

Provision of Property Management Services - Properties List

22 August 2025



The key micro challenges as a direct result of historic legacy issues which besets the ECDC portfolio include:

1. Inadequate recapitalization funds
2. Poor maintenance resulting the derelict state of the property portfolio
3. Leasehold administration challenges including the illegal occupation of property.

By unlocking experienced, property management private sectors partners, the ECDC hopes to overcome these challenges that results in the property portfolio realizing its latent potential in a mutually beneficial manner





Our Property Portfolio Footprint



- Mthatha (Anchored by Vulindlela Industrial Park) .
- King Williams Town (Anchored by Dimbaza Industrial Park).
- East London (Anchored by Fort Jackson Industrial Park).
- Butterworth (Anchored by Zitulele Industrial Park)
- Queenstown (Mainly commercial and residential)
- Leisure hotels along the eastern Indian coastline.
- Various Rural Towns in Transkei and Ciskei in the Eastern Cape

RESIDENTIAL FLATS - BUTTERWORTH											
Property Description	Building Name	Region	Category	Total Size (BLD) m²	Monthly billed	Debt Status	Total Units	Units Let	Units Vacant	Leases Expired	Invaded Units
Ptn 19 of Erf 1034 Butterworth	RIVERVIEW GLEN	BUT	RES	2265	R 108,906	R 7,349,730	17	15	2	11	-
Erf 1042 Butterworth	QOLORA CLOSE	BUT	RES	2700	R 162,572	R 9,279,379	18	17	1	15	-
Erf 586 Butterworth	HOLLYBURN FLAT	BUT	RES	4800	R 199,015	R 7,125,518	32	32	1	20	-
	TOTALS (3)				R 470,494	R 23,754,627	67	64	4	46	-
RESIDENTIAL FLATS - MTHATHA											
Property Description	Building Name	Region	Category	Total Size (BLD) m²	Monthly billed	Debt Status	Total Units	Units Let	Units Vacant	Leases Expired	Invaded Units
Ptn 1 of Erf 2224 Mthatha	MOUNTAIN VIEW FLATS	MTH	RES	1836	R -	R 5,669,207	12	-	12	-	11
Ptn 2 of Erf 2533 of Erf 2760 Mthatha	VALLEY VIEW FLATS	MTH	RES	3080	R 37,066	R 10,695,788	28	3	25	3	23
Erf 2768 Mthatha	NORWOOD FLATS	MTH	RES	1884	R -	R 9,047,142	24	-	24	-	21
Erf 2012 Mthatha	JACARANDA COURT	MTH	RES	1335	R -	R 5,250,780	12	-	12	-	12
Ptn 1 of Erf 2224 Mthatha	KAMBI VIEW FLATS	MTH	RES	1836	R 9,245	R 8,334,277	12	1	11	1	10
	TOTALS (5)				R 46,312	R 38,997,194	88	4	84	4	77
INDUSTRIAL AND COMMERCIAL PROPERTIES - BUTTERWORTH											
Property Description	Building Name	Region	Category	Total Size (BLD) m²	Monthly billed	Debt Status	Total Units	Units Let	Units Vacant	Leases Expired	Invaded Units
Erf 1071 and Erf 8467 Butterworth	CHET INDUSTRIES	BUT	IND	9190	R 124,334	R 5,972,114	38	17	21	10	-
Erf 174 Nqamakwe	TRANSIDO - NQAMAKWE	BUT	COM/IND	743	R 21,061	R 1,103,782	11	7	4	7	-
Erf 4775 Butterworth	TRANSIDO - CENTRAL	BUT	COM/IND	1010	R 27,976	R 3,274,499	24	19	5	19	-
Erf 4948 Butterworth	TRAMATEX	BUT	IND	22313	R 23,675	R 6,651,125	18	3	15	3	-
Erf 4953 Butterworth	IBIKA	BUT	IND	9742	R 576,283	R 14,972,609	53	28	25	14	-
	TOTALS (5)				R 773,330	R 31,974,128	144	74	70	53	-
INDUSTRIAL AND COMMERCIAL PROPERTIES - MTHATHA											
Property Description	Building Name	Region	Category	Total Size (BLD) m²	Monthly billed	Debt Status	Total Units	Units Let	Units Vacant	Leases Expired	Invaded Units
Erf 2742 Mthatha	TRANSIDO - USICO	MTH	COM/IND	2345	R 44,331	R 11,346,816	35	24	11	24	-
Erven 4956, 4657, 12018 & 12079 Mthatha	ZAMAKULUNGISA	MTH	COM/IND	35840	R 167,160	R 10,832,409	14	8	6	6	2
Erven 1896-9411 Mthatha	VULINDELA HEIGHTS	MTH	COM/IND	70000	R 2,160,536	R 46,961,924	79	53	26	27	14
Erf 70 Mthatha	TRANSIDO - ELLIOT RD OFFICES	MTH	COM/IND	1161	R 44,309	R 4,365,513	44	8	36	8	29
Erf 5694 Mthatha	TRANSIDO - MOTORTOWN	MTH	COM/IND	3905	R 76,302	R 15,069,708	36	18	18	16	2
	TOTALS (6)				R 2,492,639	R 88,576,370	208	111	97	81	47
INDUSTRIAL AND COMMERCIAL PROPERTIES - KING WILLIAMS TOWN/EAST LONDON											
Property Description	Building Name	Region	Category	Total Size (BLD) m²	Monthly billed	Debt Status	Total Units	Units Let	Units Vacant	Leases Expired	Invaded Units
Erf 3745 Mdantsane	CSBC COMPLEX NU 11 MDANTSAN	KWT	COM/IND	4000	R 72,160	R 7,284,944	46	29	17	28	-
Erf 473 Alice	KU-NTSELAMANZI - ALICE	KWT	COM	400	R -	R -	8	-	8	-	6
Erf 185 Middledrift	MIDDLEDRIFT	KWT	COM	628	R -	R -	13	-	13	-	12
	TOTALS (3)				R 72,160	R 7,284,944	67	29	38	28	18
	SUB TOTAL ALL				R 3,854,935	R 190,587,264	574	282	293	212	142

