

**PROPERTY
INFORMATION
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Director / Principle Agent : Clive Lazarus

Invitation to Submit Offers | **Closing Friday 30 January, 2026 at 14h00**

Deposit Payment and FICA Documentation is required with your Submission of Offer

www.parkvillage.co.za / auctions@parkvillage.co.za

DULY INSTRUCTED

Duly instructed by the Business Rescue Practitioner of Altivex 103 (Pty)Ltd, we will offer for sale by way of INVITATION TO SUBMIT OFFERS, **a lucrative, mixed-use development opportunity in the coastal town of Kidd's Beach situated approximately 28 Kilometres from the fast-developing city of East London just off the R72 on route to Port Elizabeth in the Eastern Cape Province.** This offering is well-suited to investors and developers seeking to acquire a substantial holding in the fast-growing East London **residential and commercial property market.**

The residential and commercial development opportunities will be offered for sale as single lots or, as combination of lots, to suite the investors appetite.

Offers or combination of offers to be submitted to auctions@parkvillage.co.za or in person to Park Village Auctions, Unit 10 Ferndale Mews North, Ferndale Randburg BY NO LATER THAN **14h00 on Friday 30 January, 2026**

Please Note:

- A Deposit of 5% of the Purchase Price, plus Agent's Commission of 5% plus VAT thereon, is payable on submission of offer
- The Seller reserves the right to accept or not accept any offer or combination of offers received

FOR MORE INFORMATION PLEASE CONTACT:

Jaco du Toit

Contact details: 011 789 4375 // 082 798 9476

E-mail: auctions@parkvillage.co.za

PLEASE NOTE: The Seller reserves the right to accept any offer during the offer period and, without further notice, withdraw the property from the sale.

CONDITIONS OF SALE:

Deposit: 5% of the Purchase Price payable into the Agents' Trust Account on submission of the Offer

Commission: Buyer's Commission of 5% plus VAT payable into the Agents' Trust Account on submission of the Offer

Offer Acceptance Period: The Offer remains valid and open for acceptance by the Seller for a period of 21 business days from date of submission of the Offer. The Seller reserves the right to accept or not accept any Offer received.

Arrear Rates & Taxes: The Seller to settle any arrear municipal charges and outstanding levies.

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licenses and other official and/or municipal and consumable charges.



Kidd's Beach Green Estate is a 330 Hectare partly developed mixed-use development catering for first-time and established homeowners across eight secured gated estates.

The completed developments comprise a well-established and trading retail shopping mall, a filling station, two (2) operational private schools all with various other existing amenities. Of the initial 2,600 opportunities, around 650 units have been completed.

The potentially lucrative opportunity presented to investors and developers includes the right to further develop and complete the remaining residential developments and the opportunity to exploit the development rights for a hotel and conference centre, business premises, a tertiary college, a high-performance sport facility, a retirement village and a hospital plus additional, un-zoned bulk land for a further 5000 affordable housing units.

This presentation aims to provide an overview of the development opportunity with **more detailed information available on request, from jaco@parkvillage.co.za**

LOCATION:

