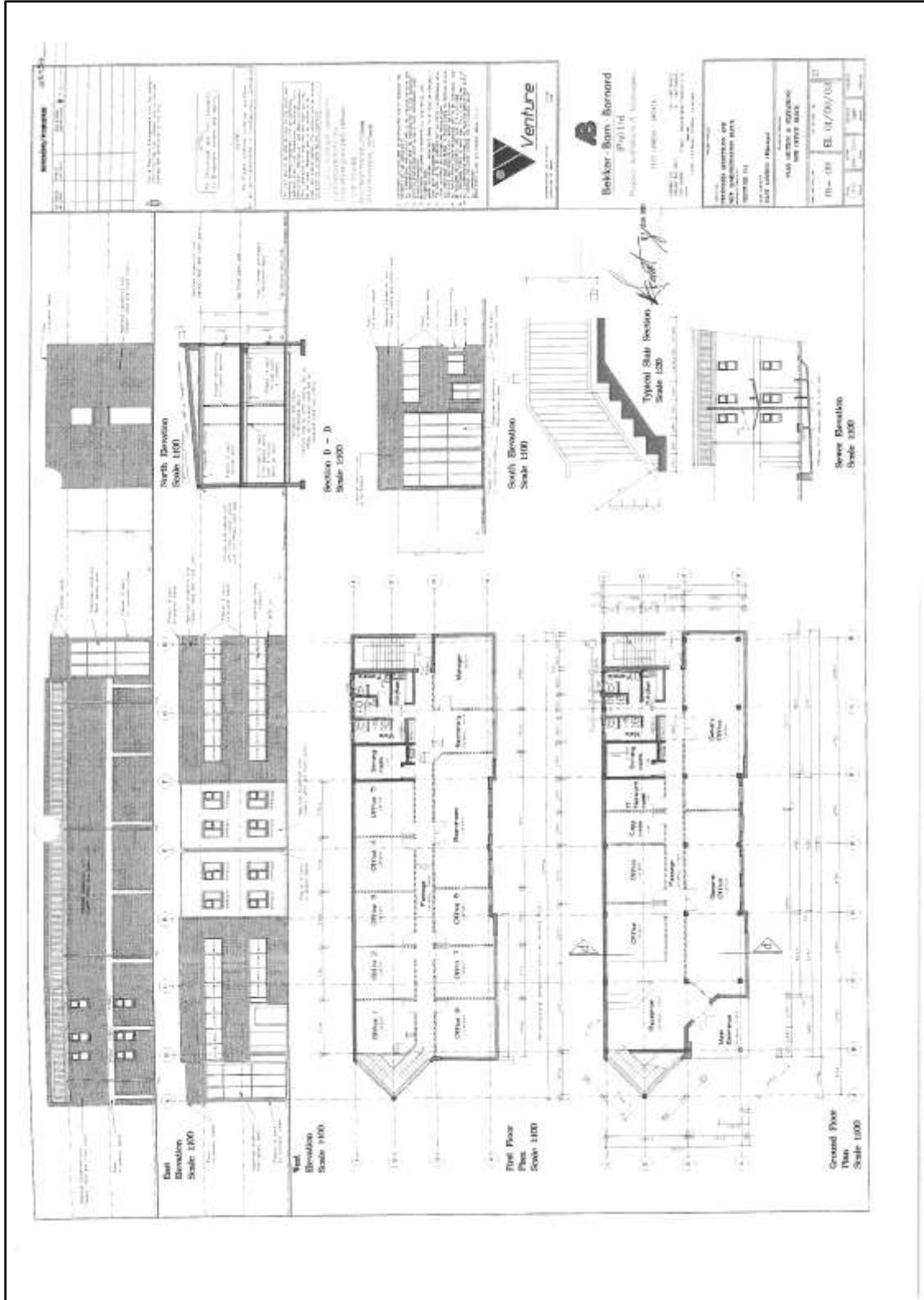
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16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON



BUILDING PLANS (Continued)