PROPERTIES TO MANAGE

Category	Asset Area/Location		
	Butterworth (+Nqamakwe)	East London (+Alice/ Middledrift)	Mthatha
Residential	67		88
Industrial	109		
Commercial	35	67	208
Total	211	67	296





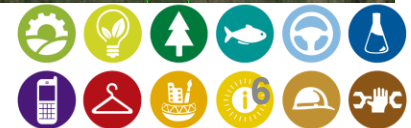
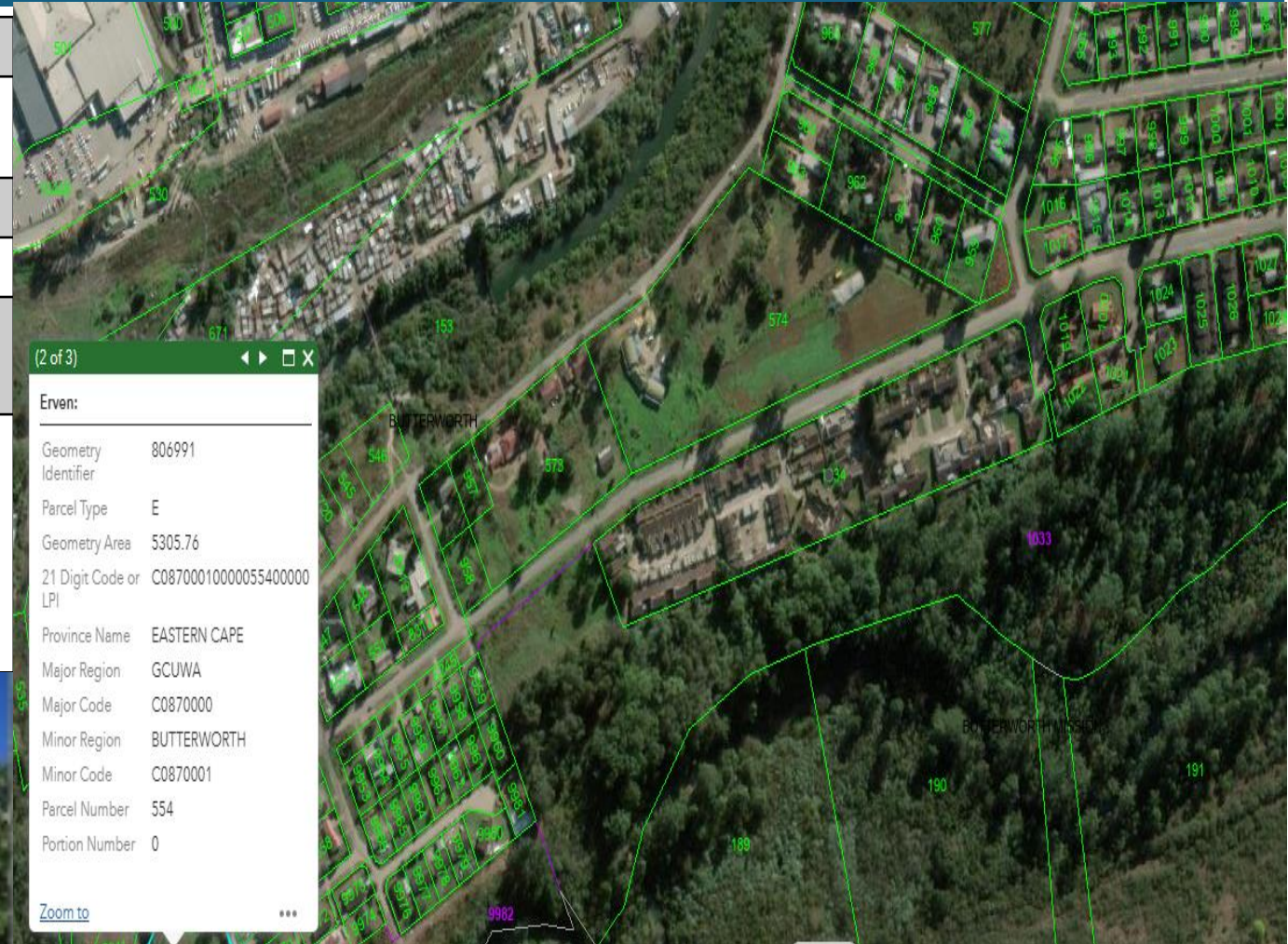
Flats / townhouse complexes - Butterworth