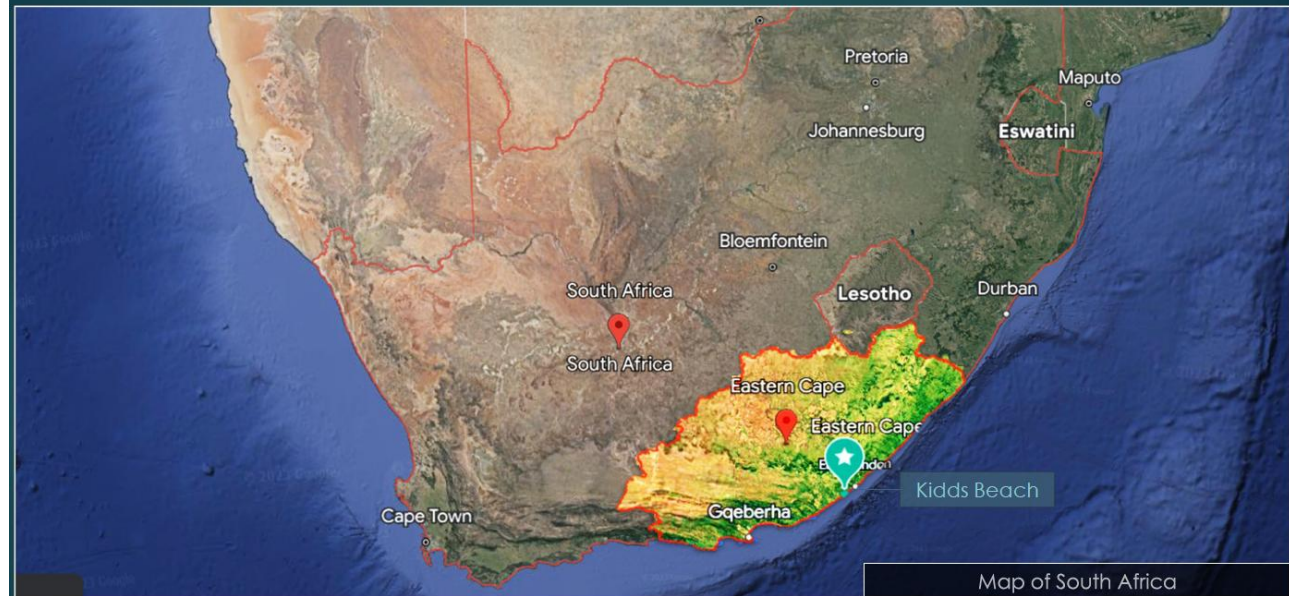
Macro location: Kidd's Beach, East London, District of the Buffalo City Local Municipality, Eastern Cape Province, South Africa

GPS co-ordinates: -33.143097, 27.682233

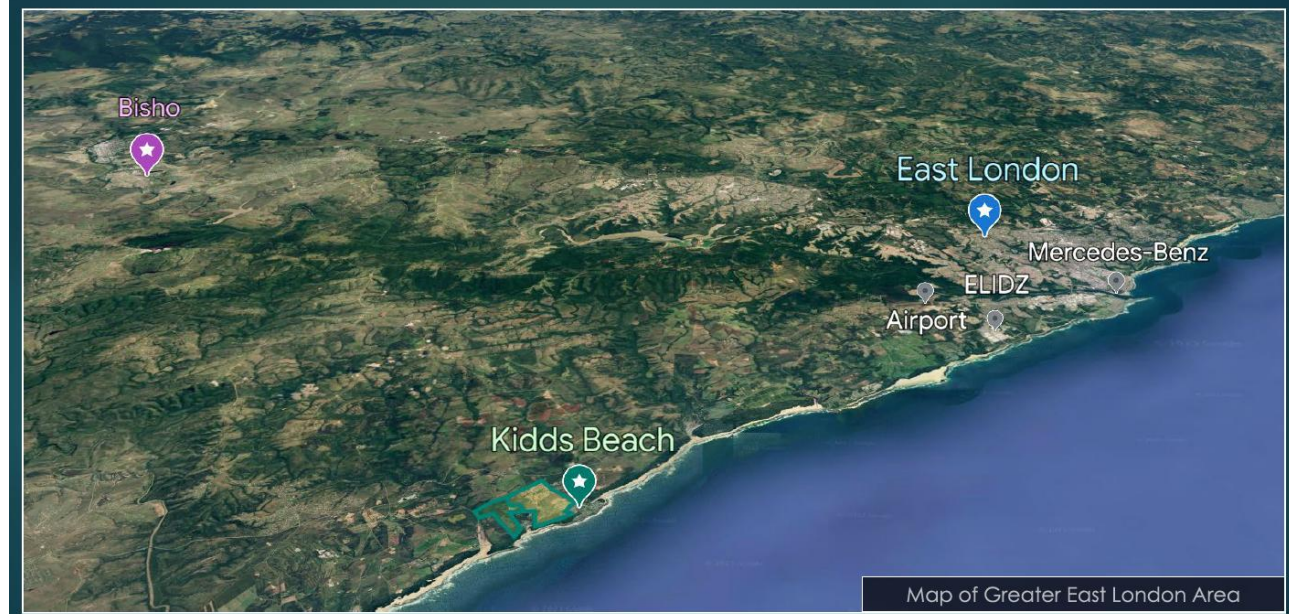
Location: Kidd's Beach is a small coastal resort town in the Eastern Cape, South Africa situated on the Mkhanzi River about 28 kilometres from East London, South Africa. The development is situated just off the R72, a mere 23km from East London's King Phalo Airport.