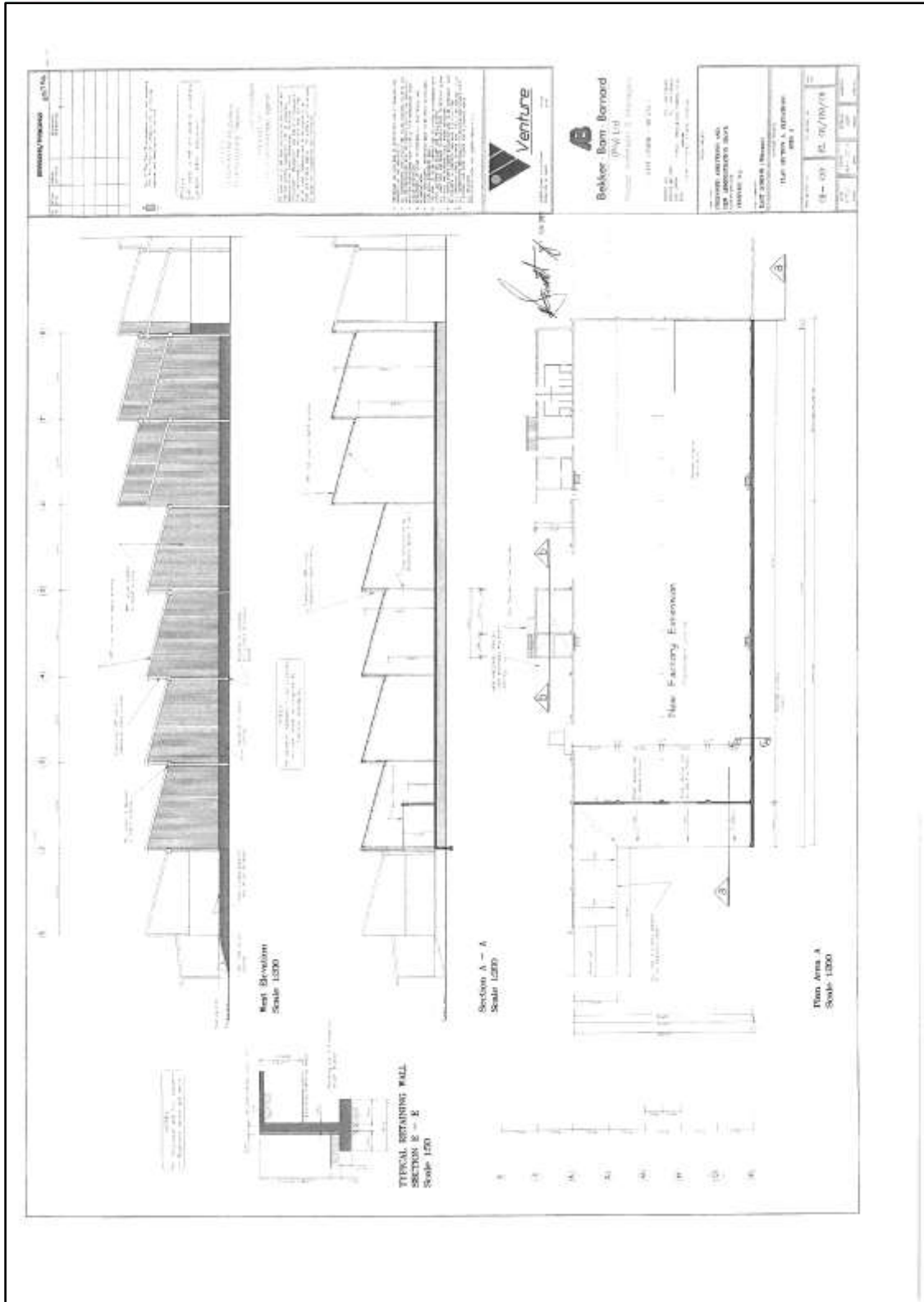
16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON



