

VILLA SPA

15 ELIZABETH AVENUE

*Villa Spa is an immaculate holiday resort located
at 15 Elizabeth Avenue, Illovo Beach, Kingsburgh.
The sale of this property is conducted by Team Seven
Real Estate*



ABOUT THE AGENTS

Area Specialist Debbie van Rooyen has been offering a professional Real Estate service in Amanzimtoti for over 19 years and proudly heads up Team Seven Estate Agents.

We are extremely proud to present this beautiful property to the market and invite you to contact us for further information.

To view other properties in the greater Amanzimtoti area, please visit teamremax7.co.za

For further information on the Villa Spa Resort property, please contact Debbie Van Rooyen

DEBBIE VAN ROOYEN

Residential Real Estate Expert

cell: 082 413 0531

email: debbie@teamseven.co.za

website: www.teamseven.co.za

Contents

PAGE

FICA CPA	1
PROPERTY DESCRIPTION	2
PROPERTY LOCATION AREA INFORMATION	4
THE GALLERY	6
ADDITIONAL RESORT INFORMATION	10
POTENTIAL DEVELOPMENT	13
RESORT INVENTORY	15
GRADING CERTIFICATES LICENSES	32
GUEST RECOMMENDATIONS & COMPLIMENTS	40
TITLE DEEDS & SG DIAGRAMS	43
ZONING CERTIFICATES	68
FLOOR & SITE PLANS	79
NOTES	84

FICA & CPA

FINANCIAL INTELLIGENCE CENTRE ACT & CONSUMER PROTECTION ACT

We as registered Real Estate Agents have been instructed by the Government to collect information from all property purchasers in order to comply with the Financial Intelligence Centre Act 38 of 2001.

In addition, as per the request of the Sellers and in line with the Consumer Protection Act of 01/04/2011, which promotes fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct, we are obliged to request from prospective purchasers copies of the following documentation in order to make formal viewing appointments:

- 1.** Signed confidentiality agreement
- 2.** Signed credit check authority
- 3.** South African Identity Document
- 4.** Proof of marital status
- 5.** Utility bill, showing your name and physical address (*not older than 3 months*)
- 6.** In the event of you purchasing on behalf of a Company or Trust, in your capacity as Director or Trustee you are required to submit a letter on the entity's official letterhead authorising you as a signatory for the entity for the purposes of signing all necessary documents required to effect transfer or alternatively, a certified copy of the resolution by the Directors/Trustees of the entity authorizing you to do so.
- 7.** Copy of entity's FICA and Company/Trust registration Documents
- 8.** VAT registration certificate
- 9.** Income tax reference number

Please contact us should you have any questions or queries in this regard.

Property

DESCRIPTION

GENERAL

Property Address: 15 Elizabeth Avenue, Illovo Beach
13 Elizabeth Avenue, Illovo Beach
9 Elizabeth Avenue, Illovo Beach
20 Station Rd, Illovo Beach

Township & Province: Kingsburgh, KwaZulu Natal

TITLE DEED INFORMATION - PROPERTY 1

Title Deed No: T20004/1998
Registered Owner: Anthony Hugh Faul
Title Deed Description: Erf 89 Kingsburgh
Extent: 915m²
Physical Address: 15 Elizabeth Ave

TITLE DEED INFORMATION - PROPERTY 2

Title Deed No: T26657/1999
Registered Owner: Anthony Hugh Faul
Title Deed Description: Ptn 1 of Erf 90 Kingsburgh
Extent: 1367m²
Physical Address: 13 Elizabeth Ave

TITLE DEED INFORMATION - PROPERTY 3

Title Deed No: T21071/1998
Registered Owner: Gayle Dianne Faul
Title Deed Description: Erf 90 Kingsburgh
Extent: 1818m²
Physical Address: 9 Elizabeth Ave

Property

DESCRIPTION CONTINUED

TITLE DEED INFORMATION - PROPERTY 4

Title Deed No: T32249/1983
Registered Owner: Anthony Hugh Faul
Title Deed Description: Erf 60 Kingsburgh
Extent: 15 440m²
Physical Address: 20 Station Road

*** Consolidation of the four lots has been approved**

MUNICIPAL INFORMATION

The local authority in which the property is situated is the eThekweni Municipality.

www.durban.gov.za

ZONING/TOWN PLANNING INFORMATION

Zoning: General Residential 1
F.A.R: 0.35
Coverage: 30%
Height: 3
Building Line Front: 7.5m
Building Line Rear: 4.5m
Building Line Side: 4.5m
Parking Requirements: Dependant on use*

*additional 10% coverage allowed for covered parking.

PROPERTY LOCATION & AREA INFORMATION

The subject properties are set in a residential/holiday node in the tranquil coastal village of Illovo Beach which forms part of the greater Kingsburgh Township on the KZN South Coast. Illovo Beach is situated between two rivers, approximately 40 km's south of central Durban. Illovo Beach is easily accessible from the N2 Freeway via exit 133 (Kingsburgh) and exit 128 (Umgababa) further south. Elizabeth Avenue branches off the R102 (Kingsway), which runs parallel to the N2 along the coast line.

This resort is in close proximity to the planned Dube Trade Port Auto Supplier Park and will benefit from the increasing interest in this area as accommodation/housing requirements increase.

The subject properties are located in a quiet residential suburb with tropical evergreen fauna & flora with an abundance of bird life and direct access (across a guarded railway bridge) to one of the most beautiful unspoilt, secure beaches. The subject properties border the railway line to the east, the Milkwood residential complex to the south, and private school across from the resort entrance. The area comprises mainly sectional title complexes with limited freehold residential properties. Commercial properties in the nearby area comprise coffee shops/restaurants, Illovo Nursery, service/petrol station and numerous holiday resorts (ATKV Natalia, Suntime Illovo Beach, Protea Karridene Hotel/resort) with the nearest shopping centres being the Kingsburgh Mall (Pick 'n Pay) and DSM Mall (Spar).

Several English and Afrikaans pre-primary, primary and high schools are within a 10 – 12 km radius.

Illovo Beach is a sought-after holiday destination because of its golden stretch of unspoilt beaches set between two beautiful rivers as well as the various golf courses/entertainment centres nearby. The area is desirable for families wanting to live outside the city buzz and is also popular for retirees who enjoy the outdoors and is ideally located with the Netcare Kingsway Hospital, Galleria Regional Mall, Arbour Crossing Value Mall, Makro Amanzimtoti approximately 16km's away and the popular Aliwal Shoal dive site a mere 10km's to the South.

Property

LOCATION CONTINUED



Picture

GALLERY



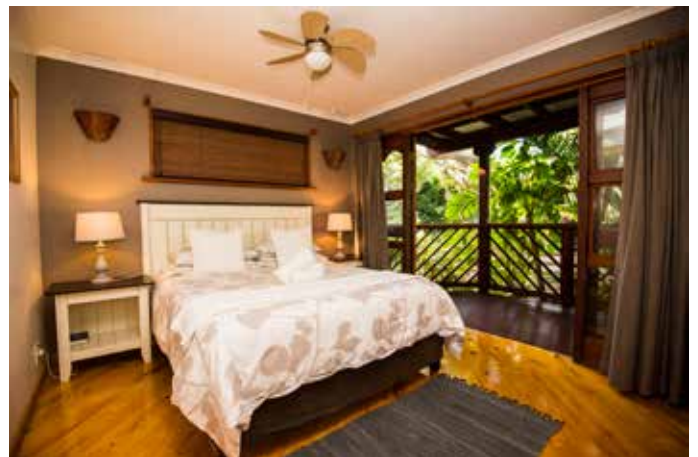
Picture

GALLERY CONTINUED



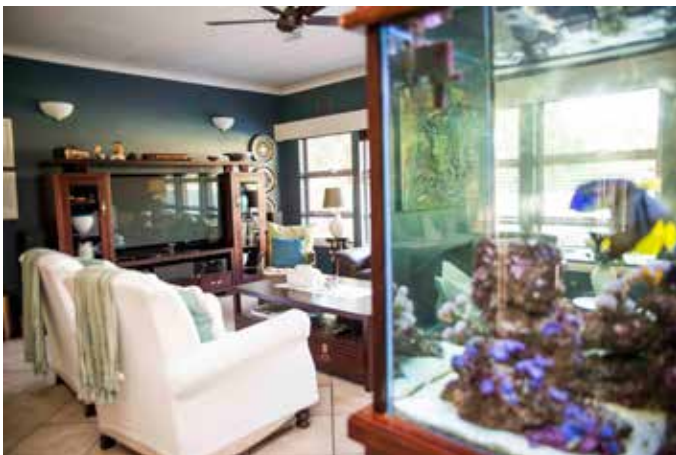
Picture

GALLERY CONTINUED



Picture

GALLERY CONTINUED



Additional

INFORMATION

PRIMARY USE

The subject property comprises 4 almost-level individual stands located at 9, 13 & 15 Elizabeth Ave & 20 Station Rd Illovo Beach – combined land size for all 4 properties equals 19 540m².

It is an established, successful '4 Star' graded holiday resort, fully fenced and secured with perimeter electric fencing & internal paved/concrete access roads. It has a gated entrance with paved driveway & visitors parking, covered porte-cochere for arriving guests, reception area & office, upstairs private owners residence, equipped catering kitchen, 40 seater restaurant, function room, covered games area & poolside pub, heated pool with deck, braai area & lapa, managers residence, fully furnished chalets, garaging, store-rooms & ablutions, camp/caravan sites and secured pedestrian gate with access to the beach.

The resort has been family owned and operated for the past 31 years and is a flagship resort on the KZN coast, consistently featuring as a 'Top 20 resort' in the Caravan & Outdoor Magazine.

Business is derived from repeat guests who frequent the resort regularly as well as new guests sourced via word of mouth – it is important to note that there is huge potential to increase current turn-over with a more focused marketing effort. The resort is sold as a going concern with all future bookings, list of clientele and all movable assets listed as per inventory attached.

Additional

INFORMATION CONTINUED

RESORT FEATURES

Reception Area, Admin Offices & Tuck shop

Upmarket 3 bedroom owner's residence with 2 bathrooms (mes), lounge, dining room, study, fitted kitchen and private patios

Air-conditioned Function Room – 50 PAX

2 x Lock-up garages, storeroom (and tools) & recently upgraded boiler room

Full Entertainment Area comprising:

Pub – Fully Licenced

Full Catering Kitchen & Restaurant (40 seater)

Under-cover Games Area – Snooker/Table tennis/Foosball machines

Heated Swimming pool with large deck

Braai area and Lapa

Sauna

Trampolines x 2

Beach Volley Ball Court

Wooden playground equipment

1 x 2 bedroom fully furnished house (sleeps 6)

1 x 3 bedroom fully furnished house (sleeps 6)

1 x 1 bedroom garden cottage (Sleeps 2)

4 x 2 bedroom fully furnished wooden chalets (Sleeps 4-6)

1 x Managers cottage (2 bedroom) Park Home

40 x caravan sites with electricity/water connections - situated in tropical, manicured gardens

Fully equipped token-operated laundry / washing / ironing area

Scullery Area x 2

Additional

INFORMATION CONTINUED

RESORT FEATURES continued

2 Ladies ablution blocks, comprising:

a) 3 showers, 3 baths, 7 toilets

b) 2 showers, 2 baths, 4 toilets

2 Men's ablution blocks, comprising:

a) 4 showers, 2 baths, 4 toilets, wall urinal

b) 3 showers, 1 bath, 4 toilets, urinals

Staff changing area / bathroom

1 family ablution comprising full bath, shower and hand basin

Perimeter fully fenced & secured with electric fencing, access controlled gate to the beach

Security Patrolled beach from 06h00 to 18h30 in summer, 07h00 – 17h00 in winter

RESORT GRADING & LICENCES

4 Star SA Tourism Council

AA Rating

Liquor Licence

Food/Restaurant Licence

INCOME & EXPENSES

The rates assessment value for 2014/2015 for the four properties combined totals

R 7 390 000.00.

Annual rates for the four properties combined total R 85 682.00 per annum,

i.e R 7141.00 per month.

Detailed income and expenditure as per financial statements.

VAT STATUS

The Seller is VAT registered – option to Zero Rate

SELLING PRICE

The selling price is subject to VAT at 15%

Potential

DEVELOPMENT

POTENTIAL DEVELOPMENT

The bulk of the property (camp/caravan sites = 15 441m² of level terrain) remains undeveloped and huge potential exists for the expansion of the resort by reducing the number of camp/caravan sites and adding further chalets/park homes on these existing sites.

With added emphasis/marketing on conferencing/weddings/functions, the potential for growth is extremely positive and by hosting more functions, the spin-off on overnight/week-end accommodation is great. With the densely populated Amanzimtoti, Warner Beach, Winklespruit & Illovo Beach areas (permanent and holiday residents) as a potential client base, currently starved of decent up-market/outdoor eating establishments, the restaurant also has huge potential for growth.

Whilst the holiday resort is currently the primary land use, there is huge development potential with a number of options available:

1. CONSOLIDATION/SUB-DIVISION AND SALE OF PART OF EXISTING ERVEN

Possibility to continue operating as a self-catering holiday resort, restaurant/conferencing centre etc. as core business, using established furnished units and reception/entertainment areas, while selling off remaining land (camp/caravan sites) for a multi-unit residential development.

2. MULTIPLE UNIT RESIDENTIAL DEVELOPMENT

Possible consolidation of all four properties and removal of part of/all existing structures to maximise F.A.R. and COVERAGE as per current zoning (General Residential 1) for multiple unit residential development. (*rezoning to General Residential 2 will increase FAR and coverage)

Total land size - 19 541m²

x 0.35 F.A.R. = Total F.A.R of 6839m²

x 30% COVERAGE = Total coverage of 5862m²

POTENTIAL DEVELOPMENT continued

3. RETIREMENT COMPLEX/VILLAGE

As per point 2 above, the property is secured, serviced, almost dead level and has the basic infrastructure in place (offices, entertainment area/restaurant, conference centre, managers/owners residence) for the development of an exclusive retirement complex/village. The greater Amanzimtoti area loses it's elderly residents to towns such as Scottburgh, Pinetown and Hillcrest as there is a MAJOR shortage of retirement accommodation in the area in general, and more specifically, nothing available in the immediate area in terms of up-market free-standing or semi-detached units. The immediate area lends itself to quiet retirement life but the Kingsway Netcare Hospital and the Galleria Mall are a mere 16km's away.