RESIDENTIAL PROPERTIES

PORTION 19 OF ERF 1034 BUTTERWORTH – RIVERVIEW GLEN

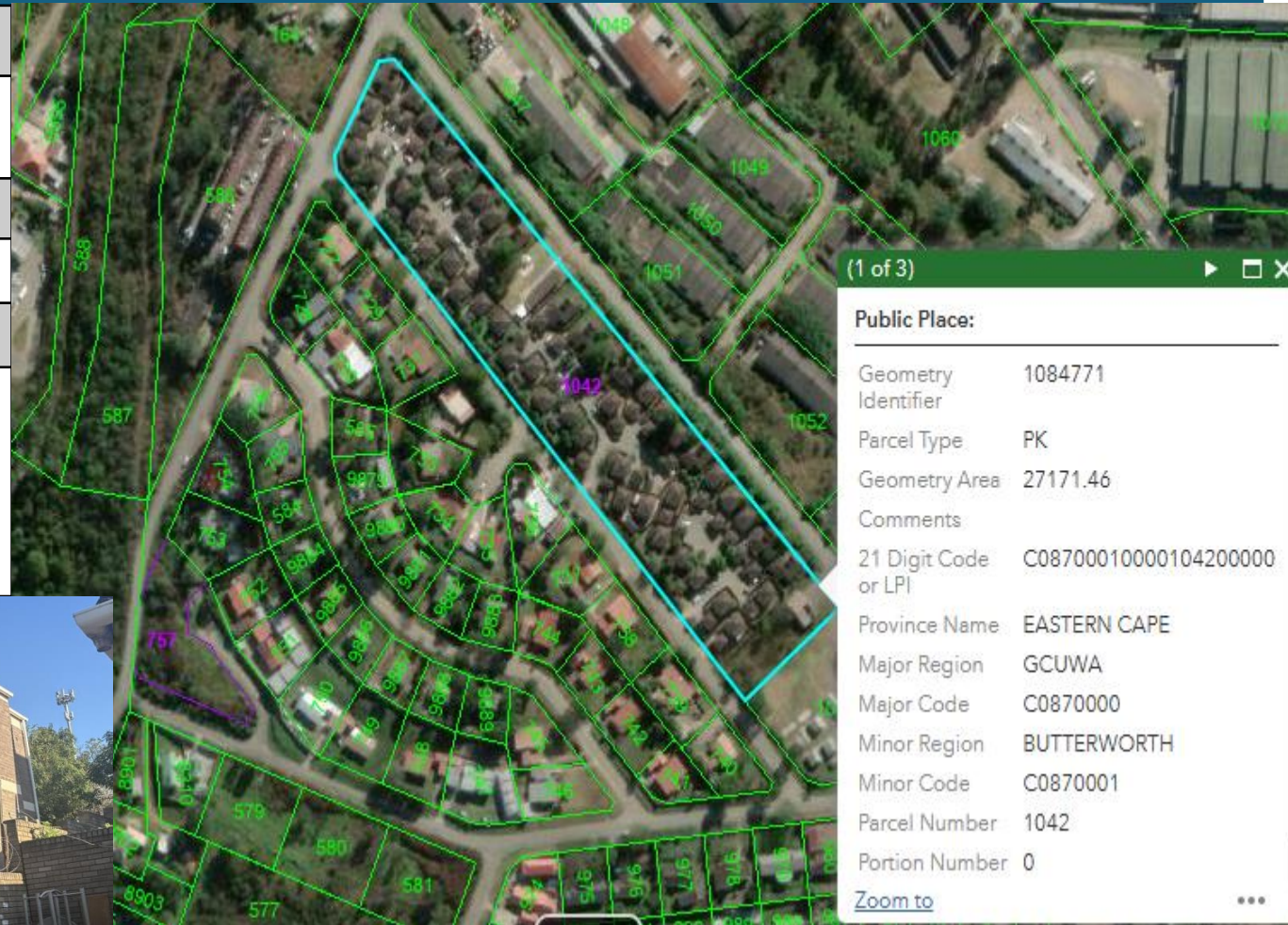
LANDUSE	Residential
EXTENT BUILDINGS	2,265 m ² (3,0517 Hectares Land size)
#UNITS	17
SIZES	113 (3 bedrooms)
LOCATION	Along McKitterick Street in Extension 7, Butterworth.
NOTABLES	<ul style="list-style-type: none">• 15x units occupied by tenants and 2x vacant.• 53% tenants pays.• 11 delinquent tenants with over 120 days debt.• Rental amount currently collected: R117,230 (Include payments on historic debt)