East London, the closest metropolitan to Kidd's Beach, boasts a diverse economic base, with motor vehicle and component manufacturing of primary importance, followed by industrial and agricultural activities. East London is considered the gateway to the Sunshine Coast to the South and the Wild Coast to its North and the economic hub of the Buffalo City Municipality.

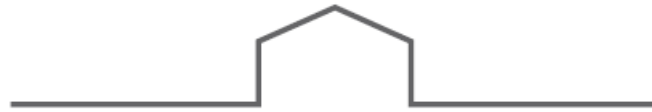
Macro locality



Locality Map







RESIDENTIAL DEVELOPMENTS

KIDDS BEACH



UMLELE GARDENS B

UMLELE HEIGHTS ESTATE

KIDDS BEACH

Umelele Gardens falls within the Umlele Heights Estate. The development opportunity comprises the 34 remaining full title single residential, serviced stands being ERF 2182, 2183, 2184, 2186, 2188, 2189, 2190, 2212, 2217, 2218, 2219, 2220, 2222, 2224, 2240, 2241, 2486, 2490, 2491, 2494, 2133, 2234, 2236, 2239, 2242, 2479, 2480, 2482, 2483, 2484, 2492, 2493, 2495, 2496



UMLELE GARDENS C, D, E & F

UMLELE HEIGHTS ESTATE

KIDDS BEACH

The undeveloped Phases C, D, E, & F of Umlele Gardens has been sub-divided and approved for the development of 236 single residential stands being ERF 2134 – 2173, ERF 2397 - 2446, 2543 – 2555, ERF 2243 - 2256, 2534 - 2539, 2519, 2520, 2284 - 2309, 2311 - 2342, 2370 – 2396, Erf 2343 - 2369

UMLELE HILLS D, E, F & G

UMLELE HEIGHTS ESTATE

KIDDS BEACH

Situated in the Umlele Heights Estate the vacant un-serviced and unimproved Erf 1468, 1469, 1470, 1472, 1481, 1483 & 1484 is Zoned Residential 3 and approved for the development of 156 Sectional Title Residential Units