Resort Inventory

MOVABLES

OFFICE & RECEPTION

01 x Wooden bench & scatter cushions
01 x Dell Inspiron Computer, keyboard, mouse
01 x Lexmark scanner/ printer
01 x Samsung printer
01 x Panasonic switchboard system
02 x Office chairs
01 x Wooden office desk
01 x Wooden & glass display cabinet
01 x Pamphlet stand
01 x Brochure board
01 x 8 way camera surveillance system
01 x Samsung air-conditioner

RECREATION

02 x Pool tables - coin operated, over-head lights
02 x Foozeball tables - coin operated
02 x Video games - coin operated
02 x Table tennis tables with nets
22 x Plastic chairs
06 x Plastic tables

TUCKSHOP

02 x Chest freezers
01 x Single Coke fridge (on loan)
01 x Ola Ice Cream freezer (on loan)
01 x Table/Desk and chair
02 x Shelving units
17 x Pool Cues and chalk
16 x Table tennis bats
First Aid box

TV LOUNGE/CONFERENCE ROOM

2 x 5 seater wooden lounge suites
3 x cane 4 seater lounge suites
2x Big Upholstered Chairs
Teak TV Unit
50" Plasma Flat-screen TV
Book stand & assorted books
curtaining and blinds

KITCHEN

01 x Anvil 4 sandwich toaster
01 x Anvil double deep frier
01 x Anvil single fryer
1 x Caterquip griller
2 x Salton waffle makers
2 x Smoothie blender machines
2 x Hand beaters
1 x Food factory
2 x Toasters
1 x BBQ griller
Assorted baking tins and trays
Assorted serving bowls, plates etc.
1 x Double door display fridge
1 x Stack Kelvinator fridge/freezer
1 x 20 litre urn
1 x Dump table

Resort Inventory

MOVABLES CONTINUED

BAR & RESTAURANT AREA

1 x 7 Seater lounge suite
5 x 8 Seater benches with cushions
6 x Teak & Iron Bar stools
2 x Cane coffee tables
1 x Oregon coffee table
1 x Cane/glass side table
1 x 2 Seater bench and scatter cushions
1 x Single door display fridge
1 x Positron Till with monitor, printer, keyboard and mouse
1 x Espresso coffee machine with water softner (R23 000.00)
Assorted glass ware, chinaware, ice buckets etc.
2 x Small bar fridges
1 x Mini freezer
02 x Wharfedale speakers
01 x Yamaha Amp and 5 disc Technics CD Player

UPSTAIRS RESTAURANT

5 x White square restaurant tables
1 X Outdoor Plastic table and chairs
2 x White restaurant chairs with arms
6 x White restaurant chairs with no arms
3 x Green restaurant chairs with no arms
4 x Orange restaurant chairs with no arms
1 x Gas Heater
2 x White side pedestals
Plasma wall unit

Resort Inventory

MOVABLES CONTINUED

POOL AREA

12 x Wooden pool loungers
06 x Adirondack chairs
04 x Side tables
03 x Big grey umbrella's and stands
04 x Ola Umbrella's
01 x 54 kw Pool Heater (Value R 60 000.00)

BRAAI AREA

03 x 8 Seater wooden benches
01 x Single door fridge
Assorted African masks
07 x Braai grids
02 x Chinese Braai's
50 x Plastic chairs
08 x 6 Seater plastic tables
03 x Wooden bar stools

GARAGES

Large selection of garden & maintenance equipment/tools

Resort Inventory

MOVABLES CONTINUED

SUNVILLA CHALET

MAIN BEDROOM

1 Queen Duvet and Linen
4 Pillows
1 Queen Mattress Protector
2 Bedside lamps
2 Bedside Tables
1 Rug
1 Scatter Cushion
1 Waste paper basket
10 Coat hangers
1 Queen Bed Blanket
1 Queen Headboard & Bed

SECOND BEDROOM

2 Single Duvets and Linen
4 Pillows
2 Mattress Protectors
1 Bedside Lamp
1 Painting
1 Rug
1 Waste paper Basket
2 Single headboards & beds

BATHROOM

2 Bath Mats
1 Waste Bin

TOILET

1 Toilet brush

THIRD BEDROOM

2 Single Duvets & linen
4 Pillows
2 Mattress protectors
1 Bedside lamp
1 Rug
1 Waste paper basket
10 Coat hangers
4 Single blankets
2 Wall pictures
2 Single headboards & beds

LAUNDRY

2 Brooms
1 Clothes horse
1 Laundry basket
1 Plastic bucket
1 Dustpan & brush

DINING ROOM

1 Door mat
1 6-Seater dining table
6 White restaurant chairs

LOUNGE

1 Samsung 32" TV & remote
1 Lamp
1 Ashtray
6 Coasters

LOUNGE continued

8 Scatter Cushions
1 Rug
2 Paintings
1 Wooden plasma unit
1 DSTV decoder
1 Samsung Air-conditioner

KITCHEN

6 Plastic containers & lids
6 Stainless Steel egg holders
1 Plastic salad bowl
1 Salad spinner
1 Plastic jug
1 Butter dish
1 Milk Bottle
6 Plastic Tumblers
6 Paper plate holders
1 Dish Rack
1 Bosch Fridge/Freezer
6 Stainless Steel Forks
6 Dessert Spoons
6 Teaspoons
1 Pie Dish
1 Bread Knife
1 Butcher's Knife
1 Carving Knife
1 Wooden Spoon
6 Stainless Steel knives

Resort Inventory

MOVABLES CONTINUED

SUNVILLA CHALET continued

KITCHEN continued

1 Toaster	1 Utensil Set (5)
1 Toast Holder	2 Braai Tongs
3 Stainless Steel Pots	1 Masher
2 Stainless Steel Frying Pans	1 Whisk
1 Oval Oven Dish & lid	2 Plastic Salad Spoons
1 Grater	1 2-Piece Oven Mitts
1 Plastic Cutting Board	1 Table Cloth
2 Pyrex dishes & lids	6 Place Mats
1 Sieve	6 Steak Knives
1 Salad bowl	6 Steak Forks
1 Kitchen Utensil set (5)	2 Serving Spoons
1 Container	1 Cork Screw
2 Dish cloths	1 Potato Peeler
2 Plastic Trays	1 Tin Opener
1 Dustbin	
1 Ice bucket	

Resort Inventory

MOVABLES CONTINUED

BOUGAINVILLE CHALET

MAIN BEDROOM

1 Double Duvet and Linen
6 Pillows
1 Double Blanket
1 Base Cover
2 Bedside lamps
2 Bedside Tables
2 Loose Carpets
1 Wooden Towel Stand
1 Waste paper basket
10 Coat hangers
2 Ceramic Vases
1 Counter Runner
1 Mirror

SECOND BEDROOM

2 Single Duvets and Linen
4 Pillows
2 Mattress Covers
1 Bedside Lamp
1 Chest of Drawers
1 Decorative Cloth
1 Loose Carpet
1 3/4 Blanket
2 Single Bed Blankets
2 Pillows for Couch
1 Duvet for Couch
6 Blue Coat Hangers

BATHROOM

2 Bath Mats
1 Waste Bin
1 Toilet Brush Holder
1 Soap holder

PATIO ROOM

2 Scatter Cushions
1 Loose Carpet
1 Clothes Horse
1 Painting
1 Hurricane Candle
1 Door Mat
1 Single Bed & Table
1 Wooden Bench

LOUNGE

1 32" Samsung TV
2 Lamps
4 Paintings
1 Glass Plate
6 Scatter Cushions
6 Coasters
1 Ceramic Bowl
1 Coffee Table & runner
1 Samsung Air-conditioner

DINING ROOM

1 Dining Room Table
6 Wooden Chairs
1 Wooden Side Board
3 Wall Hangings

DINING ROOM continued

2 Blue Vases
2 Table Cloths
2 Mirrors

KITCHEN

6 Highball Glasses
6 Beer Glasses
6 Tumblers
6 Wine Glasses
6 Dessert Spoons
1 Meat Platter
6 Dinner Plates
6 Side Plates
6 Pudding Bowls
6 Coffee Mugs
6 Cups & Saucers
1 Salt & pepper set
1 Tea pot
1 Milk Jug
1 Sugar Bowl
1 set of 3 tea/coffee canister
1 Pot stand
1 Ceramic Tile Pot stand
1 Ceramic Fruit Bowl
1 4-Slice toaster & cover
1 Toast Holder
6 Forks
6 Knives
6 Teaspoons
1 Bread Knife
1 Carving Knife & Fork

Resort Inventory

MOVABLES CONTINUED

BOUGAINVILLA CHALET continued

KITCHEN continued

1 Small Cutting Knife	1 Ice Bucket
1 Plastic Utensil Set (3)	1 Water Bottle
2 Salad Spoons	2 Ice Trays
1 Set Serving Spoons	1 Dish Dryer
1 Braai Tong	2 Dish Cloths
1 Wooden Spoon	1 Oven Mitt Set
1 Stainless Steel Egg lifter	1 Dust Bin
1 Vegetable peeler	2 Brooms
1 Bottle Opener	1 Dustpan & Brush
1 Egg Beater	1 Laundry Basket
1 Tin Opener	1 Plastic Bucket
1 Cork Screw	1 Kitchen Wall Clock
3 Stainless Steel Pots	1 Small Salad bowl
2 Stainless Steel Frying Pans	1 Wooden Cutting Board
1 Ceramic Snack Dish	1 Plastic Jug
1 Glass Milk Bottle	1 Salad Spinner
2 Bread Baskets	1 Plastic Container
1 Grater	1 Tupperware Dish & lid
1 Oval Pie Dish	6 Egg Cups
3 Pyrex Dishes & lids	1 Butter Dish
1 Plastic Serviette Holder	1 Round Pie Dish
6 Place Mats	1 Salad Bowl
1 Enamel Oven Dish & lids	2 Oblong Glass Dishes
6 Paper plate holders	2 Green Bowls
1 Kettle & Trivet	
2 Plastic Trays	
1 Bread bin	
1 Microwave	

Resort Inventory

MOVABLES CONTINUED

FROG'S LEAP CHALET

MAIN BEDROOM

1 Double Duvet & linen
4 Pillows
1 Queen Mattress Protector
2 Side Tables & Lamps
1 Wall Mirror
1 Rug
1 Waste Paper Basket
10 Coat hangers
1 Queen Bed

SECOND BEDROOM

2 Single Duvets & covers
4 Pillows
2 Single Beds
2 Mattress Protectors
1 Side Table & Lamp
1 Rug
10 Coat Hangers
1 Mirror

BATHROOM

2 Bath Mats
1 Waste Paper Basket
1 Toilet Brush Set
1 Glass

PASSAGE

2 Single Blankets
2 Double Blankets
1 Clothes Horse
1 Duvet
2 Pillows

LOUNGE

1 Samsung 32" TV
1 Ashtray
1 Cane Suite
1 Wooden Coffee Table
1 Wooden Day Bed
8 Scatter Cushions
1 Rug
1 Doormat
1 Samsung Air-Conditioner

KITCHEN

1 Water Bottle
4 Ice Trays
1 Dustbin
1 Vegetable Rack
1 Fruit Bowl
4 Coasters
2 Serving Spoons
4 Beer Mugs
6 Tall Glasses
6 Wine Glasses
6 Tumblers
6 Villa Spa Coffee Mugs

KITCHEN continued

6 Dinner Plates
6 Side Plates
6 Cereal/Pudding Bowls
6 Cups & Saucers
1 Teapot
1 Milk Jug
1 Sugar Bowl
2 Large Serving Plates
1 Salt & Pepper Set
6 Dessert Spoons
6 Forks
6 Knives
6 Teaspoons
6 Steak Knives
1 Bread Knife
1 Butcher's Knife
1 Small Cutting Knife
1 Tin Opener
1 Cork screw
1 Kitchen Scissors
1 Vegetable Peeler
1 Wooden Spoon
1 Whisk
2 Pot Stands
3 Ceramic Containers
1 Bread bin
1 Ceramic Wall Plate
1 Fire Extinguisher
1 Kitchen Utensil Set & Holder
1 Bosch Fridge
2 Plastic Salad Spoons

Resort Inventory

MOVABLES CONTINUED

FROG'S LEAP CHALET continued

KITCHEN continued

1 Egg lifter	2 Plastic Trays
1 Masher	2 Wooden Cutting Boards
1 Tong	1 Toaster & cover
1 Ice Bucket	1 Toast Holder
6 Place Mats	3 Pyrex Dishes & lids
3 Stainless Steel Pots	1 Pie Dish
1 Stainless Steel Frying Pan	1 Oblong Glass Dish
1 Oval Oven Dish & Lid	1 Salad Bowl
7 Plastic Containers & lids	1 Plastic Bucket
1 Microwave Dish	1 Dust pan & Brush
1 Butter Dish	1 Broom
3 Round Plastic Bowls	1 Ceramic Snack dish
6 Plastic Tumblers	1 Microwave
1 Plastic Jug	1 Kettle & Stand
1 Measuring Jug	1 Dry Rack
6 Egg Holders	2 Dish cloths
1 Milk Bottle	1 Oven Mitt Set
1 Grater	1 Non-Stick Frying Pan
1 Salad Spinner	1 Plastic Chopping Board
1 Colander	
6 Paper plate holders	

Resort Inventory

MOVABLES CONTINUED

COSY CORNER CHALET

MAIN BEDROOM

1 Double Duvet & linen
4 Pillows
1 Queen Mattress Protector
2 Side Tables & lamps
1 Wall Mirror
1 Rug
1 Waste Paper Basket
10 Coat Hangers
1 Queen Bed

SECOND BEDROOM

2 Single Duvets and Covers
4 Pillows
2 Single Beds
2 Mattress Protectors
1 Side Table & lamp
1 Rug
10 Coat Hangers
1 Mirror

BATHROOM

2 Bath Mats
1 Waste Paper Basket
1 Toilet Brush Set
1 Glass

PASSAGE

2 Single Blankets
1 Double Blanket
1 Clothes Horse
1 Duvet
2 Pillows

LOUNGE

1 Samsung 32" TV & Remote
1 Ashtray
1 Cane Suite
1 Wooden Coffee Table
1 Wooden Day bed
8 Scatter Cushions
1 Rug
1 Doormat
1 Samsung Air-conditioner

KITCHEN

4 Beer Mugs
6 Tall Glasses
6 Wine Glasses
6 Tumblers
6 Villa Spa Coffee Mugs
6 Dinner Plates
6 Side Plates
6 Cereal/Pudding Bowls
6 Cups & Saucers
1 Teapot
1 Milk Jug
1 Sugar Bowl
2 Large Serving Plates
1 Salt & Pepper Set

KITCHEN continued

6 Dessert Spoons
6 Forks
6 Knives
6 Teaspoons
6 Steak Knives
1 Bread Knife
1 Butcher's Knife
1 Small Cutting Knife
1 Tin Opener
1 Cork Screw
1 Kitchen Scissors
1 Vegetable Peeler
1 Wooden Spoon
1 Whisk
2 Pot Stands
3 Ceramic Containers
2 Plastic Salad Spoons
1 Egg lifer
1 Masher
1 Tong
1 Ice Bucket
6 Place Mats
3 Stainless Steel Pots
1 Stainless Steel Frying Pan
1 Oval Oven Dish & lid
7 Plastic Containers
1 Microwave Dish
1 Butter Dish
3 Round Plastic Bowls
6 Plastic Tumblers
1 Plastic Jug
1 Measuring Jug