RESIDENTIAL PROPERTIES

ERF 1042 BUTTERWORTH – QOLORA CLOSE

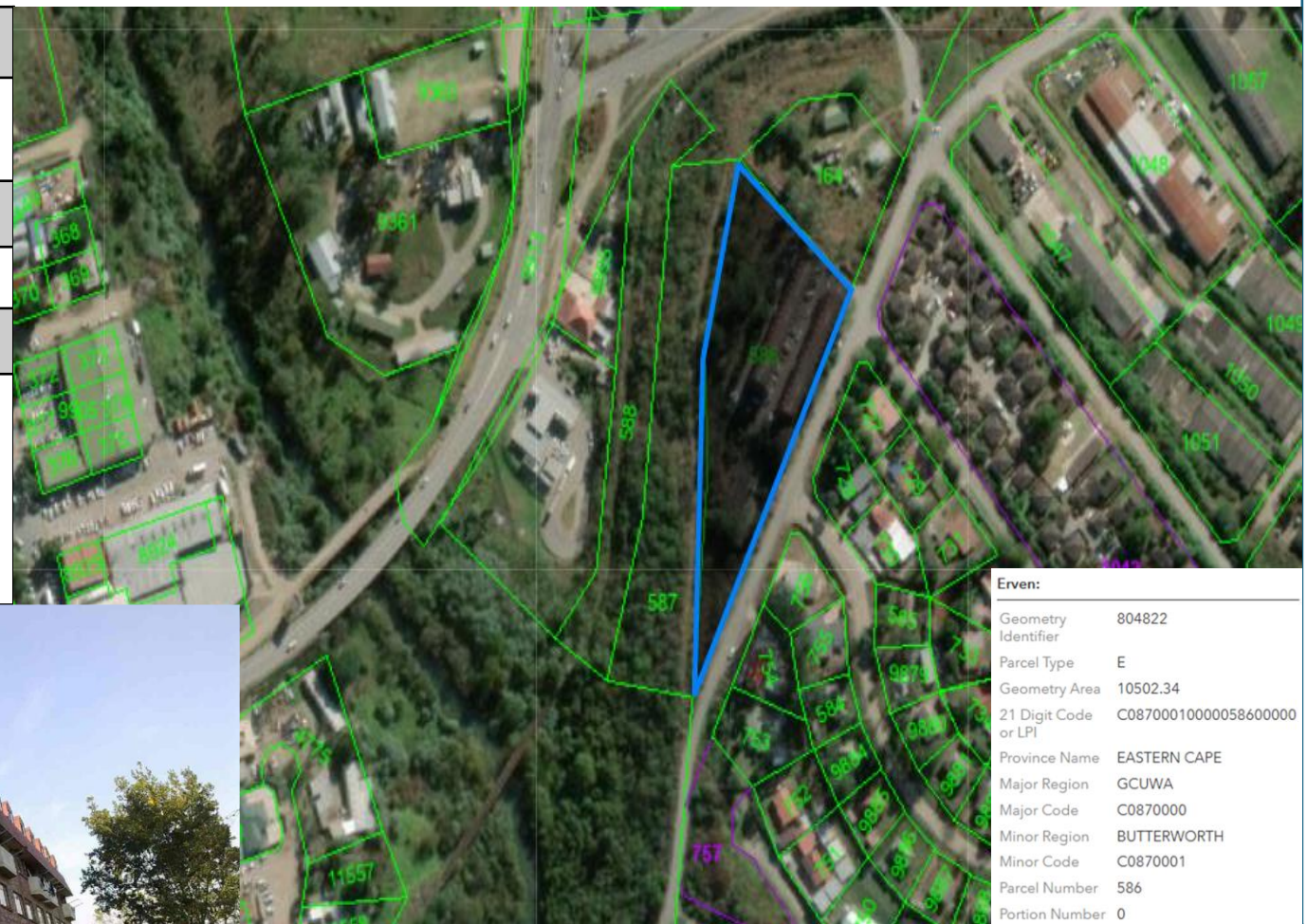
LANDUSE	Residential
EXTENT BUILDINGS	2700 m ² (2.7145 Hectares Land size)
#UNITS	18
SIZES	145-155 (3 bedrooms)
LOCATION	-Along Acacia Street in Zitulele Area, Butterworth.
NOTABLES	<ul style="list-style-type: none">• 17x units occupied by tenants and 1x vacant.• 35% tenants pays.• 14 delinquent tenants with over 120 days debt.• Rental amount currently collected: R43,734 (Include payments on historic debt)

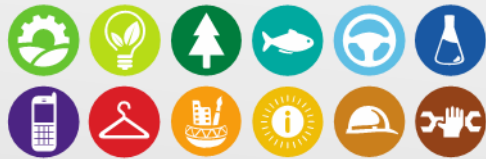


RESIDENTIAL PROPERTIES

ERF 586 BUTTERWORTH – HOLLYBURN FLATS

LANDUSE	Residential
EXTENT BUILDINGS	4832 m ²
#UNITS	32
SIZES	145-155 (3 bedrooms)
LOCATION	Along Protea Street in Zitulele Area, Butterworth.
NOTABLES	<ul style="list-style-type: none"> • 32x units occupied by tenants. • 38% tenants pays. • 21 delinquent tenants with over 120 days debt. • Rental amount currently collected: R80,025 (Include payments on historic debt)