UMLELE SPRINGS

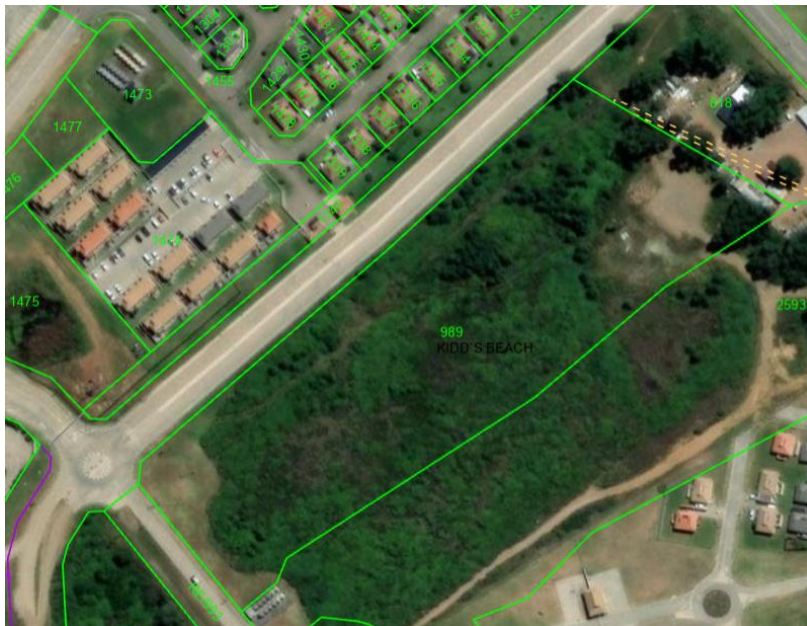
KIDDS BEACH



UMLELE SPRINGS PHASE 3, 4 & 5

Umlele Springs (Phases 1 and 2) offers affordable free standing town houses for 1st time home buyers as well as expanding families. The vacant un-serviced Erf 2593 being Phases 3, 4 & 5 of the development is Zoned Residential 3 and approved for the development of a further 169 free-standing Sectional Title residential stands.

KIDDS BEACH



KIDDS BEACH

Vacant un-serviced land being Erf 989, Zoned Residential 3 and approved for development of 150 units Sectional Title units and a high-density Hostel.

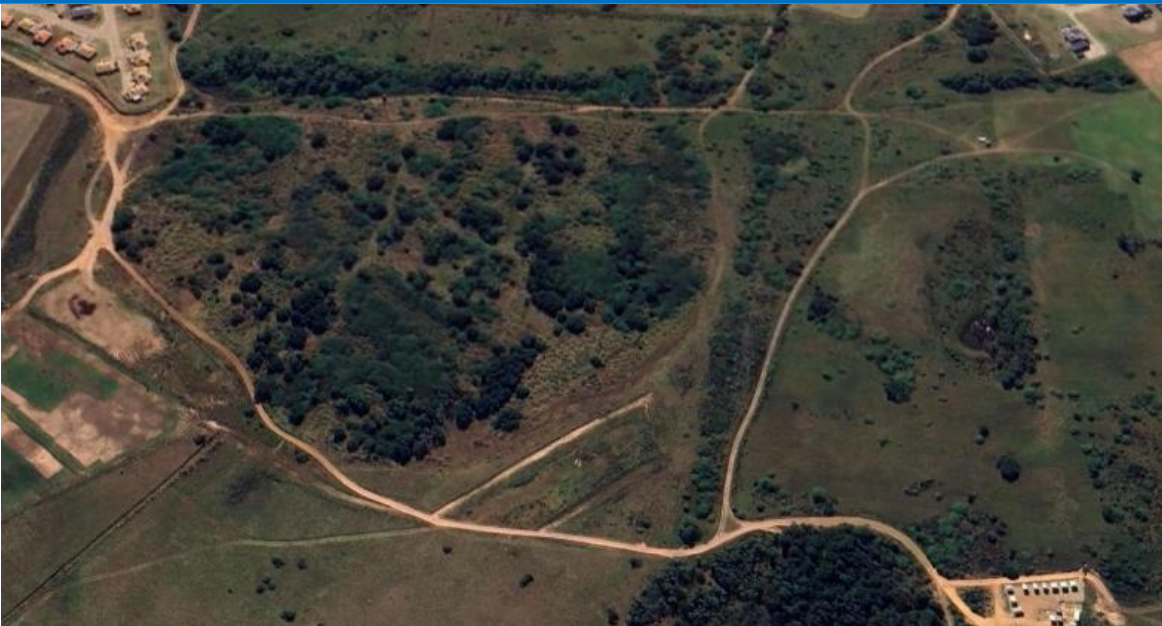


UMLELE LOFTS 2

KIDDS BEACH

UMLELE LOFTS 2

Vacant un-serviced land being Erf 991 sub-divided and approved for the development of 150 full-title, single residential stands



COUNTRY VILLAGE

KIDDS BEACH

COUNTRY VILLAGE

An intended Country Style Estate comprising 200 single residential full-title, vacant and un-serviced stands being Erf 994- 1215



IMPANGELE ESTATE

KIDDS BEACH

IMPANGELE ESTATE (PHASE 5)

Impangele Estate comprises up-market family homes with exclusive design options, upmarket finishes and a private park in excess of 6,800 sqm.