Resort Inventory

MOVABLES CONTINUED

COSY CORNER CHALET continued

KITCHEN continued

6 Egg Holders	1 Fruit Bowl
1 Milk Bottle	4 Coasters
1 Grater	2 Serving Spoons
1 Salad Spinner	1 Ceramic Snack Dish
1 Colander	1 Microwave
6 Paper plate holders	1 Kettle and Stand
2 Plastic Trays	1 Dry rack
2 Wooden Cutting Boards	2 Dish Cloths
1 Toaster & Cover	1 Oven Mitt Set
1 Toast Holder	1 Non-Stick Frying Pan
3 Pyrex Dishes & lids	1 Plastic Chopping Board
1 Pie Dish	1 Fire Extinguisher
1 Oblong Glass Dish	1 Kitchen Utensil Set and Holder(5)
1 Salad Bowl	1 Bosch Fridge
1 Plastic Bucket	
1 Dustpan & brush	
1 Broom	
1 Breadbin	
1 Ceramic Wall Plate	
1 Water Bottle	
4 Ice Trays	
1 Dustbin	
1 Vegetable Rack	

Resort Inventory

MOVABLES CONTINUED

HACIENDA CHALET

MAIN BEDROOM

1 Double Duvet & Linen
4 Pillows
1 Fan
10 Coat Hangers
2 Double Bed Blankets
1 Dustbin
1 Double Bed & Base

SECOND BEDROOM

1 Double Bed Duvet & Linen
4 Pillows
1 Mattress Protector
5 Hangers
1 Clothes Horse
1 Double Bed and Base
1 Samsung Air-Conditioner

LOUNGE

1 TV & Remote
1 Lamp
2 Blue Vases
1 Stand Fan
1 Ashtray
1 Mat
8 Scatter Cushions

BATHROOM

1 Toilet Brush & holder
1 Shower Mat
1 Dustbin
1 Plastic Bucket

KITCHEN

1 Cork Screw
1 Potato Peeler
1 Tin Opener
1 Whisk
1 Tea Strainer
6 Steak Knives
1 Bread Knife
1 Carving Knife
1 Small Cutting Knife
1 Egg Lifter
1 Ice Tong
6 Paper plate Holders
1 Plastic Jug
2 Oval Plates
6 Plastic Glasses
1 Salt & Pepper Set
4 Plastic Containers & Lids
1 Large Plastic Bucket
1 Colander
1 Sieve
3 Pots & Lids
1 Grater
1 Vegetable Server & lid
1 Wooden Chopping Board
1 Braai Tong
1 Frying Pan

KITCHEN continued

1 Water Bottle
4 Ice Trays
1 Microwave Dish
2 Round Pie Dishes
1 Wooden Box
1 Serviette Holder
1 Cutlery Hanging Set (6)
5 Kitchen Utensils & Holder
1 Wooden Spoon
4 Cups & Saucers
1 Milk Jug & Sugar Bowl
1 Stainless Steel Teapot
4 Coffee Mugs
6 Tumblers
6 Wine Glasses
6 Tall Glasses
2 Salad Bowls
6 Dinner Plates
6 Side Plates
6 Cereal Bowls
1 Toaster & Cover
1 Kettle
1 Plastic Tray
1 Dry Rack
1 Plastic Spoon
2 Dish Cloths
1 Kitchen Clock
1 Bread Bin
1 Pyrex Dish
1 Microwave
1 Fire Extinguisher
1 Dustbin

Resort Inventory

MOVABLES CONTINUED

HACIENDA CHALET continued

KITCHEN continued

- 1 Cloth Hanger
- 1 Broom
- 1 Dustpan & Brush
- 1 Paper Towel Holder
- 1 Spice Rack

Resort Inventory

MOVABLES CONTINUED

PORTA BELA CHALET

MAIN BEDROOM

1 Double Duvet & Linen
4 Pillows
1 Queen Mattress Protector
2 Side Tables & Lamps
1 Wall Mirror
1 Rug
1 Waste Paper Basket
10 Coat Hangers
1 Queen Bed

SECOND BEDROOM

2 Single Duvets & Covers
4 Pillows
2 Single Beds
2 Mattress Protectors
1 Side Table & Lamp
1 Rug
10 Coast Hangers
1 Mirror

BATHROOM

2 Bath Mats
1 Waste Paper Basket
1 Toilet Brush Set
1 Glass

PASSAGE

2 Single Blankets
1 Double Blanket
1 Clothes Horse
1 Duvet
2 Pillows

LOUNGE

1 Samsung 32" TV & Remote
1 Ashtray
1 Cane Suite
1 Wooden Coffee Table
1 Wooden Day Bed
8 Scatter Cushions
1 Rug
1 Doormat
1 Samsung Air-Conditioner

KITCHEN

4 Beer Mugs
6 Tall Glasses
6 Wine Glasses
6 Tumblers
6 Villa Spa Coffee Mugs
6 Dinner Plates
6 Side Plates
6 Cereal/Pudding Bowls
6 Cups & Saucers
1 Teapot
1 Milk Jug
1 Sugar Bowl
2 Large Serving Plates
1 Salt & Pepper Set

KITCHEN continued

6 Dessert Spoons
6 Forks
6 Knives
6 Teaspoons
6 Steak Knives
1 Bread Knife
1 Butcher's Knife
1 Small Cutting Knife
1 Tin Opener
1 Cork Screw
1 Kitchen Scissors
1 Vegetable Peeler
1 Wooden Spoon
1 Whisk
2 Plastic Salad Spoons
1 Egg Lifter
1 Masher
1 Tong
1 Ice Bucket
6 Place Mats
3 Stainless Steel Pots
1 Stainless Steel Frying Pan
1 Oval Oven Dish
7 Plastic Containers
1 Microwave Dish
1 Butter Dish
3 Round Plastic Bowls
6 Plastic Tumblers
1 Plastic Jug
1 Measuring Jug
6 Egg Holders
1 Milk Bottle

Resort Inventory

MOVABLES CONTINUED

PORTA BELA CHALET continued

KITCHEN continued

1 Grater	3 Ceramic Containers
1 Salad Spinner	1 Breadbin
1 Colander	1 Ceramic Wall Plate
6 Paper plate Holders	1 Fire Extinguisher
2 Plastic Trays	1 Kitchen Utensil Set and Holder (5)
2 Wooden Cutting Boards	1 Bosch Fridge
1 Toaster & Cover	1 Ceramic Snack Dish
1 Toast Holder	1 Microwave
3 Pyrex Dishes & Lids	1 Kettle & Stand
1 Pie Dish	1 Dry Rack
1 Oblong Glass Dish	2 Dish Cloths
1 Salad Bowl	1 Oven Mitt Set
1 Plastic Bucket	1 Non-Stick Frying Pan
2 Dustpan & Brushes	1 Plastic Chopping Board
2 Brooms	
1 Water Bottle	
4 Ice Trays	
1 Dustbin	
1 Vegetable Rack	
1 Fruit Bowl	
4 Coasters	
2 Serving Spoons	
2 Pot Stands	

Resort Inventory

MOVABLES CONTINUED

TREE COTTAGE

MAIN BEDROOM

1 Double Duvet & Linen
4 Pillows
1 Queen Mattress Protector
2 Side Tables & Lamps
1 Wall Mirror
1 Rug
1 Waste Paper Basket
10 Coat Hangers
1 Queen Bed

SECOND BEDROOM

2 Single Duvets & Covers
4 Pillows
2 Single Beds
2 Mattress Protectors
1 Side Table & Lamp
1 Rug
10 Coat Hangers
1 Mirror

BATHROOM

2 Bath Mats
1 Waste Paper Basket
1 Toilet Brush Set
1 Glass

PASSAGE

2 Single Blankets
1 Double Blanket
1 Clothes Horse
1 Duvet
2 Pillows

LOUNGE

1 Samsung 32" TV & Remote
1 Ashtray
1 Cane Suite
1 Wooden Coffee Table
1 Wooden Day Bed
8 Scatter Cushions
1 Rug
1 Doormat
1 Samsung Air-Conditioner

KITCHEN

4 Beer Mugs
6 Tall Glasses
6 Wine Glasses
6 Tumblers
6 Villa Spa Coffee Mugs
6 Dinner Plates
6 Side Plates
6 Cereal/Pudding Bowls
6 Cups & Saucers
1 Teapot
1 Milk Jug
1 Sugar Bowl
2 Large Serving Plates
1 Salt & Pepper Set

KITCHEN continued

6 Dessert Spoons
6 Forks
6 Knives
6 Teaspoons
6 Steak Knives
1 Bread Knife
1 Butcher's Knife
1 Small Cutting Knife
1 Tin Opener
1 Cork Screw
1 Kitchen Scissors
1 Vegetable Peeler
1 Wooden Spoon
1 Whisk
2 Plastic Salad Spoons
1 Egg Lifter
1 Masher
1 Tong
1 Ice Bucket
6 Place Mats
3 Stainless Steel Pots
1 Stainless Steel Frying Pan
1 Oval Oven Dish
7 Plastic Containers
1 Microwave Dish
1 Butter Dish
3 Round Plastic Bowls
6 Plastic Tumblers
1 Plastic Jug
1 Measuring Jug
6 Egg Holders
1 Milk Bottle

Resort Inventory

MOVABLES CONTINUED

TREE COTTAGE continued

KITCHEN continued

1 Grater	1 Ceramic Wall Plate
1 Salad Spinner	1 Fire Extinguisher
1 Colander	1 Kitchen Utensil Set & Holder (5)
6 Paper plate Holders	1 Bosch Fridge
2 Plastic Trays	1 Ceramic Snack Dish
2 Wooden Cutting Boards	1 Microwave
1 Toaster & Cover	1 Kettle & Stand
1 Toast Holder	1 Dry Rack
3 Pyrex Dishes & Lids	2 Dish Cloths
1 Pie Dish	1 Oven Mitt Set
1 Oblong Glass Dish	1 Non-Stick Frying Pan
1 Salad Bowl	1 Plastic Chopping Board
1 Plastic Bucket	
1 Dustpan & brush	
1 Broom	
1 Water Bottle	
4 Ice Trays	
1 Dustbin	
1 Vegetable Rack	
1 Fruit Bowl	
4 Coasters	
2 Serving Spoons	
2 Pot Stands	
3 Ceramic Containers	
1 Breadbin	

Grading Certificates

& LICENCES

TOURISM GRADING COUNCIL



Grading Certificates

& LICENCES CONTINUED



AA SOUTH AFRICA



Grading Certificates

& LICENCES CONTINUED



AA SOUTH AFRICA continued

	AA Quality Assured Accommodation Programme Assessment Report	
Villa Spa Holiday Resort		<small>THE AUTOMOBILE ASSOCIATION OF SOUTH AFRICA NPC AA Quality Assured Accommodation Programme Denis Pixton House, Kyalami Grand Prix Circuit Arlandale Road, Kyalami Tel: (011) 798 1000, Fax: 085 524 2251 Email: marilyn.cavendish-d@aasa.co.za</small>
Assessment Date:	11-03-2015	
Assessor:	Danny Holton	
Category:	Self-Catering Resort	
<i>Our Assessor visited your property on 11-03-2015 and compiled the following report:</i>		
Check-In		
Guests are welcomed at the reception and complete the registration. They are given an induction to the establishment and facilities. They are then escorted to their unit and settled in.		
General Efficiency		
This process is efficient and Guest friendly.		
Cleanliness		
All areas and facilities are neat, clean and tidy. Very good housekeeping regime.		
Maintenance		
Very good maintenance programme. Gale has an eye for detail.		
Friendliness		
All staff are friendly and sincere.		
Local Knowledge		
They know the area well and are confident in giving the Guests advice and guidance.		
Service Efficiency		
Swimming pool. Braai facilities. Games room. Bar in season. Laundry service. Organised entertainment during season.		
Bedrooms (Type 1)		
The units are well maintained and clean. All areas are suitable furnished with good quality furniture. Practical and well equipped.		
Bathrooms (Type 1)		
The bathrooms are well maintained, clean and practical. Adequate ablutions for the capacity.		
Public Areas		
All areas are practical and compliment the Guest experience.		
Building Exterior		
Well maintained, in good condition.		
Parking		
Dedicated parking for each unit.		
Grounds & Gardens		
Well maintained, attractive gardens.		
Security		
High perimeter walls with electric fencing. Boom entrance to the resort. Armed response. Beach watch.		

Grading Certificates

& LICENCES CONTINUED

AA SOUTH AFRICA continued

	AA Quality Assured Accommodation Programme Assessment Report	
Villa Spa Holiday Resort		get out there
Assessment Date: 11-03-2015 Assessor: Danny Holton Category: Self-Catering Resort		<small>THE AUTOMOBILE ASSOCIATION OF SOUTH AFRICA NPC AA Quality Assured Accommodation Programme Denis Pixton House, Kyalami Grand Prix Circuit Arlandale Road, Kyalami Tel: (011) 798 1000, Fax: 085 524 2251 Email: marilyn.cavendish-d@aasa.co.za</small>
Overall These units are well maintained, well equipped and suitable furnished. Located in the resort with access to the general facilities, these units are located in a quite area which gives the Guests privacy. Each unit has its own braai facility and patio area. Good quality accommodation.		
Commendations Well equipped. Excellent housekeeping. Good location.		
Concerns There were no obvious concerns noticed.		
Web Review Great web site, attractive opening page. Good information and content. Attractive visuals.		

Grading Certificates

& LICENCES CONTINUED

ETHEKWINI MUNICIPALITY

ETHEKWINI MUNICIPALITY
Legal Department
Licencing Section

5th Floor
75 Winder Street
P O Box 49167
East End 4018
Tel: (031) 368 1278
Website: <http://www.durban.gov.za>



ACCOMMODATION ESTABLISHMENT BYLAWS CERTIFICATE OF REGISTRATION

Name of person to whom certificate is issued: _____

ANTHONY HUGH FAUL

Name of person in actual and effective control of the business: _____

ANTHONY HUGH FAUL

Street address of premises: _____

15 ELIZABETH AVENUE, ILLOVO BEACH

Name of accommodation establishment if any: _____

VILLA SPA HOLIDAY RESORT


Designated Officer



1994-05-24

Date of Issue

Registration No. AES2



"We care, we belong, we serve"

Grading Certificates

& LICENCES CONTINUED

ETHEKWINI LICENSING AUTHORITY

ETHEKWINI LICENSING AUTHORITY

LICENCE IN TERMS OF THE BUSINESSES ACT, 1991 (ACT 71 OF 1991):
ITEM 1 OF SCHEDULE 1

SALE OR SUPPLY OF FOODSTUFFS IN THE FORM OF MEALS
OR PERISHABLE FOODSTUFFS

BUSINESS LICENCE NO.: **700** VALID FROM: **1994-05-24**

LICENCE HOLDER: **ANTHONY HUGH FAUL**

TRADING NAME OF BUSINESS: **VILLA SPA HOLIDAY RESORT**

DESCRIPTION OF PREMISES AND ADDRESS:

**15 ELIZABETH AVENUE
ILLOVO BEACH**

BE CERTAIN THAT THIS DOCUMENT IS A TRUE REPRODUCTION OF THE ORIGINAL DOCUMENT WHICH WAS HANDLED TO ME FOR AUTHENTICATION. I FURTHER CERTIFY THAT, FROM MY OBSERVATION, NO AMENDMENT OR CHANGE WAS NOT MADE TO THE ORIGINAL DOCUMENT.