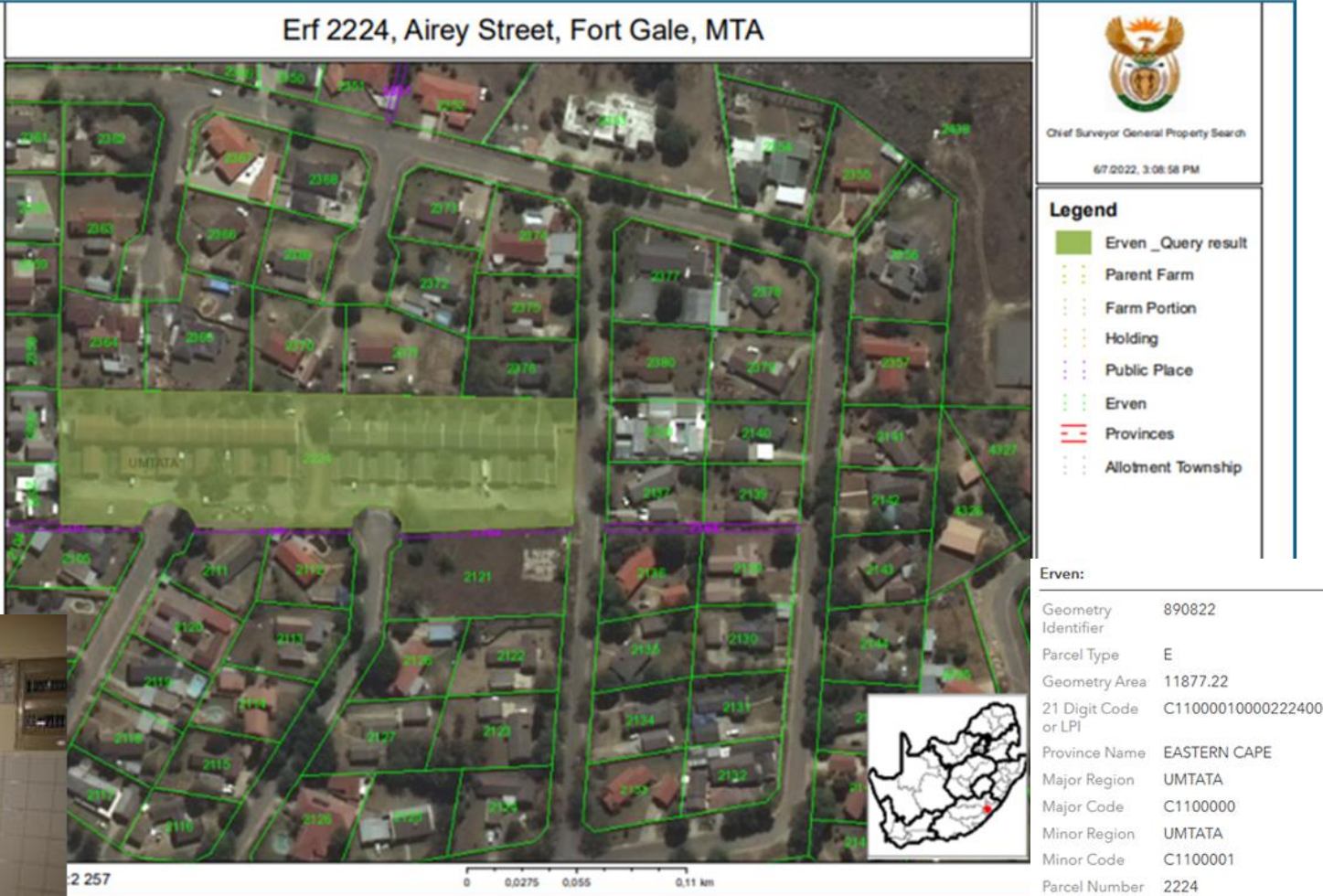
Flats / townhouse complexes - Mthatha



RESIDENTIAL PROPERTIES

PORTION 1 OF ERF 2224 MTHATHA – MOUNTAIN VIEW FLATS, KSD MUNICIPALITY

LANDUSE	Residential (Townhouses)
EXTENT BUILDINGS	1920 m ² (1,1886 Hectares Land size)
#UNITS	12
SIZES	153 m ² (3 bedrooms)
LOCATION	Along Airey Street in Fort Gale Area, Mthatha.
NOTABLES	<ul style="list-style-type: none">12x units occupied by 12x illegal occupants.Rental amount currently collected: R0.00.



RESIDENTIAL PROPERTIES

PORTION 2 OF ERF 2533 OF ERF 2760 MTHATHA – VALLEY VIEW FLATS

LANDUSE	Residential (Townhouses)
EXTENT BUILDINGS	3 360 m ²
#UNITS	28
SIZES	110-132 m ² (3 bedrooms)
LOCATION	02 Scissor Street in Fort Gale Area, Mthatha.
NOTABLES	<ul style="list-style-type: none"> • Occupied by 3x tenants and 25x illegal occupants.. • 66% tenants pays. • 03 delinquent tenants with over 120 days debt. • Rental amount currently collected: R18,803 (Include payments on historic debt)



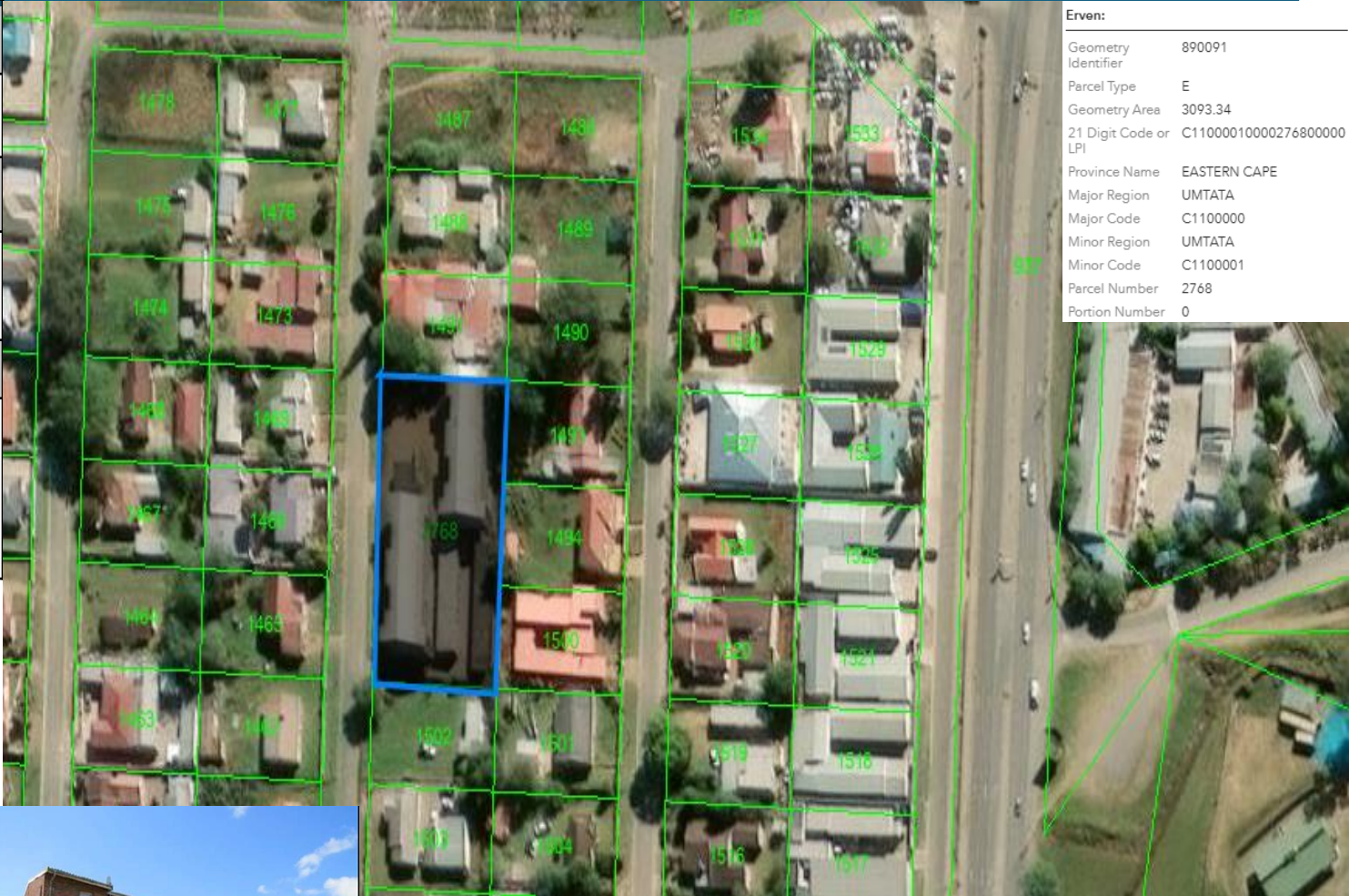
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Province Name	EASTERN CAPE
Major Region	UMTATA
Major Code	C1100000
Minor Region	UMTATA
Minor Code	C1100001
Parcel Number	2760
Portion Number	0