The undeveloped Phase 5 of Impangele is situated to the immediate South of the exiting development and has been subdivided into 42 full-title single residential stands being Erf 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 608, 618, 619, 620, 621, 622, 623, 624, 625 & 626





GOLDEN MILE

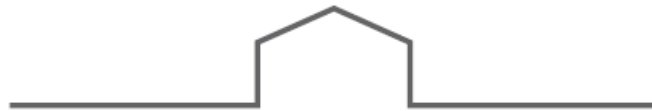
KIDDS BEACH



GOLDEN MILE ESTATE

Set to be the epitome of luxury, the proposed Golden Mile Estate will be developed around a protected, natural dune forest and will comprises 150 prime beachfront mansions and 150 luxury beach apartments.

The site is currently un-serviced vacant land that has been sub-divided and approved for the development of three (3) Sectional Title developments (Golden Mile Terraces) providing around 150 Sectional Title opportunities situated on Erf 978, 894 & 962 respectively with the balance of the Estate comprising the 150 full-title, single residential stands measuring between 624m² to 890m² (Erf 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 840, 841, 844, 845, 846, 847, 848, 849, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 895, 896, 897, 899, 900, 901, 902 & 903, 904, 908 - 970, 972 – 977) with a clubhouse (Erf 834)



COMMERCIAL & INSTITUTIONAL SITES

KIDDS BEACH

HOTEL SITE

KIDDS BEACH

200 KEY HOTEL

Situated on Erf 815, the highest point at Kidd's Beach, the design of the Hotel is set to overlook the surrounding area and forming a focal point of the development. The 200 room hotel will boast 270° ocean views and include a restaurant, spa and a 1000 delegate conference centre.



FRACTIONAL UNITS

KIDDS BEACH

25 FRACTIONAL UNITS

Erf 816 is situated on the planned central Boulevard just past the Hotel site, re-zoned and indented to be developed as fractional title residential units forming part of the Hotel



HOSPITAL SITE

KIDDS BEACH



Buffalo City Metropolitan Municipality
East London | Bhisho | King William's Town
Province of the Eastern Cape
South Africa
Website: www.buffalocitymetro.gov.za



Directorate of Spatial Planning &
Development

PO Box 81, East London, 5200
26 Oxford Street, East London, 5201
Tel: 043 705 2000 | Fax: 043 743 5266
Email: dianesi@buffalocity.gov.za

Our ref.: Ifayile yethu:	8697/TP	Enq.: Imibuzo:	N. MBULAWA 043 - 705 2077	Your ref.: Ifayile yakho:
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REGISTERED MAIL

2021-02-19

SETPLAN
P. O. Box 19017
Tecoma
5214

Dear Madam / Sir

REZONING OF ERF 418 KIDDS BEACH: KIDDS BEACH MAIN ROAD

The abovementioned application refers.

A. Approval is hereby granted in terms of Section 58 of the Municipal By-Law pertaining to the Spatial Planning and Land Use Management Act (Act 16 of 2013), for the rezoning of Erf 418 Kidd Beach from Open Space Zone 2 to Institutional Zone 3 (Private Hospital) purposes, subject to compliance at all times with the attached approved Site Development Plan which bears this Directorates stamp and the following conditions:

1. The applicant/developer noting that the property is situated within the Eskom supply area and it is suggested that they are contacted in relation to an Electricity supply.
2. Notwithstanding the foregoing, Buffalo City Municipality reserves all its rights as the license holder of all consumers within the municipal area.
3. The applicant/developer noting that the sewer logging results does not show any evidence of overload in the pipeline with regards to the proposed development. However, the required future upgrades to the existing infrastructure are required to be fulfilled.