BUILDING PLANS

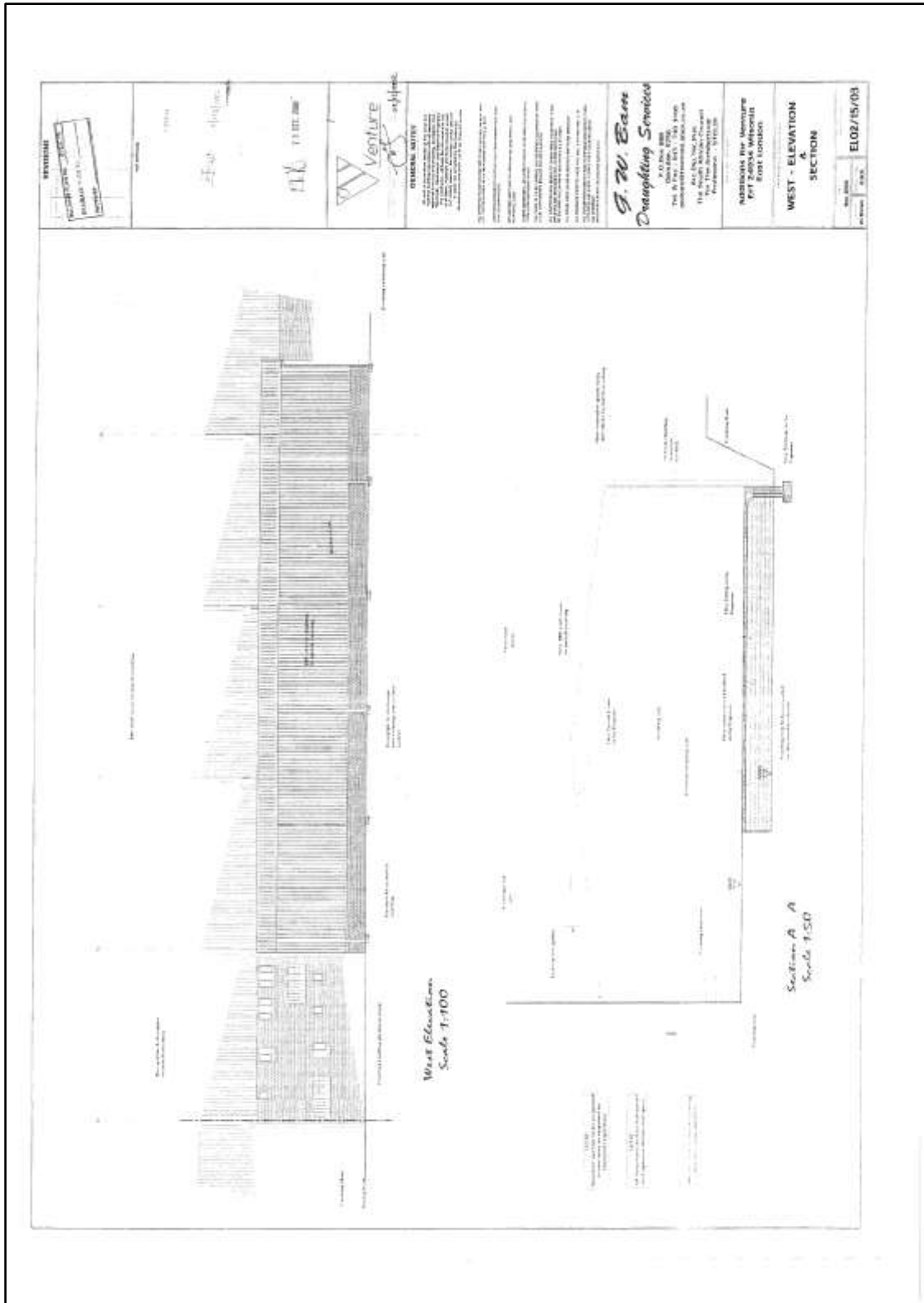
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16 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON



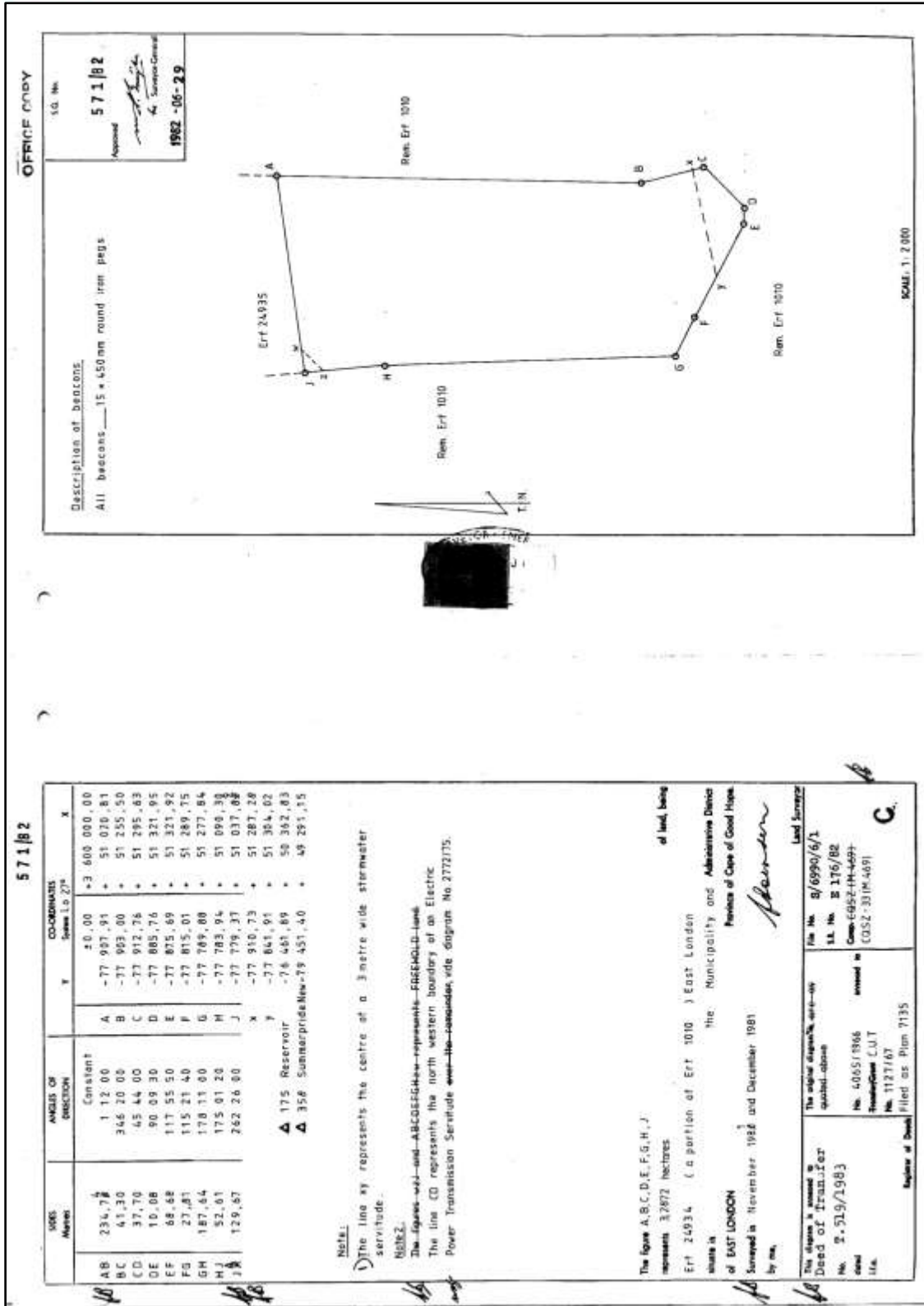
BUILDING PLANS (Continued)

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON



SG DIAGRAM

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON



ZONING CERTIFICATE

16 ROBBIE DE LANGE ROAD, WILSONIA,
EAST LONDON

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: Spatial Planning & Development
PO Box 81, East London, 5200
27 Oxford Street, 5201

Tel: 043 706 200 | Fax: 043 743 5266

Our ref.:	Enq.: Ms.N. MBULAWA 043 705 2077	Your ref.:
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ZONING CERTIFICATE

THIS IS TO CERTIFY THAT ERF 24934 EAST LONDON: ROBBIE DE LANGE, WILSONIA IS ZONED FOR INDUSTRIAL ZONE 1 PURPOSES IN TERMS OF THE BUFFALO CITY ZONING SCHEME.

PRIMARY LAND USES: INDUSTRY, INDUSTRIAL CAFÉ, SERVICE STATION,
COMMERCIAL WORKSHOP, WAREHOUSE, PUBLIC GARAGE
FUNERAL PARLOUR, MOTUARY AND PUBLIC GARAGE.

FLOOR FACTOR: 1,5

COVERAGE: 75%

HEIGHT: 4 STOREYS

STREET BUILDING LINE: 0.0m

REAR BUILDING LINE: 0.0m

SIDE BUILDING LINE: 0.0m

INFORMATION BY: P. MHLANA

SIGNATURE: 