CONDITIONS:

PERISHABLE FOODSTUFFS:

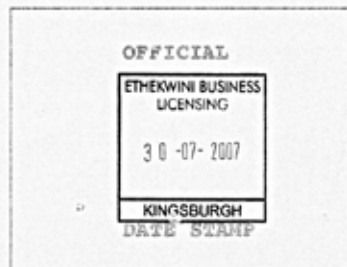
1. Cooking on premises.
2. Sale of curries, dairy products pies etc.
3. No smoking on the premises.
4. Fire equipment to be serviced annually by a competent person.
5. No noise or nuisance/odour to arise from the activities of the business.
6. All used cooking oil not to be sold, given or donated to staff or any member of the public.
7. On consumption only.

MAGISTRATE
FORCE NUMBER

7169160

AM IN DRINKING

REPORT



blitem1

LICENSING AUTHORITY

IMPORTANT - SEE REVERSE SIDE

& LICENCES CONTINUED

SOUTH LOCAL COUNCIL LICENSING AUTHORITY

**SOUTH LOCAL COUNCIL
LICENSING AUTHORITY / LISENSIE-OWERHEID**

LICENSE IN TERMS OF ITEM 1, SCHEDULE OF THE BUSINESS ACT 1991 (ACT 71 OF 1991)
LISENSIE OOREENKOMSTIG ITEM 1, BYLAE 1 VAN DIE WET OP BESIGHEDE 1991 (WET 71 OF 1991)

SALE OR SUPPLY OF MEALS OR PERISHABLE FOODSTUFFS
VERKOOP OF VERSCHAFFING VAN MAALTYE OF BEDERFBARE VOEDINGSMIDDEL

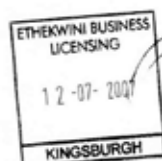
BUSINESS LICENCE NO: BESIGHEIDSLISENSIE NR:	700
VALID FROM / GELDIG VANAF:	DATE OF ISSUE
LICENCE HOLDER / LISENSIEHOUER:	ANTHONY HUGH FAUL
ID NO / NR	550226 5119 008
TRADING NAME OF BUSINESS HANDELSNAAM VAN BESIGHEID	VILLA SPA HOLIDAY RESORT
TYPE OF BUSINESS / AARD VAN BESIGHEID	BED AND BREAKFAST ; CARAVAN AND CAMP RESORT; ACCOMODATION, CONFERENCES & FUNCTIONS
DESCRIPTION OF PREMISES AND ADDRESS: BESKRYWING VAN PEERSEEL AN ADRES:	15 ELIZABETH AVENUE ILLOVO BEACH
CONDITIONS /VOORWAARDES	AS PER ATTACHED CODE OF PRACTICE

DATE/DATUM 24.05.06

CERTIFY THAT THIS DOCUMENT IS A TRUE REPRODUCTION COPY OF THE ORIGINAL DOCUMENT WHICH WAS HANDLED TO ME FOR AUTHENTICATION. I FURTHER CERTIFY THAT FROM MY OBSERVATIONS, AN AMENDMENT OR CHANGE WAS NOT MADE TO THE ORIGINAL DOCUMENT.

MADESSON/PER
POLICE NUMBER 71619160
NAME IN DRUGS/KRUF
NAME IN FRONT B NORBERT

Licensing Authority/Liensie-Owerheid



Grading Certificates

& LICENCES CONTINUED

LIQUOR LICENCE

New Reg No: KZN/201114899.
Awaiting new licence certificates.

FORM 4
(Reg. 11)

Reference no. KZN/027138

LIQUOR ACT, 1989
SPECIAL LICENCE(OTHER)

PAUL ANTHONY HUGH is hereby licensed to sell ALL KINDS OF LIQUOR and to conduct under the name of VILLA SPA HOLIDAY RESORT upon premises, the plan of which has been approved situated at 15 ELIZABETH AVENUE ILLOVO BEACH LOT 60 & 89,90 A & B in the district of DURBAN, such as is, in accordance with the conditions of the Act or any other law, authorised to be conducted under the above-mentioned licence.

The determinations, consent, approvals and authorities which have been granted, are set out in ANNEXURE(S) ANNEXURE "A" hereto.

The provisions of the Act, as set out in ANNEXURE ANNEXURE "B", shall in terms of section 32(3) mutatis mutandis apply to this licence.

This licence shall be subject to the conditions determined by the Minister in terms of section 36 and set out in ANNEXURE A hereto.

Liquor not required for immediate sale, shall be stored on the licensed premises.

This licence shall be of no force and effect unless the prescribed fees have been paid to the receiver of revenue. Payment of the prescribed fees is to be made within sixty days after the under-mentioned date of issue.

Date of issue	Prescribed fees	Payable on or before
08/03/2005	R 1666.67	07/05/2005

Place of issue : DURBAN

Glendon

Person acting under power delegated by
the Minister

FOR OFFICIAL USE BY THE RECEIVER OF REVENUE

Amount received 21666-67	Receipt no. 2266	Office date stamp
Department of Economic Development Umyango Wezokuthukiswa Kamnotho KWAZULU - NATAL		



Guest Recommendations

& COMPLIMENTS

GUEST RECOMMENDATIONS

"Thanks for a beautiful and safe park, where we can relax and enjoy ourselves."

- Kobus Prinsloo

"One of the best camping experiences we had and the ablutions well kept and very tidy. Staff made us feel at home and it was all in all one of the best camping atmospheres we ever experienced."

- Heinrich Nel

"Well-groomed park with lots of birds, friendly and helpful staff, great leisure facilities, beautiful clean ablutions, great camp sites, lovely atmosphere and the tastiest pancakes in the country!"

- Marcus Nel



I JUST WANT TO SAY
A VERY BIG THANK YOU
FOR THE MOST AMAZING
CAMPING EXPERIENCE.
WE WILL BE BACK
FOR SURE.



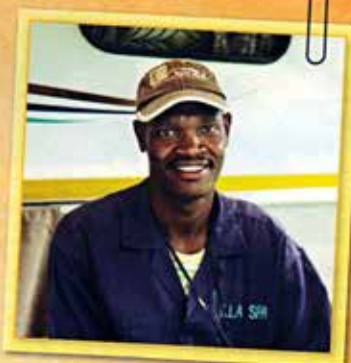
- BRONWYN PRETORIUS

Guest Recommendations

& COMPLIMENTS CONTINUED

CARAVAN & OUTDOOR LIFE MAGAZINE ARTICLES

The tent pro



Putting up tents is a mission. But if you're Isaac Ngobo from Villa Spa Holiday Resort on the KZN south coast, you make it your mission to be the best at what you do.

Words and photos by Richard van Ryneveld



The thing that struck me, on my recent caravanning trip down the South Coast of KZN, was that there was often a team of guys to put up the tents. You don't seem to get this luxury back home in the Cape.

At Villa Spa Holiday Resort at Buxton Beach, there was a team of only three guys, and they had my tent up in literally 15 minutes. I was particularly impressed with the obvious leader of the team, a tall, slim, quiet man, who (without talking very much) went about setting up the tent so neatly and efficiently that I stood there in awe. I offered the guys each a cup of coffee, and Isaac Ngobo, the tall, Zulu man, said, 'Thanks. If we can have that at our lunch break, that would be great.' That's how I got chatting to this really charming and interesting man.

At lunchtime, I started to find out a bit more about Isaac Ngobo. 'How long have you been putting up caravan tents?' I asked him. It turns out that Isaac has worked at Villa Spa for the last twenty years. Married, with two young boys, he started out as a young man at this park – then owned by the Paul family. The park, now in the hands of Gayle and Anthony Paul, has been in the family for the last 31 years.

Isaac is a deeply committed Christian and a humble, quiet man; but ask him anything about camping and caravanning and he comes into his own. He's too polite to laugh when I ask him what the first thing is that he does, when a caravan arrives at Villa Spa. 'I first level the caravan... take out the awning and tents if the clients have more than one... put out the ground sheets.' And he goes on to say that even when it is an imported caravan or motor home that arrives, '...give me the tent plan, and my team and I will put up the tent.' I also learnt that Richard and Charles, the other guys, were still learning the ropes... if you'll excuse the dreadful pun.

There's a dignity and solidity to Isaac Ngobo. It's apparent as we talk. Realising that I truly want to pick his brains about skills he doesn't even think about anymore, he starts to open up. I realise that he is a keen observer of the weather.

'Always be very careful about the wind direction.' He goes on to explain how important this is and emphasises that... 'You should always put storm straps over the tent if you have them.' He describes what happens, after a

heavy storm, to the tents of people who haven't grounded their tents firmly. He even notes the direction of the sun. 'Don't erect a tent so that you sit and look directly into the sun.'

I don't know if he can read my mind, but he looks me square in the eye and says, 'Richard, the most important thing is to plan and do it carefully and properly.' (He must have been reading my mail... How does he know I can be so *deurmekaar*?)

I really enjoy his company. And his knowledge of the different makes of caravan is encyclopaedic. He reckons a Sprite tent is the easiest to put up. 'What about the hardest?' I ask. Personally, I don't think he thinks there is any 'hardest'; but he answers,

'The Jurgens Penta... actually, none of them are hard.' I know what he is going to add... 'Just be organised and plan!'

So I pull his leg, and say 'Isaac, I know you most probably don't play the Lotto, but if you did, and won, what caravan would you buy?'

'I would buy a Penta,' he says. 'I truly hope that Isaac Ngobo does own a Penta one day. If anyone deserves one, this humble, hard-working man from KwaZulu-Natal does.'

THE TENT PRO

Guest Recommendations

& COMPLIMENTS CONTINUED

CARAVAN & OUTDOOR LIFE MAGAZINE ARTICLES continued



Title Deeds

& SG DIAGRAMS

F E E S	
Stamp Duty	R90.00
Reg.	
Service	
Dist. Done	

Prepared by me:

CONVEYANCER
ROUSSEAU P.G.

VERBIND		MORTGAGED	
VIR FOR R 300 00 00			
B	12167199	<i>[Signature]</i> REGISTRAR/REGISTRAR	
1999-06-24			

(2)

1999-06-24

T 26657199

DEED OF TRANSFER

SIMON VAN DEN BOSCH & CO/KE
1ST FLOOR PERM. BUILDING, BJORSETH CRESCENT,
AMANZIMTOTI
4125
PO BOX 441, AMANZIMTOTI, 4125
Telephone (031) 903 6456/7/8

BE IT HEREBY MADE KNOWN :

THAT ~~CLARENCE ROUSSEAU~~
appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
Apparar, being duly authorised thereto by a Power of Attorney granted to
him/her by

BRIAN ALEXANDER HOPE
Identity Number
Married out of community of property

which said Power of Attorney is dated 03 March 1999
and signed at AMANZIMTOTI

Title Deeds

& SG DIAGRAMS CONTINUED

Page 2

AND the said Appearer declared that his/her principal the said BRIAN ALEXANDER HOPE had on 2 March 1999 truly and legally sold and that he, the said Appearer in his/her capacity aforesaid, did by these presents cede and transfer to and on behalf of:

ANTHONY HUGH FAUL
Identity Number
Married out of community of property

his heirs, executors, administrators or assigns in full and free property, the following property, namely:

PORTION 1 OF ERF 90 KINGSBURGH, Registration Division ET,
situate in the South Local Council Area, Province of Kwazulu-Natal

in extent 1 367 (ONE THOUSAND THREE HUNDRED AND SIXTY
SEVEN) square metres

First transferred and still held by Deed of Transfer No T21070/98 with diagram
S.G. No. 2211/1996 attached thereto

THIS PROPERTY IS TRANSFERRED:

SUBJECT to the terms and conditions contained in the original Government Grant
thereof No 86/1944, dated 22nd May 1944, in so far as they do not merge by
reason of this transfer NO. T 3829/1948.



Title Deeds

& SG DIAGRAMS CONTINUED

Page 3

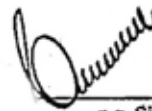
WHEREFORE the said Appearer, renouncing all the right and title which the said BRIAN ALEXANDER HOPE heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said :

ANTHONY HUGH FAUL

his heirs, executors, administrators or assigns now and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of R300 000,00 (THREE HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 PIETERMARITZBURG
on 1999-06-24



q.q. Signature of appearer

In my presence:



REGISTRAR OF DEEDS



Title Deeds

& SG DIAGRAMS CONTINUED

SUB-DIVISIONAL DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System LO 31° X		S. G. No.
		Constants	+10 000,00	+3330 000,00	2211/1996
AB	35,59	283 59 30	A + 4 636,57	+ 2 879,43	Approved
BC	42,89	43 01 10	B + 4 602,03	+ 2 888,04	 for Surveyor-General
CD	36,64	101 14 20	C + 4 631,30	+ 2 919,40	
DA	44,92	223 02 40	D + 4 667,23	+ 2 912,26	
		103/3030	A + 5 562,70	+ 2 634,19	
		347/3030	A + 4 552,12	+ 2 523,41	1996-08-02
					Act 9/1989 Section 7

Reg. DW.
ET

Scale 1:1000

Beacon Description :
 A, C :- 20mm iron pipe.
 B :- 12mm iron peg.
 D :- 25mm iron pipe in concrete block.

The figure A B C D
 represents 1367 square metres of land being

SUB 1 OF LOT 90 KINGSBURGH

Situate in the Durban Metro Southern TLC, Borough of Kingsburgh,
 Administrative District of Natal and Province of KwaZulu Natal
 Surveyed in October, November 1995 and April, June 1996

by me,
W. I. M. TURNBULL
Professional Land Surveyor

Registration No. PLS 0875

This diagram relates to No. D/T 21067/1998 Registrar of Deeds	The original diagram is S. G. No. 5379/1947 Transfer No. 3829/1948	File No. /5 S. R. No. 962/1996 Comp. ET-2B-22D
--	---	--

CONTENTS etc., SEE BACK

DATE
VIDE-SK. NO.

Title Deeds

& SG DIAGRAMS CONTINUED

SG 2211/1996

REACONT D
REPLACED/RELOCATED 7-10-1997

Title Deeds

& SG DIAGRAMS CONTINUED

Prepared by me:

CONVEYANCER
ROUSSEAU P.G.