2/...



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RETAIL SITE

KIDDS BEACH

RETAIL DEVELOPMENT (Phase 2)

Currently utilized by the Contractor Builder as a building yard and offices, Erf 818 is situated adjacent to the existing retail shopping centre and earmarked for the expansion of the commercial development.

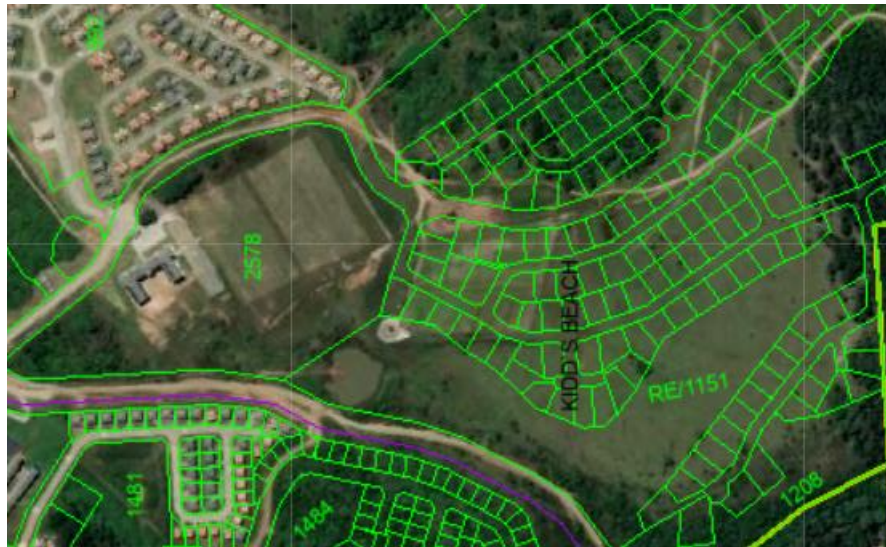


OFFICE SITE

KIDDS BEACH

MHG SALES OFFICE

Erf 423 is improved with the sales of office of the current developer and situated on the main road offering good exposure to passing traffics.



TERTIERY COLLEGE

COLLEGE
KIDDS BEACH

Erf 1151 extends South from the St Christopher's Secondary School and is earmarked for the development of Tertiary Education Facility which will complete the offering of educational institutions from pre-school to graduate.

SPORTS CENTRE

SPORTS CENTRE
KIDDS BEACH

The proposed state-of-the-art high performance sport centre proposed to be developed on Erf 424 will include a variety of sports codes including athletics, rugby, hockey, soccer and indoor swimming, as well as a sports science and medical unit.



INSTITUTIONAL SITES & OTHER STANDS

KIDDS BEACH



INSTITUTIONAL SITES:

Stands Zoned for Institutional use include;

- Erf 1473 – Church
- Erf 1477 – Creche
- Erf 1476 – Club House
- Erf 1479 – Church
- Erf 1480 – Creche

OTHER STANDS:

- Erf 421, 812 – Kidd's Beach Boulevard
- Erf 810 – Quarry



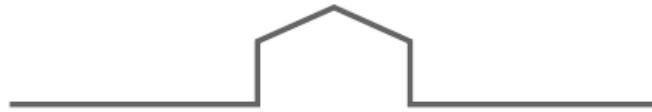
FUTURE FARM

KIDDS BEACH

REMAINING EXTENT OF THE FARM 1086, EAST LONDON RD

In addition to the existing zoned and approved developments, the opportunity includes roughly 100 Hectares un-zoned land, earmarked for the further development of 5000 affordable housing units.