RESIDENTIAL PROPERTIES

ERF 2768 MTHATHA – NORWOOD FLATS

LANDUSE	Residential
EXTENT BUILDINGS	1 890 m ²
#UNITS	24
SIZES	75 m ² - 100 m ² (2 bedrooms and 3 bedrooms)
LOCATION	88 3 rd Avenue, Norwood, Mthatha.
NOTABLES	<ul style="list-style-type: none">Occupied by 24x illegal occupants..Rental amount currently



Erven:	
Geometry Identifier	890091
Parcel Type	E
Geometry Area	3093.34
21 Digit Code or LPI	C11000010000276800000
Province Name	EASTERN CAPE
Major Region	UMTATA
Major Code	C1100000
Minor Region	UMTATA
Minor Code	C1100001
Parcel Number	2768
Portion Number	0



RESIDENTIAL PROPERTIES

ERF 2012 MTHATHA – JACARANDA FLATS

LANDUSE	Residential
EXTENT BUILDINGS	1 506 m ²
#UNITS	12
SIZES	125 m ² (2 and 3 bedrooms)
LOCATION	At the corner of Durham Street and Leeds Road, Mthatha.
NOTABLES	<ul style="list-style-type: none">12x units occupied by 12x illegal occupants..Rental amount currently collected: R0.00.



Erven:

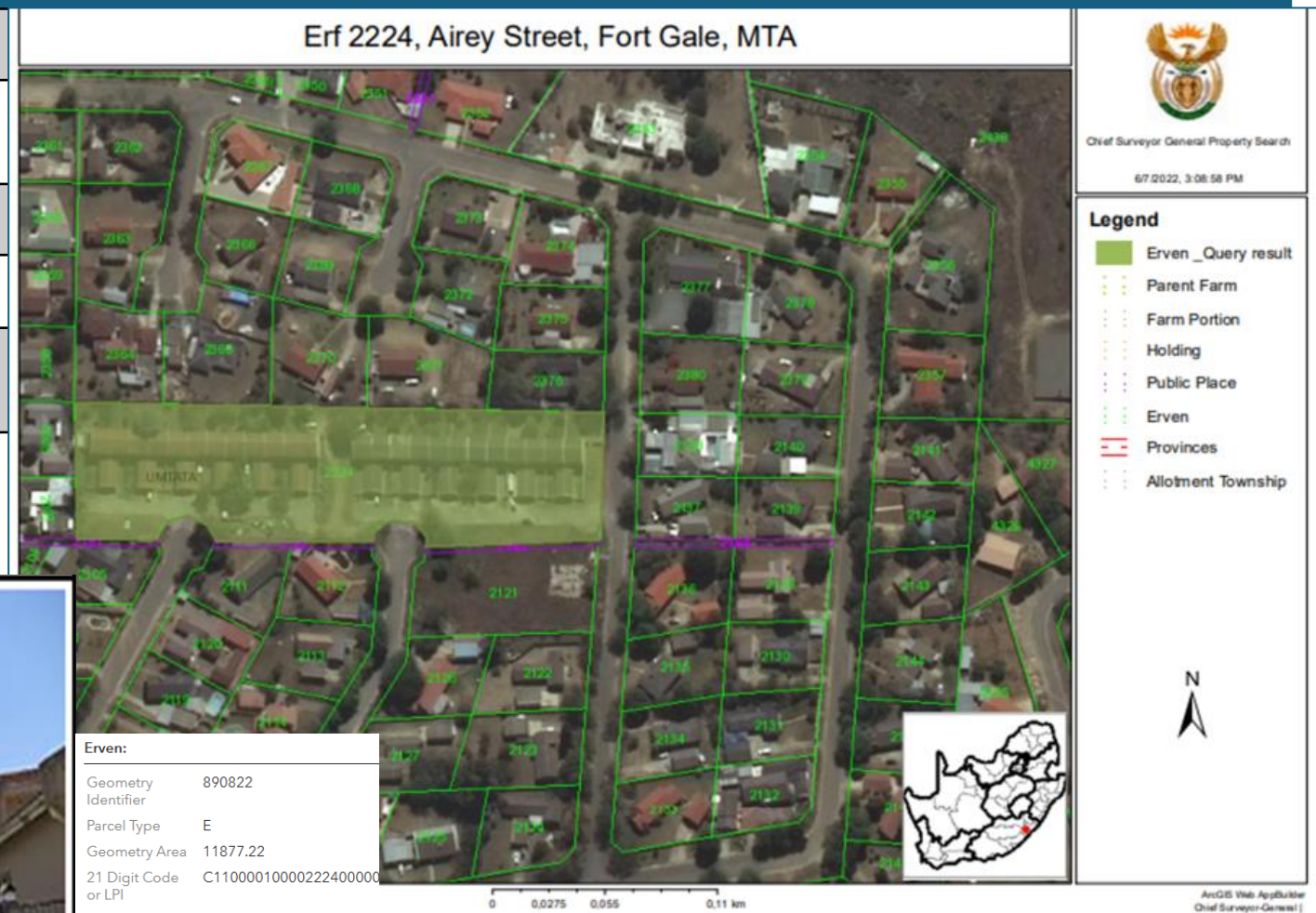
Geometry Identifier	888474
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Geometry Area	2586.33
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Province Name	EASTERN CAPE
Major Region	UMTATA
Major Code	C1100000
Minor Region	UMTATA
Minor Code	C1100001
Parcel Number	2012
Portion Number	0