7300
Price R150 000
Cost R150 000
Nett R150 000
Gross R150 000

FOR FURTHER ENDORSEMENTS SEE page 5
VIN VERDERE ENDOUSEMENTS SIEH. page 5

VERBIND		MORTGAGED	
VIR FOR R 500 000.00			
B	17974 98	✓	
	31 07 98		

(4)

31 07 98

T 20004198

DEED OF TRANSFER

SIMON VAN DEN BOSCH & COCKIE
1ST FLOOR PERM BUILDING, BJORSETH CRESCENT,
AMANZIMTOTI
4125
PO BOX 441, AMANZIMTOTI, 4125
Telephone (031) 803 6456/7/9

BE IT HEREBY MADE KNOWN :

THAT

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
Appearer, being duly authorised thereto by a Power of Attorney granted to him
by

HUGH FAUL
Identity Number _____ and
VALERIE ROSE FAUL
Identity Number _____
Married in community of property to each other

which said Power of Attorney is dated 19th May 1998
and signed at AMANZIMTOTI

Title Deeds

& SG DIAGRAMS CONTINUED

Page 2

AND the said Appearer declared that his principal the said HUGH FAUL and VALERIE ROSE FAUL had on 14 January 1998 truly and legally sold and that he, the said Appearer in his capacity aforesaid, did by these presents cede and transfer, in full and free property, to and on behalf of:

ANTHONY HUGH FAUL
Identity Number
Married out of community of property

his heirs, executors, administrators or assigns the following property, namely:

1. A ONE HALF SHARE IN AND TO ERF 60 KINGSBURGH,
Registration Division ET, situate in the Kingsburgh Entity,
Province of Kwazulu-Natal

in extent 1,5441 (ONE COMMA FIVE FOUR FOUR ONE) Hectares

First transferred by Deed of Grant No. T 6865/1905 with Diagram annexed thereto and held by Deed of Transfer No. T. 32249/1983

THIS PROPERTY IS TRANSFERRED:

- (A) SUBJECT to such of the conditions of the original Government Grant No. 6865 dated 1st September 1905 and registered on the 15th November 1905, as are still in force and applicable.
- (B) SUBJECT to the following special condition contained in Deed of Transfer No. 2322 dated 24th December 1915, namely-

The Purchase shall be liable as between himself his Heirs and assigns and the Company to pay the entire cost of erecting and maintaining any fence or fences which he or they may erect or which the Company may be called on to erect (on any boundary between the land purchased and any land of the Company) under the provisions of a legislative enactment passed or to be passed, and notwithstanding that such enactment may make provision for a different mode of payment.

|

5

Title Deeds

& SG DIAGRAMS CONTINUED

Page 3

2. A ONE HALF SHARE IN AND TO ERF 89 KINGSBURGH,
Registration Division ET, situate in the Kingsburgh Entity,
Province of Kwazulu-Natal

in extent 915 (NINE HUNDRED AND FIFTEEN) square metres

First transferred by Crown Grant No. 86/1944 with diagram annexed and held by
Deed of Transfer No. T. 32249/1983

THIS PROPERTY IS TRANSFERRED:

SUBJECT to all the conditions of the said Crown Grant No. 86/1964 dated 22nd
May 1944 and registered on the 20th June 1944 and particularly to the following:

(B) Subject to the provisions of the "Reserved Minerals Development Act
1926", and the "Precious Stones Act 1927", all rights to minerals, mineral
products mineral oils, coal, base and/or precious metals and precious
stones on or under the said land shall be and are hereby reserved to the
Government in respect whereof Certificate of Rights to Minerals No.
48/1944 registered on the 20th June 1944 has been taken out.

SG

Title Deeds

& SG DIAGRAMS CONTINUED

Page 4

WHEREFORE the said Appearer, renouncing all the right and title which the said HUGH FAUL and VALERIE ROSE FAUL heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said :

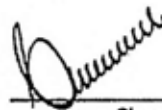
ANTHONY HUGH FAUL

his heirs, executors, administrators or assigns now and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of R600 000,00 (SIX HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 PIETERMARITZBURG
on

31 07 98



q.q. Signature of appearer

In my presence:

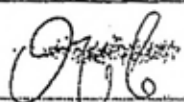

REGISTRAR OF DEEDS

51.

Title Deeds

& SG DIAGRAMS CONTINUED

- pages-

W.O.P.	
VERBIND	MORTGAGED
VIR FOR R <u>350 000 -00</u>	
B 000029602 / 2000	 REGISTRATEUR REGISTRAR
2000-10-10	

& SG DIAGRAMS *CONTINUED*53

Title Deeds

& SG DIAGRAMS CONTINUED

SG 755/1943

CONTINUOUSLY OWNED AND ASSIGNED Last seen by: TO: FROM:
--

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM:—

SUB-DIVISION	DIAGRAM NO.	S.N.	EXTENT	REMAINDER	TRANSFER NO.	INTD.	DATE
✓ 1	5379/47	1086/47	34283 s.f.	3846 s.f.	3829/48	(P.P.)	"E.S."

REAFFIRMED C.D.E. Recd. 701/2007

B.P. AL.

Title Deeds

& SG DIAGRAMS CONTINUED

SIMON VAN DEN BOSCH & CO.,
Attorneys, Notaries & Conveyancers,
First Floor, N.B.S. Building,
Bjorseth Crescent
AMANZIMTOTI

Prepared by me,
M.I. Lutz
M.P. LUTGE Conveyancer.

OPPERVLAKTE ONDOORWORPE AAN WATERBELASTING
WATER RATED AREA

BELASSAAR
RATED

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE *overleaf*

Shoe of H Foul

GETRANSPORTEER AAN <i>AH Foul.</i>	TRANSFERRED TO
REGISTERED	
20004198	
31 07 98	REGISTERED

T 32249 /1983

Deed of Transfer

Be it hereby made known:

THAT PETER GEORGE ROUSSEAU
appeared before me, Registrar of Deeds for the Province of NATAL,
at PIETERMARITZBURG,
he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by
PATLYN PARK (PROPRIETARY) LIMITED
No. 64/7235

dated the *22* day of *NOVEMBER 1983*, and signed *[Signature]*
at *AMANZIMTOTI*

And the said Appearer declared that the said PATLYN PARK (PROPRIETARY) LIMITED
No. 64/7235, had on the 18th day of FEBRUARY, 1983, truly and legally sold

/end2-

& SG DIAGRAMS *CONTINUED*

Page 2.

and that he in his capacity aforesaid did, by these presents, 'cede and transfer, in full and free property, to and on behalf of

1. ANTHONY HUGH FAUL

Identity No:

and

2. HIGH FAUL

Identity No:

Both Members of the WHITE group;

their Heirs, Executors, Administrators or Assigns, certain two (2)
pieces of land, being:

1. INSTANTLY:

LOT 60 KINGSBURGH, situate in the Borough
of Kingsburgh and in the Amanzintoti
Regional Water Services Area, County of
Durban, Province of Natal, measuring
ONE COMMA FIVE FOUR FOUR ONE (1,5441)
Hectares:

first transferred by Deed of Grant No. 6865/1905 with Diagram annexed thereto and held by Deed of Transfer No. 15913/1964.

WHICH PIECE OF LAND IS TRANSFERRED:

- (A) Subject to such of the conditions of the original Government Grant No. 6865 dated 1st September 1905 and registered on the 15th November, 1905, as are still in force and applicable.
- (B) Subject to the following special condition contained in Deed of Transfer No. 2322 dated 24th December 1915, namely -

"The Purchase shall be Liable as between himself his Heirs and assigns and the Company to pay the entire cost of erecting and maintaining any fence or fences which he or they may erect or which the Company may be called on to erect (on any boundary between the land purchased and any land of the Company) under the provisions

/ср3.

FORM 501E-2

Title Deeds

& SG DIAGRAMS CONTINUED

Page 3.

of a legislative enactment passed or to be passed, and notwithstanding that such enactment may make provision for a different mode of payment".

REGISTRATION DIVISION
REGISTRARIE AFDELING

ONLY: LOT 89 KINGSBURGH, situate in the Borough of Kingsburgh and in the Amenzimtoti Regional Water Services Area, County of Durban, Province of Natal, measuring NINE HUNDRED AND FIFTEEN (915) Square Metres;

WHITE GROUP
BLANKE GROEP

First transferred by Crown Grant No. 86/1944 with diagram annexed and held by Deed of Transfer No. 15913/1964.

WHICH PIECE OF LAND IS TRANSFERRED subject to all the conditions of the said Crown Grant No. 86/1964 dated 22nd May 1944 and registered on the 20th June 1944 and particularly to the following -

(B) Subject to the provisions of the "Reserved Minerals Development Act 1926", and the "Precious Stones Act 1927", all rights to minerals, mineral products mineral oils, coal, base and/or precious metals and precious stones on or under the said land shall be and are hereby reserved to the Government in respect whereof Certificate of Rights to Minerals No. 48/1944 registered on the 20th June 1944 has been taken out.

/Wherefore4.

Title Deeds

& SG DIAGRAMS CONTINUED

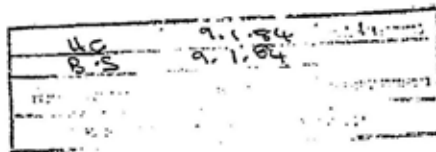
Page 4.

Wherefore the Appearer, renouncing all the Right and Title which the said PATLYN PARK (PROPRIETARY) LIMITED, No. 64/7235

heretofore had to the premises, did, in consequence also acknowledge it

to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said ANTHONY HUGH FAUL and HUGH FAUL

their Heirs, Executors, Administrators 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 of the said properties to be the sum of R670 000,00 (SIX HUNDRED AND SEVENTY THOUSAND RAND).



In witness whereof, I, the said Registrar of Deeds, together with the Appearer, q.q., 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 PIETERMARITZBURG

on 1983-12-13
In my presence,

P. H. S.

[Signature]

Registrar of Deeds.

q.q.

1. Transfer Duty Receipt No. 7695
at DURBAN Issued
on 24.11.1983 for
R 19 500,00

Registered in the Kingsburgh
Township Register.

Folio 60.31

Registering Clerk

2. Rates Clearance Certificate issued by
(a) Kingsburgh Municipality
valid till 30th June 1984
(b) Amantsoyi Regional Water Services Corporation
valid till 31st July 1984

Checked: 1. _____

2. _____

*Delete which is not applicable.

[Signature]

[Signature]

Title Deeds

& SG DIAGRAMS CONTINUED

4.

SMNL

VERBOD
MORTGAGED.

vir R. 400 000-00 (met voorkeur vir R. 400 000-00)
for R. 400 000-00 (with preference for R. 400 000-00)

verdere bedrag nie te boesonde
additional amount not exceeding R. 800 000-00

VERBOD
BOND NO. B 30113 /1983

Aktekantoor
Deeds Office
Pretoria
1983-12-13

Asst.-Register van Akte
Asst. Registrar of Deeds

BC 22960/89

CANCELLED.
DEKANSELER.

1989-09-26

Pellin

VERBOD
MORTGAGED.

vir R. 100 000-00 (met voorkeur vir R. 100 000-00)
for R. 100 000-00 (with preference for R. 100 000-00)

verdere bedrag nie te boesonde
additional amount not exceeding R. 20 000-00

VERBOD
BOND NO. B 30114 /1983

Aktekantoor
Deeds Office
Pretoria
1983-12-13

Asst.-Register van Akte
Asst. Registrar of Deeds

BC 5553/89

CANCELLED.
DEKANSELER.

1989-03-19

Pellin

VERBOD
MORTGAGED.

vir R. 220 000-00 (met voorkeur vir R. 220 000-00)
for R. 220 000-00 (with preference for R. 220 000-00)

verdere bedrag nie te boesonde
additional amount not exceeding R. 44 000-00

VERBOD
BOND NO. B 6082/89

Aktekantoor
Deeds Office
Pretoria
1989-03-19

Asst.-Register van Akte
Asst. Registrar of Deeds

BC 6082/89

CANCELLED.
DEKANSELER.

1989-03-19

FOR FURTHER ENDORSEMENTS OR
VIR VERDERE ENDOESKENTE DIL.

Pagelo

Title Deeds

& SG DIAGRAMS CONTINUED

Page 6

This bond ranks prior to B 6082/89

VERBIND MORTGAGED vir R. 260 000,00 (met voorkeur vir 'n for R. 260 000,00 (with preference for an verdere bedrag nie te boeiende additional amount not exceeding R. 520 000,00)		8848198 BEKANCEL CANCEL 31 07 93
B 25117189	3	
VERBAND BOND No... Akterkantoor, Deeds Office, Pietermaritzburg. Registrateur van Aktes, Registrar of Deeds. 1989-09-26		

Reun. & Sime A.H. (A.H. van der)

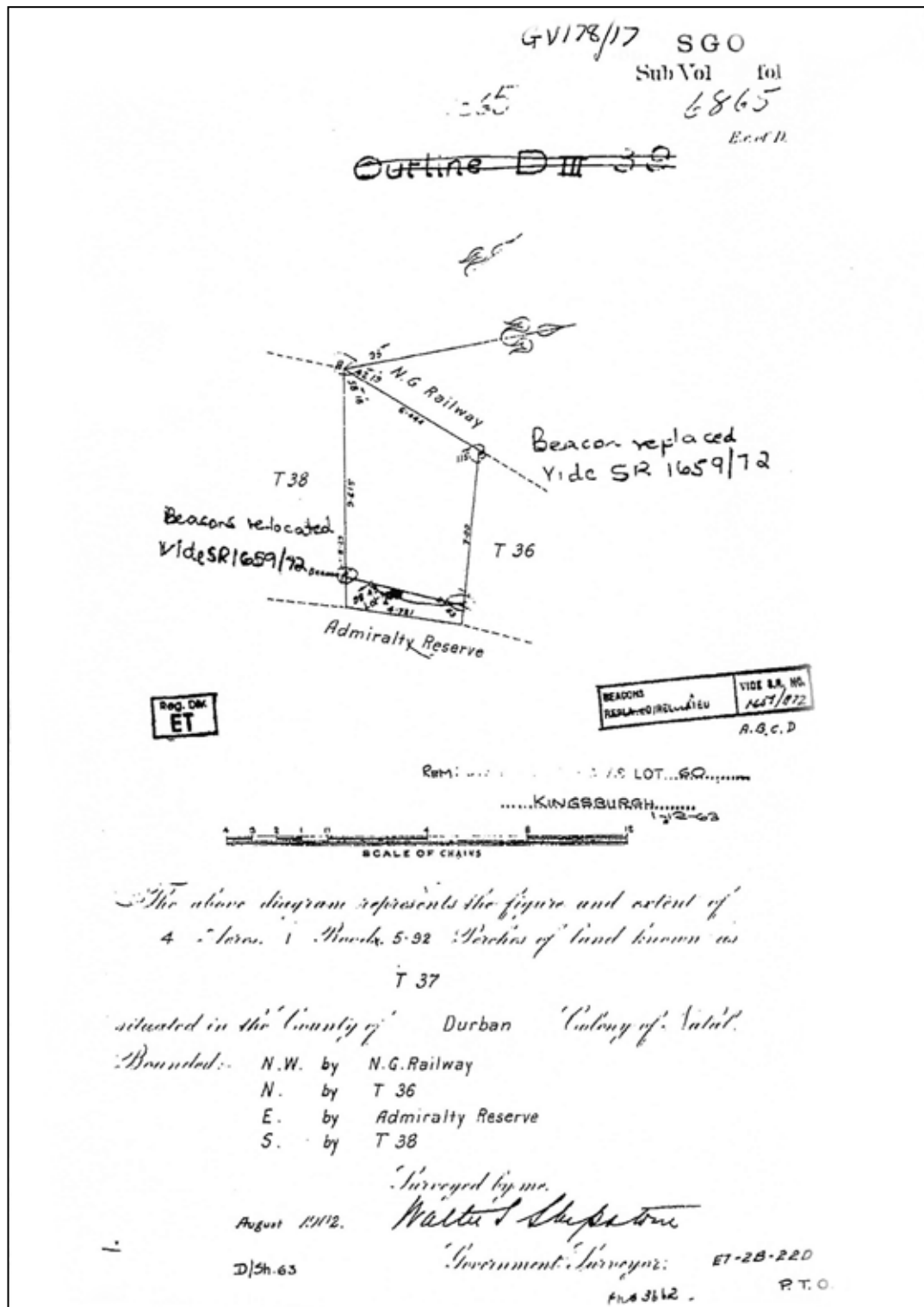
VERBIND MORTGAGED vir R. 500 000,00	
4 B 179/4 98 31 07 98	WOP 31 07 98