MUNICIPAL SERVICES & ROAD CONSTRUCTION

KIDDS BEACH



ELECTRICITY SUPPLY

KIDDS BEACH

Electricity Supply (Solving the Eskom Challenge) Mission Holding Group (MHG), through its Business Rescue Practitioners, has concluded and signed a binding Term Sheet with Sunbox Solar (as the lead EPC contractor) and Hanchu ESS (as principal partner and financier) for the phased construction of a state-of-the-art renewable-energy power plant on a full **Build-Own-Operate (BOO)** basis.

- Phase 1 (commencing January 2026) will deliver dedicated embedded generation for existing ±120 residential units.
- Subsequent phases will roll out decentralised mini-plants for each new precinct within the greater Kidds Beach development, ensuring every future phase has its own secure, renewable supply.

- Bulk electricity capacity will be made available to the appointed developer of each precinct at competitive wheeling rates, completely independent of Eskom load-shedding and grid constraints.

This solution guarantees long-term power security and positions Kidds Beach Green Estate as one of the first truly energy-independent coastal developments in South Africa.





WATER & SEWER INFRASTRUCTURE

KIDDS BEACH

Waste-Water Treatment & Sewer Infrastructure Alveo Water (Pty) Ltd, a leading private water-infrastructure specialist, has been appointed and fully funded to design, finance, build and operate two modern waste-water treatment plants on a **Build-Own-Operate (BOO)** basis.

- The first plant is already fully approved and accredited by the local authority.
- All existing ±700 units will connect to Plant 1 immediately upon completion, creating instant financial viability and cash flow for the facility.
- The second plant will follow to accommodate the full build-out of the estate.

- Treated effluent will comply with the highest environmental standards and bulk sewer capacity will be made available on a centralised basis to every future precinct developer.
- Importantly, both Alveo plants will receive their electricity directly from the Sunbox Solar BOO renewable plant at preferential rates, eliminating any reliance on the municipal grid.

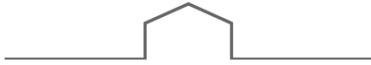


"Thousands have Lived without Love,
no one has Lived without Water"

WH AUDEN



With both electricity and waste-water solutions now contractually secured and de-risked on long-term BOO structures, developers and buyers at Kidds Beach Green Estate enjoy absolute certainty on two of the biggest hurdles facing South African property development today.



R72 ROAD UPGRADE

KIDDS BEACH

The **R72/MR501** intersection upgrade is the primary trigger that unlocks all future phases of the development.

The current Service Level Agreement with SANRAL and the Buffalo City Metropolitan Municipality limits additional peak-hour trips to 25% of the approved capacity until the upgrade is complete. Without the upgrade, no further building plan approvals beyond that threshold are possible.

A formal relaxation has been granted by BCMM and SANRAL that allows construction to continue past the 25% trigger, provided **no occupation certificates** are issued until the road project is at least 50% complete. The last verified progress on the road-project was estimated at around **40%**.

Total approved budget for the intersection upgrade: **R131 million (incl. VAT)**

- Developer contribution to date: R34 million
- SANRAL contribution to date: R16 million
- Estimated balance still required: **R81 million**

To ensure the development can proceed without any occupancy delays, **the potential purchaser will be required to contribute R37 million towards the R72/MR501 upgrade as a non-negotiable component of the purchase price.** This contribution forms part of the selling price and will be transferred to the road project as milestones are reached.

This approach guarantees that:

- The road upgrade stays fully funded,
- The 50% completion threshold is reached as quickly as possible, and
- Occupation of new units can proceed without regulatory hindrance.

We believe full transparency on this point strengthens the investment case – it demonstrates that the gating item is clearly identified, costed, and contractually secured through the purchaser contributions.