RESIDENTIAL PROPERTIES

PORTION 1 OF ERF 2224 MTHATHA – KAMBI VIEW FLATS

LANDUSE	Residential (Townhouses)
EXTENT BUILDINGS	1920 m ² (1,1886 Hectares Land size)
#UNITS	12
SIZES	160 m ² (3 bedrooms)
LOCATION	-Along Airey Street in Fort Gale Area, Mthatha.
NOTABLES	<ul style="list-style-type: none">Occupied by 1x tenant and 11x illegal occupants.0% tenants pays.



Industrial and commercial Properties – Butterworth



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 1071 AND ERF 8467 BTW – CHET INDUSTRIES

LANDUSE	Industrial
EXTENT BUILDINGS	9190 m ²
#UNITS	38
SIZES	N/A
LOCATION	Along Zitulele Road in Zitulele, BTW
NOTABLES	<ul style="list-style-type: none"> • Occupied mainly by auto Repairs • 17x units occupied by tenants and 18x vacant and 3x illegally occupied. • 47% tenants pays. • 11 delinquent tenants with over 120 days debt. • Rental amount currently collected: R39,319 (Include payments on historic debt)



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 174 NQAMAKWE – TRANSIDO NQAMAKWE

LANDUSE	Commercial
EXTENT BUILDINGS	743 m ²
#UNITS	11
SIZES	129 – 257 m ²
LOCATION	Along R409 in Nqamakwe.
NOTABLES	<ul style="list-style-type: none">• Occupied mainly by dress makers.• 07x units occupied by tenants and 04 units vacant (uninhabitable).• 0% tenants pays.• 11 delinquent tenants with over 120 days debt.• Rental amount currently collected: R0,00.



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 4775 BTW – TRANSIDO - CENTRAL

LANDUSE	Commercial and light Industrial (Workshops & Offices)
EXTENT BUILDINGS	1010 m ² (4 840 m ² Land Size)
#UNITS	24
SIZES	55 – 276 m ² Unit sizes
LOCATION	Situated near the N2 road, Butterworth CBD
NOTABLES	<ul style="list-style-type: none"> Occupied mainly by auto repairs and steel fabricators. 19x units occupied by tenants and 1x vacant and 4x uninhabitable. 21% tenants pays. 18 delinquent tenants with over 120 days debt. Rental amount currently collected: R4,210 (Include payments on historic debt)



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 4948 BTW – TRAMATEX

LANDUSE	Industrial and Commercial (
EXTENT BUILDINGS	22,313 m ² (53,52 Hectares Land size)
#UNITS	18
SIZES	318 – 5700 m ² Unit sizes
LOCATION	Along Mazeppa Bay Road in IBIKA Area, BTW.
NOTABLES	<ul style="list-style-type: none">• Some units in this ERF are in a dilapidated state and currently not used.• Occupied mainly by auto repairs and Manufactures.• 3x units occupied by tenants, 5x vacant and 10x uninhabitable.• 33% tenants pays.• 3 delinquent tenants with over 120 days debt.• Rental amount currently collected: R60,000 (Include payments on historic debt)



INDUSTRIAL/COMMERCIAL PROPERTIES

ERVEN 4953 (4948 – 4969) BUTTERWORTH, IBIKA, GCUWA MUNICIPALITY

LANDUSE	Industrial and Commercial (Manufacturing, Production, Offices)
EXTENT BUILDINGS	90 742 m ²
#UNITS	53
SIZES	240 – 16 668 m ² Unit sizes
LOCATION	Around IBIKA Area, Butterworth.
NOTABLES	<ul style="list-style-type: none">• Some units in this ERF are in a dilapidated state and currently not used.• Occupied mainly by auto repairs, funeral businesses, and Manufactures.• 27x units occupied by tenants, 5x vacant and 21x uninhabitable.• 37% tenants pays.• 17 delinquent tenants with over 120 days debt.• Rental amount currently collected: R280,979 (Include payments on historic debt)





Industrial and commercial Properties – Mthatha



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 2742 MTHATHA – TRANSIDO - USICO

LANDUSE	Commercial and light Industrial (Workshops & Offices)
EXTENT BUILDINGS	2345 m ² (2.0689 Hectares Land size)
#UNITS	35
SIZES	26 – 99 m ² Unit sizes
LOCATION	Along Tembu Road, Ngangelizwe, Mthatha.
NOTABLES	<ul style="list-style-type: none">• Occupied mainly by auto repairs, funeral businesses, and Manufactures.• 24x units occupied by tenants, and 11x vacant.• 4% tenants pays.• 24 delinquent tenants with over 120 days debt.• Rental amount currently collected: R2,417 (Include payments on historic debt)