WOP

VERBIND MORTGAGED vir R. 350 000,00	
B 000029602 / 2000 2000-10-10	D.C. REGISTRATEUR REGISTRAR

Title Deeds

& SG DIAGRAMS CONTINUED



Title Deeds

& SG DIAGRAMS CONTINUED

CONSECUTIVE NUMBERING ADOPTED
Last num. of a series:

GY 178 FOL 17

THE FOLLOWING INFORMATION HAS BEEN MADE FROM THIS DIAGRAM—

SEC. AND SUB-SEC.	LOT NO.	ACRES	S. F.	ACRES	PLAT NO.	INTD.	DATE
Lot X 47	3715/1939	826/1939	20544 S. F.	3.8154 Acs.	5392/1940	P.A.F.	14/11/40

Title Deeds

& SG DIAGRAMS CONTINUED

FEES	
Stamp Duty	
Reg	R100,00
Conv	
G/M Bond	

Prepared by me:


CONVEYANCER
ROUSSEAU P.G.

12 03 98

T 21071198

DEED OF TRANSFER

SIMON VAN DEN BOSCH & CO/KIE
1ST FLOOR PERM BUILDING, BJORSETH CRESCENT,
AMANZIMTOTI
4125
PO BOX 441, AMANZIMTOTI, 4125
Telephone (031) 903 5456/7/8

BE IT HEREBY MADE KNOWN :

THAT GAVIN RE'S EMANUEL.

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
Appararer, being duly authorised thereto by a Power of Attorney granted to
him/her by

TRANSNET LIMITED
No : 90/00900/06

which said Power of Attorney is dated 4 MAY 1998
and signed at DURBAN

Title Deeds

& SG DIAGRAMS CONTINUED

Page 2

AND the said Appearer declared that his/her principal the said TRANSNET LIMITED No : 90/00900/06 had on 27 January 1998 truly and legally sold and that he, the said Appearer in his/her capacity aforesaid, did by these presents cede and transfer to and on behalf of:

GAYLE DIANNE FAUL
Identity Number
Married out of community of property

her heirs, executors, administrators or assigns in full and free property, the following property, namely:

REMAINDER OF ERF 90 KINGSBURGH, Registration Division ET,
situate in the Kingsburgh Entity, Province of Kwazulu-Natal

in extent 1 818 (ONE THOUSAND EIGHT HUNDRED AND
EIGHTEEN) square metres

First transferred and still held by Deed of Transfer No T. 3829/1948 with Diagram annexed thereto. S.G. No. 5379/1947.

THIS PROPERTY IS TRANSFERRED:

SUBJECT to the terms and conditions contained in the original Government Grant thereof No. 86/1944, dated 22nd May 1944, in so far as they do not merge by reason of this transfer. No. T 3829/1948.

AS.

AS.

Title Deeds

& SG DIAGRAMS CONTINUED

Page 3

WHEREFORE the said Appearer, renouncing all the right and title which the said TRANSNET LIMITED No : 90/00900/06 heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said :

GAYLE DIANNE FAUL

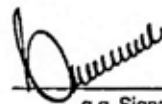
her heirs, executors, administrators or assigns now and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of R120 000,00 (ONE HUNDRED AND TWENTY THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 PIETERMARITZBURG

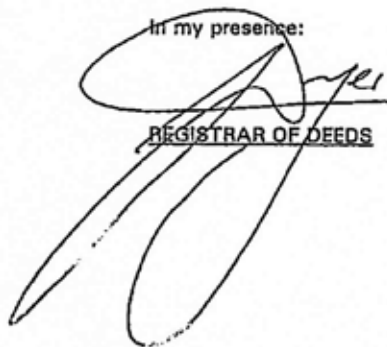
on

12 03 98



q.q. Signature of appearer

In my presence:


REGISTRAR OF DEEDS

Title Deeds

& SG DIAGRAMS CONTINUED

OFFICE COPY
OFFICIAL
AMPTELIX

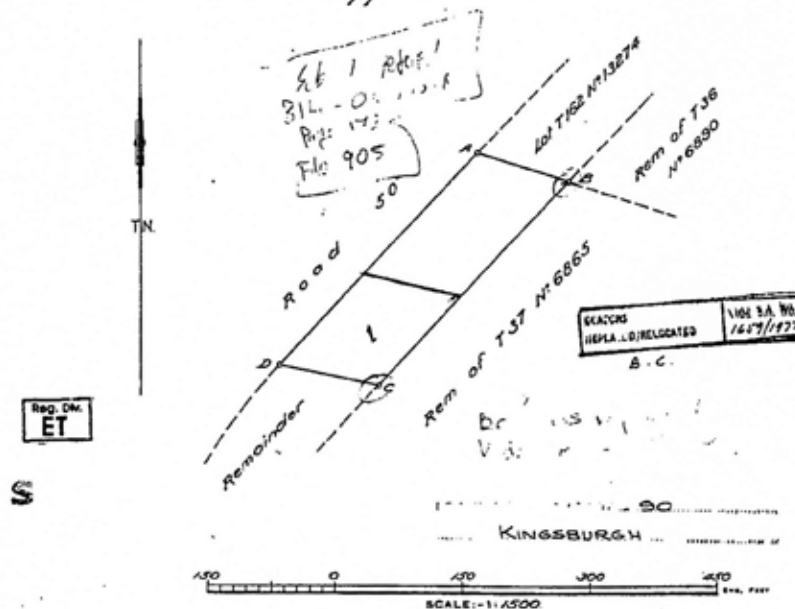
S.G. No. 5379/47

Approved
[Signature]
Surveyor General.
19-1-1948

Origin Lat 29° 15' 10.31" E

SIDES. English feet.	ANGLES OF DIRECTION	CO-ORDINATES Y X
AB 112.43	Constant	-47000.00 -408000.00
BC 328.46	108° 01' 20"	A - 881.58 -232.69
CD 120.05	281 13 50	B - 774.67 -267.48
DA 344.20	43 02 50	C - 998.78 -507.60
		D - 1116.53 -484.23

Beacons.
A.B.C.D. 1" iron pipes in concrete blocks



The figure A B C D
represents 34289 Square Feet of land being
Sub 1 of Lot 163 N°13237
situate in the Township of Southern Unkagi, County of Durban, Province of Natal.
Surveyed in November, 1947, by me.

[Signature]
Land Surveyor.

This diagram relates to D.T. No. 382-12 H.M.C. Registrar of Deeds.	The original diagram is S.G. No. 755/43 relating to deed of Grant No. 86/1944	File No. 5310 Survey Records 1030/47 Compilation 47-28-220. Degree Sheet 63 Tracing General Plan
---	--	---

T.B.M.-P.M.N. 888 12/47

Title Deeds

& SG DIAGRAMS CONTINUED

SG 5379/1947

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM:

SUBDIVISION	DIAGRAM NO.	S.R.	PERCENT	REMAINDER	TRANSFER NO.	INT.	DATE
1	2211/1996	162/1996	1367 m ²	1819 m ²	21069/1998	<input checked="" type="checkbox"/>	1998/08/31

Zoning

CERTIFICATES



SUSTAINABLE DEVELOPMENT & CITY ENTERPRISES **Development Planning, Environment & Management Unit**

166 K E Masinga Road, Durban, 4001
P O Box 680, Durban, 4000
Tel: 031 311 1111, Fax: 031 311 7776
www.durban.gov.za

ENQUIRIES: R. SEWDULAR

TELEPHONE: 031-3115817

REFERENCE:

DATE: 26 May 2015

ZONING CERTIFICATE **ERF 89 KINGSBURGH – 15 ELIZABETH AVENUE**

This serves to certify:

THAT the property described as Erf 89 Kingsburgh, 15 Elizabeth Avenue is within the jurisdiction of the eThekweni Municipality (South), and is zoned General Residential 1 in terms of South Scheme.

The relevant controls and information for this Erf is attached.

Yours faithfully

T. PILLAY
REGIONAL CO-ORDINATOR – SOUTH

DISCLAIMER:

The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Town Planning Scheme Regulations where, in certain cases, additional requirements can be called for at the discretion of the Deputy Head: Development Planning and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

REMARKS:

Note1: This information has been compiled at the above date, but as the Town Planning Scheme is in course of preparation it may be amended from time to time.
Note2: The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of any By-Laws, the National Building Regulations, Environmental Legislations or any restrictive conditions in Title Deeds.

Zoning

CERTIFICATES CONTINUED

ZONE: GENERAL RESIDENTIAL 1

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density on all types of residential accommodation.

A wide range of ancillary uses which service the day to day needs of a residential community.

MAP COLOUR REFERENCE:

DARK BROWN

MAP REFERENCE: SS/05/2012

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> Boarding House Chalet Development Conservation Area *Dwelling House Flat Hotel Multiple Unit Development Private Open Space Public Open Space Retirement Centre 	<ul style="list-style-type: none"> *BTTS *Crèche *Health Studio Laundry Mobile Home Park & Camping Ground *Restaurant / Fast Food Outlet *Shop Special Building 	<ul style="list-style-type: none"> Action Sports Bar Adult Premises Agricultural Activity Agricultural Land Airport Arts and Crafts Workshop Beach Amenity Facility Betting Depot Builder's Yard Car Wash Cemetery/ Crematorium Container Depot Convention Centre Correctional Facility Direct Access Service Centre Display Area Dive Charter Educational Establishment Escort Agency Flea Market Fuelling and Service Station Funeral Parlour Garden Nursery Golf Driving Range Government / Municipal Health & Beauty Clinic Industry - Extractive Industry - General Industry - Light Industry - Noxious
		<ul style="list-style-type: none"> Institution Landfill Mortuary Motor Garage Motor Display Area Motor Vehicle Test Centre Motor Workshop Museum Nature Reserve Night Club Office Office - Medical Parkade Pet Grooming Parlour Place of Public Entertainment Place of Public of Worship Recycling Centre Reform School Refuse Disposal Restricted Building Riding Stables Scrap Yard Transport Depot Truck Stop Veterinary Clinic Warehouse Zoological Garden

ADDITIONAL CONTROLS

- All landscaping at the discretion of the eThekweni Municipality.
- *A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.
- *Amanzimtoti: Uses other than a Flat shall have a Floor Area Ratio of 0.5, Coverage of 50% and Height of 3 storeys.
- *Isipingo: Multi Unit Development in Isipingo shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.
- *Shop/Restaurant/Fast Food Outlet restricted to ground floor in a Flat only
- *BTTS shall mean Base Telecommunications Transmission Station.
- Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
- *A Health Studio may be permitted for the exclusive use of the residents only.
- The maximum coverage may be increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
- Refer to Section 9.5 of this Scheme for the procedure and requirements of a Multiple Unit Development.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HGT	COVERAGE	FAR
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	2000 m ²	N/A	30 %	<4 000 m ² = 1.5 4 001m ² - 5 000 m ² = 1.92 >5001 m ² = 2.0
Kingsburgh	7.5 m	4.5 m	N/A	1 800 m ²	3	30 %	0.35
Umkomaas	7.5 m	4.5 m	20	1800 m ²	N/A	30 %	<3 000 m ² = 0.35 3 001 - 4 000 m ² = 0.5 > 4 001 m ² = 0.75
Isipingo	7.5 m	4.5 m	N/A	1 800 m ²	5	30 %	<5000 m ² = 0.70 >5000 m ² = 0.75
Umbogintwini	7.5m	4.5m	N/A	1800 m ²	3	40%	1.0
Other Areas	7.5m	4.5m	N/A	1800m ²	3	30%	0.35

Zoning

CERTIFICATES CONTINUED



SUSTAINABLE DEVELOPMENT & CITY ENTERPRISES **Development Planning, Environment & Management Unit**

166 K E Masinga Road, Durban, 4001
P O Box 680, Durban, 4000
Tel: 031 311 1111, Fax: 031 311 7776
www.durban.gov.za

ENQUIRIES: R. SEWDULAR

TELEPHONE: 031-3115817

REFERENCE:

DATE: 26 May 2015

ZONING CERTIFICATE **PORTION 1 OF ERF 90 KINGSBURGH – 13 ELIZABETH AVENUE**

This serves to certify:

THAT the property described as Portion 1 of Erf 90 Kingsburgh, 13 Elizabeth Avenue is within the jurisdiction of the eThekweni Municipality (South), and is zoned General Residential 1 in terms of South Scheme.

The relevant controls and information for this Erf is attached.

Yours faithfully

T. PILLAY
REGIONAL CO-ORDINATOR – SOUTH

DISCLAIMER:

The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Town Planning Scheme Regulations where, in certain cases, additional requirements can be called for at the discretion of the Deputy Head: Development Planning and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

REMARKS:

Note1: This information has been compiled at the above date, but as the Town Planning Scheme is in course of preparation it may be amended from time to time.
Note2: The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of any By-Laws, the National Building Regulations, Environmental Legislations or any restrictive conditions in Title Deeds.

Zoning

CERTIFICATES CONTINUED

ZONE: GENERAL RESIDENTIAL 1

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density on all types of residential accommodation.
A wide range of ancillary uses which service the day to day needs of a residential community.