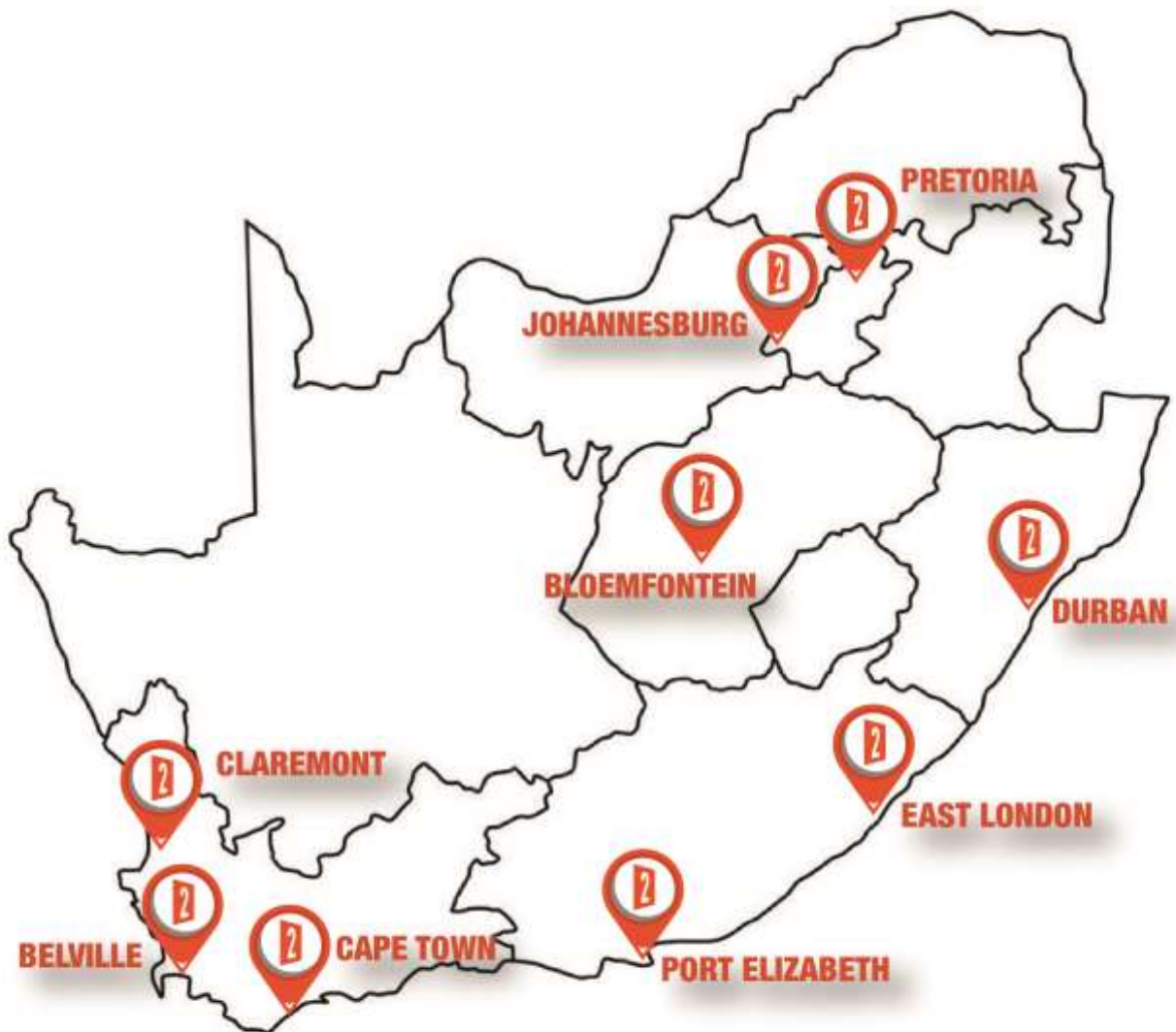
CHECKED BY: A. ENGELBRECHT

SIGNATURE: 

DATE: 29 JANUARY 2020

A CITY GROWING WITH YOU

OUR FOOTPRINT



BELVILLE

Unit 13 Canal Edge One,
Tyger Waterfront,
Carl Cronje Drive,
Belville

DURBAN

Unit 505, 5th Floor,
Strauss Daly Place,
41 Richefond Circle,
Ridgeside Office Park
Umhlanga Ridge

EAST LONDON

10 Princess Road,
Vincent

CLAREMONT

Unit 1 Draper Square,
Draper Street,
Claremont

PRETORIA

Centaur House,
38 Ingersol Street,
Lynnwood Glen

BLOEMFONTEIN

104 Kellner Street,
Westdene

PORT ELIZABETH

1st Floor Strauss Daly Place,
35 Pickering Street,
Newton Park

JOHANNESBURG

Unit 801, 8th Floor Illovo
Point 68 Melville Road,
Illovo, Sandton

CAPE TOWN

13th Floor Touchstone House,
7 Bree Street