Development	Erf Number	Approximate Extent	Zoning	Layout & Improvements	Number of Opportunities
Umlele Gardens B	2182, 2186, 2188, 2189, 2190, 2212, 2217, 2218, 2219, 2220, 2222, 2240, 2241, 2486, 2490, 2491, 2494, 2133, 2234, 2236, 2239, 2242, 2479, 2480, 2482, 2483, 2484, 2492, 2493, 2495, 2496, 2183, 2224, 2184			Serviced Full Title Single Residential Stands	41
Umlele Gardens C	2397 - 2446, 2543 - 2555	10967m ²		Unserviced Development Land. Sub-divided. 63 Full Title Single Residential Stands	63
Umlele Gardens (D, E & F)	2134 - 2173, 2243 - 2256, 2534 - 2539, 2519, 2520, 2284 - 2309, 2311 - 2342, 2370 - 2396, 2343 - 2369	30296m ²		Unserviced Development Land. Sub-divided. 173 Full Title Single Residential Stands	173
Umlele Heights (Hills)	1468-1470, 1472, 1481-1484	57185m ²	Residential 5	Unserviced vacant land.	321
Umlele Springs	2593	95221m ²	Residential 5	Unserviced vacant land.	169
Umlele Mews (Phase 1-4)	817	70738m ²	Industrial 3 (Institutional, Hospital, Daycare, Residential)	Unserviced vacant land.	206
Umlele Lofts (Heron Court)	989	20949m ²	Residential 5	Unserviced vacant land.	150
Umlele Lofts (Hostel Site)	989	5383m ²	Residential 5	Unserviced vacant land.	1
Umlele Lofts 2 (Phase 1-4)	991	41962m ²		Unserviced vacant land.	150
Impangele Estate (Phase 5)	572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 608, 618, 619, 620, 621, 622, 623, 624, 625 & 626,	38286m ²	Residential 4	Unserviced vacant land. Full Title Single Residential stands	42
Country Village (Phase 1-6)	994 - 1215	151414m ²		Unserviced vacant land.	200
Golden Mile (Phase 1-5)	822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 840, 841, 844, 845, 846, 847, 848, 849, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 895, 896, 897, 899, 900, 901, 902 & 903, 904 - 906, 907 - 923, 941 - 970, 972 - 977	113441m ²		Unserviced vacant land.	150
Golden Mile Terraces (A, B & C)	894, 962, 979	44209m ²	Residential 3	Unserviced vacant land. Zoned Residential 3. Sectional Title Developments	150
Fractional Units (Holiday Apartments)	816	8219m ²		Unserviced vacant land.	25



Development	Erf Number	Approximate Extent	Zoning	Layout & Improvements	Number of Opportunities
Special Purpose/ Commercial Sites					
College Site (Tertiary)	1151	51483m ²		Unserviced vacant land	1
Hospital Site	418	20786m ²	Institutional 3 (Hospital)	Unserviced vacant land	1
Hotel Site	422 & 815	29944m ²	Residential 6	Unserviced vacant land	2
Retail (Phase 2)	818	7644m ²	Business 1	Unserviced vacant land.	1
Sales Office Site	423	2192m ²		MHG Sales Office	1
Quarry Site	810	33882m ²		Unserviced vacant land	1
Sport Centre	424	39493m ²		Sport Centre & Field	1
Golden Mile Club House	834		Institutional	Unserviced vacant stand. Golden Mile Club House	1
Church	1473		Institutional 2	Unserviced vacant stand. Rezoned Institutional use	1
Creche	1477		Institutional	Unserviced vacant stand. Rezoned Institutional use	1
Club House	1476		Institutional	Unserviced vacant stand. Rezoned Institutional use	1
Church	1479		Institutional 2	Unserviced vacant stand. Rezoned Institutional use	1
Creche	1480		Institutional	Unserviced vacant stand. Rezoned Institutional use	1
Future Farm	RE OF THE FARM 1086			Unserviced vacant land	5000
TOTAL NUMBER OF OPPORTUNITIES					6855

FOR MORE DETAILED INFORMATION ON THE
PROPERTIES, PLEASE CONTACT

Jaco du Toit

Contact details: 011 789 4375 // 082 798 9476

E-mail: jaco@parkvillage.co.za

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