MAP COLOUR/REFERENCE: DARK BROWN

MAP REFERENCE: SS/05/2012

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> Boarding House Chalet Development Conservation Area *Dwelling House Flat Hotel Multiple Unit Development Private Open Space Public Open Space Retirement Centre 	<ul style="list-style-type: none"> *BTTS Crèche *Health Studio Laundry Mobile Home Park & Camping Ground *Restaurant / Fast Food Outlet *Shop Special Building 	<ul style="list-style-type: none"> Action Sports Bar Adult Premises Agricultural Activity Agricultural Land Airport Arts and Crafts Workshop Beach Amenity Facility Betting Depot Builder's Yard Car Wash Cemetery/ Crematorium Container Depot Convention Centre Correctional Facility Direct Access Service Centre Display Area Dive Charter Educational Establishment Escort Agency Flea Market Fuelling and Service Station Funeral Parlour Garden Nursery Golf Driving Range Government / Municipal Health & Beauty Clinic Industry - Extractive Industry - General Industry - Light Industry - Noxious Institution Landfill Mortuary Motor Garage Motor Display Area Motor Vehicle Test Centre Motor Workshop Museum Nature Reserve Night Club Office Office - Medical Parkade Pet Grooming Parlour Place of Public Entertainment Place of Public of Worship Recycling Centre Reform School Refuse Disposal Restricted Building Riding Stables Scrap Yard Transport Depot Truck Stop Veterinary Clinic Warehouse Zoological Garden

ADDITIONAL CONTROLS

- All landscaping at the discretion of the eThekweni Municipality.
- *A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.
- Amanzimtoti:** Uses other than a Flat shall have a Floor Area Ratio of 0.5, Coverage of 50% and Height of 3 storeys.
- Isipingo:** Multi Unit Development in Isipingo shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.
- *Shop/Restaurant/Fast Food Outlet restricted to ground floor in a Flat only
- *BTTS shall mean Base Telecommunications Transmission Station.
- Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
- *A Health Studio may be permitted for the exclusive use of the residents only.
- The maximum coverage may be increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
- Refer to Section 9.5 of this Scheme for the procedure and requirements of a Multiple Unit Development.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HGT	COVERAGE	FAR
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	2000 m ²	N/A	30 %	<4 000 m ² = 1.5 4 001m ² - 5 000 m ² = 1.92 >5001 m ² = 2.0
Kingsburgh	7.5 m	4.5 m	N/A	1 800 m ²	3	30 %	0.35
Umkomaas	7.5 m	4.5 m	20	1800 m ²	N/A	30 %	<3 000 m ² = 0.35 3 001 - 4 000 m ² = 0.5 > 4 001 m ² = 0.75
Isipingo	7.5 m	4.5 m	N/A	1 800 m ²	5	30 %	<5000 m ² = 0.70 >5000 m ² = 0.75
Umbogintwini	7.5m	4.5m	N/A	1800 m ²	3	40%	1.0
Other Areas	7.5m	4.5m	N/A	1800m ²	3	30%	0.35

Zoning

CERTIFICATES CONTINUED



SUSTAINABLE DEVELOPMENT & CITY ENTERPRISES **Development Planning, Environment & Management Unit**

166 K E Masinga Road, Durban, 4001
P O Box 680, Durban, 4000
Tel: 031 311 1111, Fax: 031 311 7776
www.durban.gov.za

ENQUIRIES: R. SEWDULAR

TELEPHONE: 031-3115817

REFERENCE:

DATE: 26 May 2015

ZONING CERTIFICATE **REMAINDER OF ERF 90 KINGSBURGH – 9 ELIZABETH AVENUE**

This serves to certify:

THAT the property described as Remainder of Erf 90 Kingsburgh, 9 Elizabeth Avenue is within the jurisdiction of the eThekweni Municipality (South), and is zoned General Residential 1 in terms of South Scheme.

The relevant controls and information for this Erf is attached.

Yours faithfully

T. PILLAY
REGIONAL CO-ORDINATOR – SOUTH

DISCLAIMER:

The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Town Planning Scheme Regulations where, in certain cases, additional requirements can be called for at the discretion of the Deputy Head: Development Planning and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

REMARKS:

Note1: This information has been compiled at the above date, but as the Town Planning Scheme is in course of preparation it may be amended from time to time.
Note2: The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of any By-Laws, the National Building Regulations, Environmental Legislations or any restrictive conditions in Title Deeds.

Zoning

CERTIFICATES CONTINUED

ZONE: GENERAL RESIDENTIAL 1

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density on all types of residential accommodation.

A wide range of ancillary uses which service the day to day needs of a residential community.

MAP COLOURREFERENCE: DARK BROWN

MAP REFERENCE: SS/05/2012

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> Boarding House Chalet Development Conservation Area *Dwelling House Flat Hotel Multiple Unit Development Private Open Space Public Open Space Retirement Centre 	<ul style="list-style-type: none"> *BTTS *Crèche *Health Studio Laundry Mobile Home Park & Camping Ground *Restaurant / Fast Food Outlet *Shop Special Building 	<ul style="list-style-type: none"> Action Sports Bar Adult Premises Agricultural Activity Agricultural Land Airport Arts and Crafts Workshop Beach Amenity Facility Betting Depot Builder's Yard Car Wash Cemetery/ Crematorium Container Depot Convention Centre Correctional Facility Direct Access Service Centre Display Area Dive Charter Educational Establishment Escort Agency Flea Market Fuelling and Service Station Funeral Parlour Garden Nursery Golf Driving Range Government / Municipal Health & Beauty Clinic Industry - Extractive Industry - General Industry - Light Industry - Noxious Institution Landfill Mortuary Motor Garage Motor Display Area Motor Vehicle Test Centre Motor Workshop Museum Nature Reserve Night Club Office Office - Medical Parkade Pet Grooming Parlour Place of Public Entertainment Place of Public of Worship Recycling Centre Reform School Refuse Disposal Restricted Building Riding Stables Scrap Yard Transport Depot Truck Stop Veterinary Clinic Warehouse Zoological Garden

ADDITIONAL CONTROLS

- All landscaping at the discretion of the eThekweni Municipality.
- *A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.
- Amanzimtoti:** Uses other than a Flat shall have a Floor Area Ratio of 0.5, Coverage of 50% and Height of 3 storeys.
- Isipingo:** Multi Unit Development in Isipingo shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.
- *Shop/Restaurant/Fast Food Outlet restricted to ground floor in a Flat only
- *BTTS shall mean Base Telecommunications Transmission Station.
- Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
- *A Health Studio may be permitted for the exclusive use of the residents only.
- The maximum coverage may be increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
- Refer to Section 9.5 of this Scheme for the procedure and requirements of a Multiple Unit Development.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HGT	COVERAGE	FAR
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	2000 m ²	N/A	30 %	<4 000 m ² = 1.5 4 001m ² - 5 000 m ² = 1.92 >5001 m ² = 2.0
Kingsburgh	7.5 m	4.5 m	N/A	1 800 m ²	3	30 %	0.35
Umkomaas	7.5 m	4.5 m	20	1800 m ²	N/A	30 %	<3 000 m ² = 0.35 3 001 - 4 000 m ² = 0.5 > 4 001 m ² = 0.75
Isipingo	7.5 m	4.5 m	N/A	1 800 m ²	5	30 %	<5000 m ² = 0.70 >5000 m ² = 0.75
Umbogintwini	7.5m	4.5m	N/A	1800 m ²	3	40%	1.0
Other Areas	7.5m	4.5m	N/A	1800m ²	3	30%	0.35

Zoning

CERTIFICATES CONTINUED



SUSTAINABLE DEVELOPMENT & CITY ENTERPRISES **Development Planning, Environment & Management Unit**

166 K E Masinga Road, Durban, 4001
P O Box 680, Durban, 4000
Tel: 031 311 1111, Fax: 031 311 7776
www.durban.gov.za

ENQUIRIES: R. SEWDULAR

TELEPHONE: 031-3115817

REFERENCE:

DATE: 26 May 2015

ZONING CERTIFICATE **ERF 60 KINGSBURGH – 20 STATION ROAD**

This serves to certify:

THAT the property described as Erf 60 Kingsburgh, 20 Station Road is within the jurisdiction of the eThekweni Municipality (South), and is zoned General Residential 1 in terms of South Scheme.

The relevant controls and information for this Erf is attached.

Yours faithfully

T. PILLAY
REGIONAL CO-ORDINATOR – SOUTH

DISCLAIMER:

The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Town Planning Scheme Regulations where, in certain cases, additional requirements can be called for at the discretion of the Deputy Head: Development Planning and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

REMARKS:

Note1: This information has been compiled at the above date, but as the Town Planning Scheme is in course of preparation it may be amended from time to time.
Note2: The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of any By-Laws, the National Building Regulations, Environmental Legislations or any restrictive conditions in Title Deeds.

Zoning

CERTIFICATES CONTINUED

ZONE: GENERAL RESIDENTIAL 1

SCHEME INTENTION: To provide, preserve, use land or buildings for higher density on all types of residential accommodation.

A wide range of ancillary uses which service the day to day needs of a residential community.

MAP COLOURREFERENCE: DARK BROWN

MAP REFERENCE: SS/05/2012

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> Boarding House Chalet Development Conservation Area *Dwelling House Flat Hotel Multiple Unit Development Private Open Space Public Open Space Retirement Centre 	<ul style="list-style-type: none"> *BTTS *Crèche *Health Studio Laundry Mobile Home Park & Camping Ground *Restaurant / Fast Food Outlet *Shop Special Building 	<ul style="list-style-type: none"> Action Sports Bar Adult Premises Agricultural Activity Agricultural Land Airport Arts and Crafts Workshop Beach Amenity Facility Betting Depot Builder's Yard Car Wash Cemetery/ Crematorium Container Depot Convention Centre Correctional Facility Direct Access Service Centre Display Area Dive Charter Educational Establishment Escort Agency Flea Market Fuelling and Service Station Funeral Parlour Garden Nursery Golf Driving Range Government / Municipal Health & Beauty Clinic Industry - Extractive Industry - General Industry - Light Industry - Noxious Institution Landfill Mortuary Motor Garage Motor Display Area Motor Vehicle Test Centre Motor Workshop Museum Nature Reserve Night Club Office Office - Medical Parkade Pet Grooming Parlour Place of Public Entertainment Place of Public of Worship Recycling Centre Reform School Refuse Disposal Restricted Building Riding Stables Scrap Yard Transport Depot Truck Stop Veterinary Clinic Warehouse Zoological Garden

ADDITIONAL CONTROLS

- All landscaping at the discretion of the eThekweni Municipality.
- *A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.
- Amanzimtoti: Uses other than a Flat shall have a Floor Area Ratio of 0.5, Coverage of 50% and Height of 3 storeys.
- Isipingo: Multi Unit Development in Isipingo shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.
- *Shop/Restaurant/Fast Food Outlet restricted to ground floor in a Flat only
- *BTTS shall mean Base Telecommunications Transmission Station.
- Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
- *A Health Studio may be permitted for the exclusive use of the residents only.
- The maximum coverage may be increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.
- Refer to Section 9.5 of this Scheme for the procedure and requirements of a Multiple Unit Development.

DEVELOPMENT PARAMETERS

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HGT	COVERAGE	FAR
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	2000 m ²	N/A	30 %	<4 000 m ² = 1.5 4 001 m ² - 5 000 m ² = 1.92 >5001 m ² = 2.0
Kingsburgh	7.5 m	4.5 m	N/A	1 800 m ²	3	30 %	0.35
Umkomaas	7.5 m	4.5 m	20	1800 m ²	N/A	30 %	<3 000 m ² = 0.35 3 001 - 4 000 m ² = 0.5 > 4 001 m ² = 0.75
Isipingo	7.5 m	4.5 m	N/A	1 800 m ²	5	30 %	<5000 m ² = 0.70 >5000 m ² = 0.75
Umbogintwini	7.5m	4.5m	N/A	1800 m ²	3	40%	1.0
Other Areas	7.5m	4.5m	N/A	1800m ²	3	30%	0.35

Zoning

CERTIFICATES CONTINUED

5/25/2015

Valuation Roll



VALUATION ROLL GV 2012 - Market Value (In terms of the Local Government Municipal Properties Rating Act No 6 of 2004)

Search Value Assist - Property

[Back](#)

[Section 49 - English](#)

[Section 49 - isiZulu](#)

Property Profile

Rate Number	72-18682113-0	Property Description	ERF 89 of KINGSBURGH
Address	15 ELIZABETH AVENUE, ILLOVO BEACH	Registered Extent (m²)	915

Property Details

ERF Number	89	Deeds Township/ Farm	KINGSBURGH
Use Code	Vacant Land (47)	Rating Category	Vacant Land
Government Code			
Exemptions		Rebates	
Phasing In		Exclusions	
SRA Code		Property Type	Vacant Land (VL)

Valuations

Market Value	340,000		
--------------	---------	--	--

Owners

Name
FAUL ANTHONY HUGH

[About This Site](#) | [Copyright](#) | [Disclaimer](#) | [E-mail Disclaimer](#) | [Payment of Accounts](#) | [Privacy Policy](#) | [Contact Us](#)

<http://www.durban.gov.za:84/propertysearch.htm>

Zoning

CERTIFICATES CONTINUED

5/25/2015

Valuation Roll



VALUATION ROLL GV 2012 - Market Value (In terms of the Local Government Municipal Properties Rating Act No 6 of 2004)

Search Value Assist - Property

[Back](#)
[Section 49 - English](#)
[Section 49 - isiZulu](#)

Property Profile

Rate Number	72-24448103-0	Property Description	Portion 1 of ERF 90 of KINGSBURGH
Address	13 ELIZABETH AVENUE, ILLOVO BEACH	Registered Extent (m²)	1,367

Property Details

ERF Number	90	Deeds Township/ Farm	KINGSBURGH
Use Code	Single Residential (15)	Rating Category	Residential
Government Code			
Exemptions		Rebates	
Phasing In		Exclusions	
SRA Code		Property Type	Single Residential (SR)

Valuations

Market Value	670,000		
--------------	---------	--	--

Owners

Name
FAUL ANTHONY HUGH

[About This Site](#) |
 [Copyright](#) |
 [Disclaimer](#) |
 [E-mail Disclaimer](#) |
 [Payment of Accounts](#) |
 [Privacy Policy](#) |
 [Contact Us](#)

<http://www.durban.gov.za:84/propertysearch.htm>

Zoning

CERTIFICATES CONTINUED

5/25/2015

Valuation Roll



Valuation Roll GV 2012

VALUATION ROLL GV 2012 - Market Value (In terms of the Local Government Municipal Properties Rating Act No 6 of 2004)

Search Value Assist - Property

[Back](#)

[Section 49 - English](#)

[Section 49 - isiZulu](#)

Property Profile

Rate Number	72-18684133-0	Property Description	REM of ERF 90 of KINGSBURGH
Address	9 ELIZABETH AVENUE,ILLOVO BEACH	Registered Extent (m²)	1,818

Property Details

ERF Number	90	Deeds Township/ Farm	KINGSBURGH
Use Code	Single Residential (15)	Rating Category	Residential
Government Code			
Exemptions		Rebates	
Phasing In		Exclusions	
SRA Code		Property Type	Single Residential (SR)

Valuations

Market Value	530,000		
--------------	---------	--	--

Owners

Name
FAUL GAYLE DIANNE

[About This Site](#) | [Copyright](#) | [Disclaimer](#) | [E-mail Disclaimer](#) | [Payment of Accounts](#) | [Privacy Policy](#) | [Contact Us](#)

<http://www.durban.gov.za:84/propertysearch.htm>

PLANS

AREAS:

Rectangle	1	Area	12.00 m ²
Triangle	2	Area	1.50 m ²
Circle	3	Area	0.79 m ²

Perimeter: 20.00 m

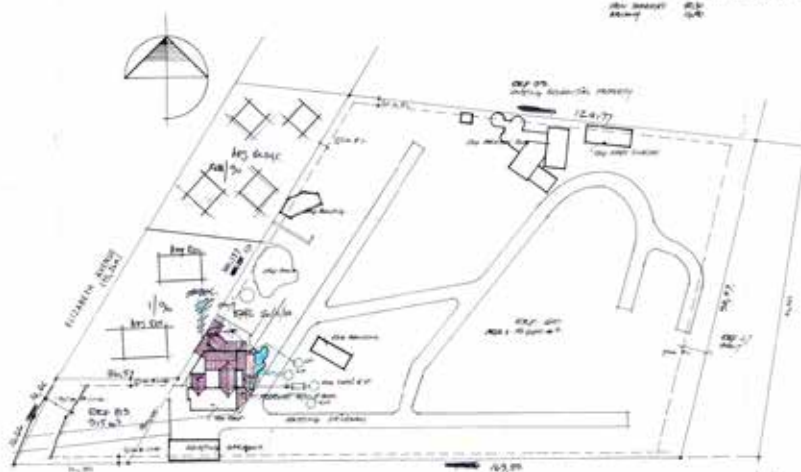
Volume: 12.00 m³

Surface Area: 12.00 m²

Weight: 12.00 m³

Cost: 12.00 m³

Notes:



STE PLAN
1:500

* NOTE:
Birmingham NFO
RFALE
JIMMEL 5/9/02

title
sketch drawing
SITE PLAN

client
PETER URB
CSC

project
Proposed additions
and alterations

site
100' 00"
2023 E Main St. corner
L2200

scale
1" = 50'

date
August 2, 2002

ARCHITECTURAL
CONCEPTS

Sheet 2
2D Envelope
Wesley Beck Ltd.

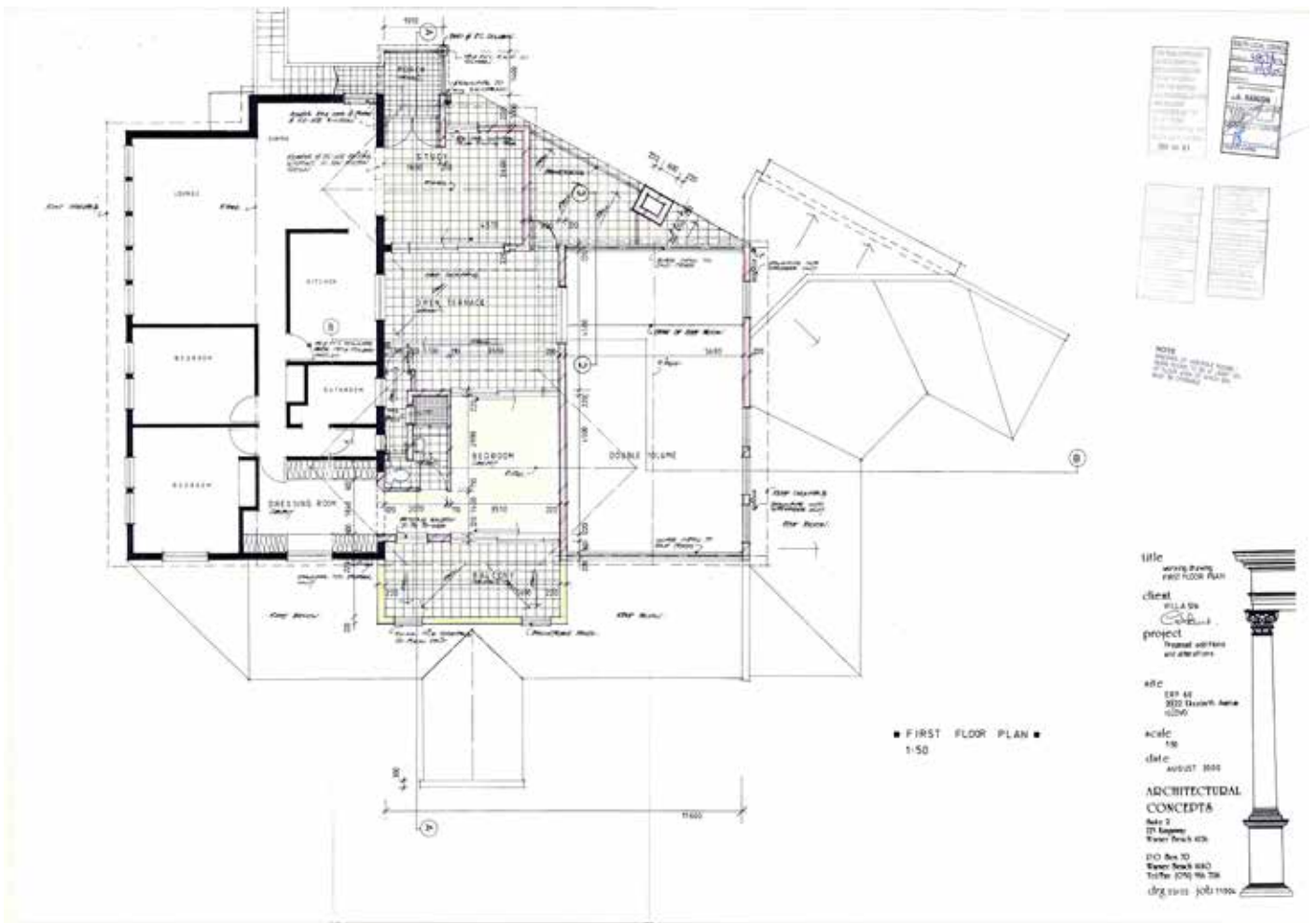
P.O. Box 30
Wesley Beck Ltd.
Toronto, ON M5S
2R6
designers job no.



Site & Floor

PLANS CONTINUED

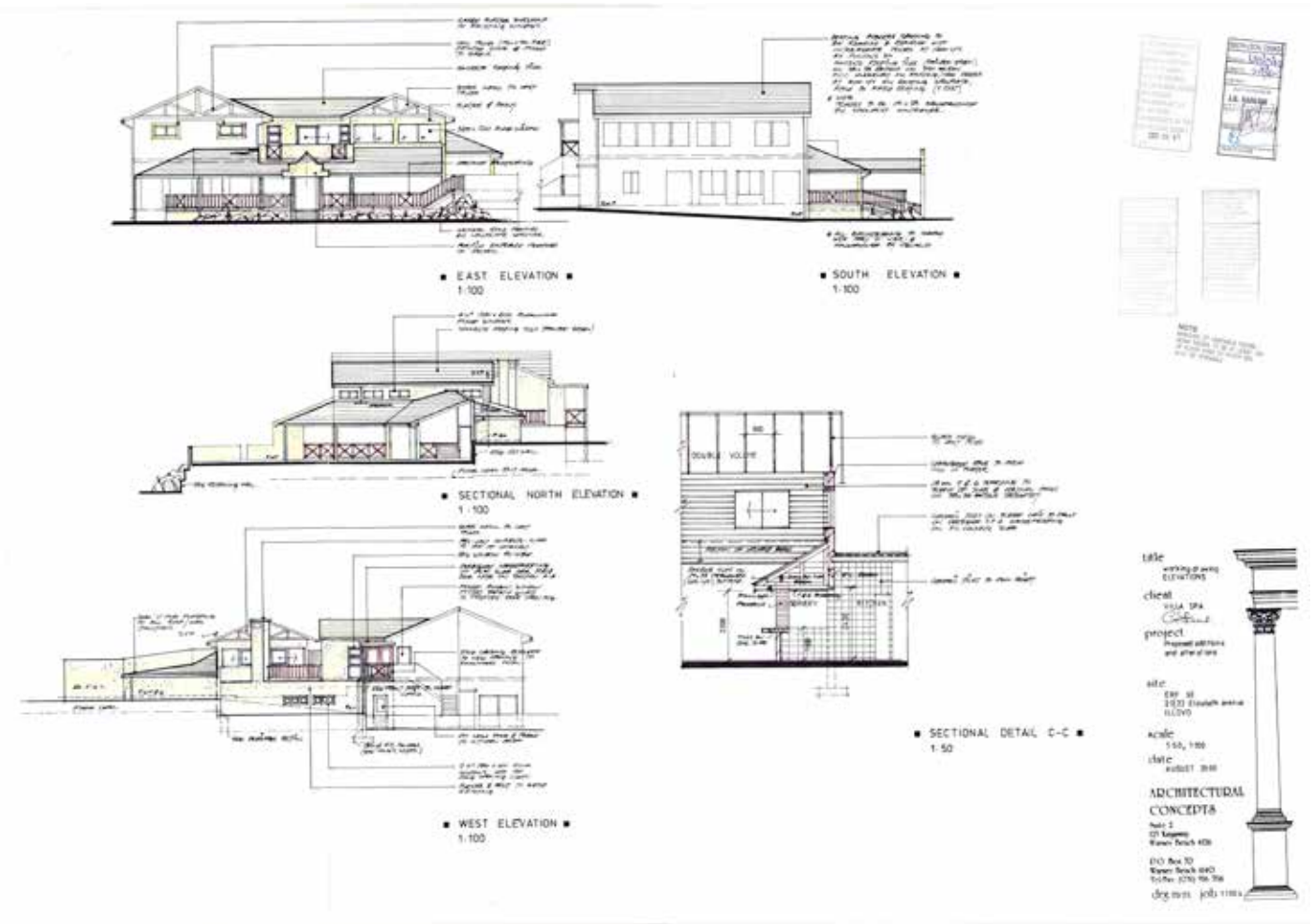
FLOOR PLAN



Site & Floor

PLANS CONTINUED

AERIAL VIEW 1



PLANS CONTINUED

■ EAST ELEVATION ■
1:100

■ SOUTH ELEVATION ■
1:100

■ WEST ELEVATION ■
 1/100

This technical drawing shows a vertical section through a building's exterior wall and roofline. The upper portion features horizontal siding above a window opening. Below the window is a sloped roof section with shingles. The lower part of the wall includes vertical siding and a base course. Various construction details are indicated by dimension lines and labels such as "DOUBLE JOIST", "WOOD SHAKES", "SHINGLES", "ROOF FLOOR JOISTS", "CEILING PLASTER", "INSULATION", "FLOORING", "FOUNDATION", and "FINISH". A scale bar at the bottom indicates dimensions.

SECTIONAL DETAIL C-C
1:50

100

title
working drawing
ELEVATIONS

client
VILA SPA
Caribbean

project
Proposed addition
and alteration

```
addc
    CRP 01
    [0] [0] Disruptive action
    [1] [0]
```

```
scale
  100, 100
date
  2007-2008
```

ARCHITECTURAL
CONCEPTS

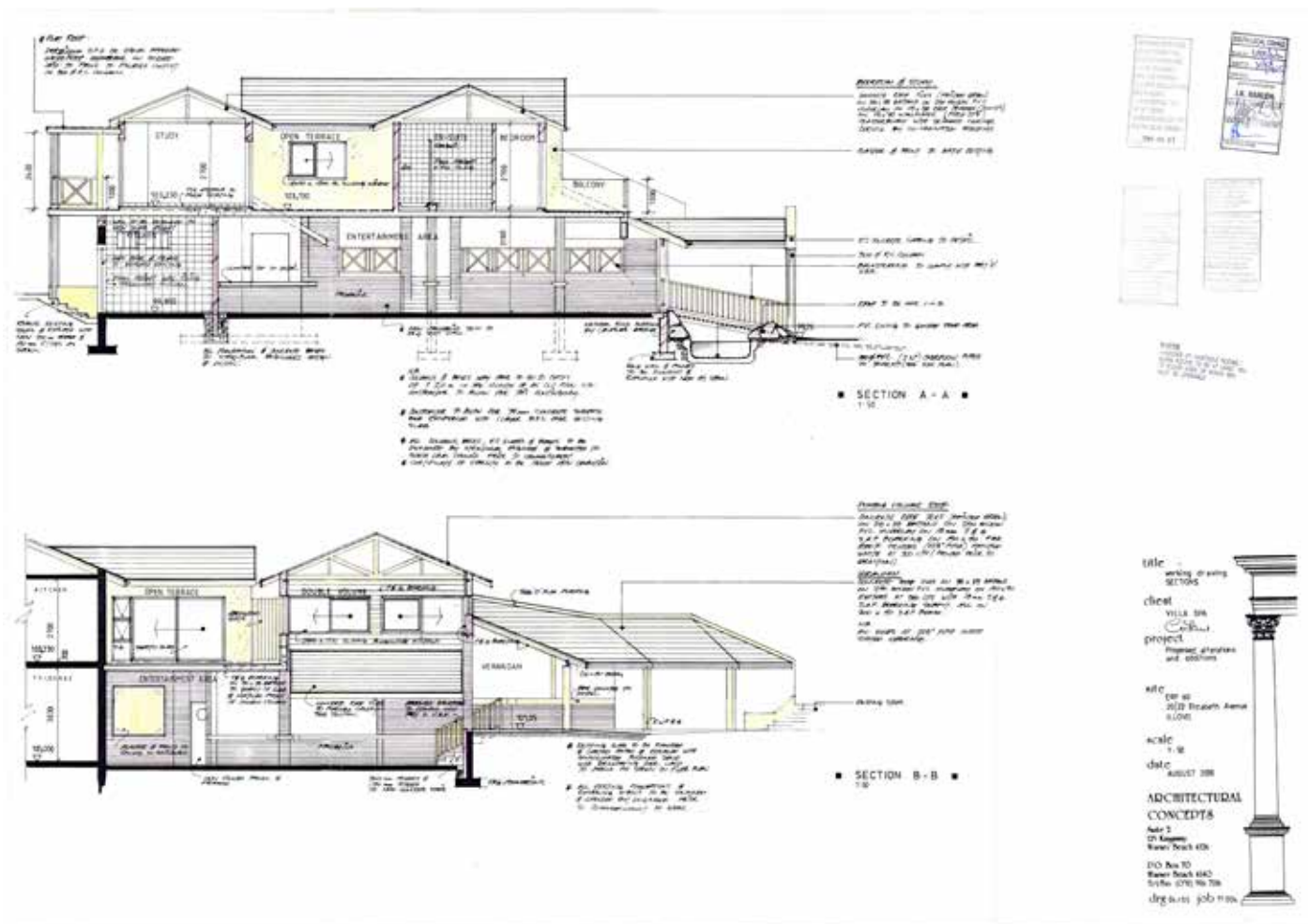
Box 2
211 Langens
Warner Bros. 400
Box 20
Warner Bros. 400
Tel: (212) 455-2000
dave.morris_jedi@att.net



Site & Floor

PLANS CONTINUED

AERIAL VIEW 3



Notes