INDUSTRIAL/COMMERCIAL PROPERTIES

ERVEN 4956, 4657, 12018 & 12079 MTHATHA – ZAMAKULUNGISA

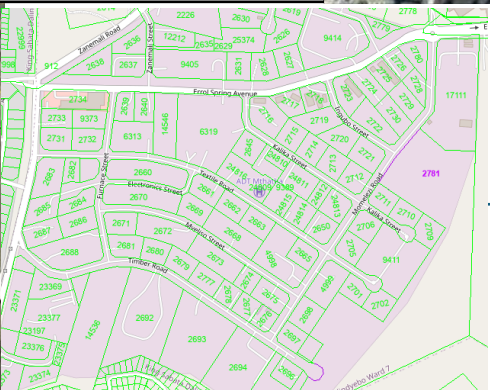
LANDUSE	Commercial and light Industrial (Workshops & Offices)
EXTENT BUILDINGS	41,818 m ²
#UNITS	14
SIZES	224 – 15,564 m ² Unit sizes
LOCATION	Along the Warehouse Road, Mthatha.
NOTABLES	<ul style="list-style-type: none"> • Occupied mainly by auto repairs, funeral businesses, and Manufactures. • 08x units occupied by tenants, 6x vacant, and 2x illegally occupied. • 50% tenants pays. • 24 delinquent tenants with over 120 days debt. • Rental amount currently collected: R84,715 (Include payments on historic debt)



INDUSTRIAL/COMMERCIAL PROPERTIES

ERVEN 1896-9411 MTHATHA – VULINDLELA HEIGHTS, ORT MUNICIPALITY

LANDUSE	Commercial and Industrial (Workshops, Offices, etc)
EXTENT BUILDINGS	70 000 m ²
#UNITS	79
SIZES	100 – 10 000 m ² Unit sizes
LOCATION	Vulindlela Heights, Mthatha.
NOTABLES	<ul style="list-style-type: none">• Occupied mainly by production, manufacturing and retail businesses.• 52x units occupied by tenants, 36x illegally occupied, and 1x uninhabitable.• 75% tenants pays.• 20 delinquent tenants with over 120 days debt.• Rental amount currently collected: R1,454,416 (Include payments on historic debt)



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 70 MTHATHA – TRANSIDO ELLIOT ROAD OFFICES

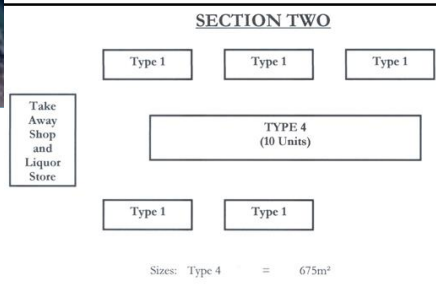
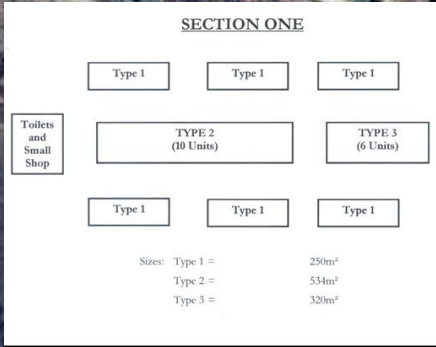
LANDUSE	Commercial and light Industrial (Workshops & Offices)
EXTENT BUILDINGS	1 466 m ² (3,093 m ² Land Size)
#UNITS	44
SIZES	15 – 500 m ² Unit sizes
LOCATION	At corner Harrow Road and Elliot Road, Mthatha.
NOTABLES	<ul style="list-style-type: none">• Used as offices for commercial business.• 08x units occupied by tenants, and 36 illegally occupied.• 50% tenants pays.• 08 delinquent tenants with over 120 days debt.• Rental amount currently collected: R5,000 (Include



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 5694 MTHATHA – TRANSIDO MOTORTOWN, KSD MUNICIPALITY

LANDUSE	Commercial and light Industrial (Workshops & Offices)
EXTENT BUILDINGS	4 634 m ² (12 8452 Hectares Land size)
#UNITS	36
SIZES	15 – 340 m ² Unit sizes
LOCATION	Along Industrial Road in Extension 13, Mthatha.
NOTABLES	<ul style="list-style-type: none">Occupied mainly by auto repairs and steel fabricators.12x units occupied by tenants, 21x vacant, and 3 illegally occupied.17% tenants pays.10 delinquent tenants with over 120 days debt.Rental amount currently collected: R19,051 (Include payments on historic debt)





Industrial and commercial Properties – KWT/East London



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 3745 MDANTSANE – CSBC COMPLEX NU11, BUFFALO CITY METROPOLITAN MUNIC

LANDUSE	Commercial (Workshops, offices and dress making)
EXTENT BUILDINGS	3667 m ² (22 973 m ² – Land)
#UNITS	46
SIZES	101- 308 Unit Sizes
LOCATION	Within Qumza highway in Along in Unit 06 Mdantsane.
NOTABLES	<ul style="list-style-type: none">• Occupied mainly by offices, catering businesses and steel fabricators.• 27x units occupied by tenants, 14x vacant, and 5x uninhabitable.• 4% tenants pays.• 26 delinquent tenants with over 120 days debt.• Rental amount currently collected: R5,900 (Include payments on historic debt)



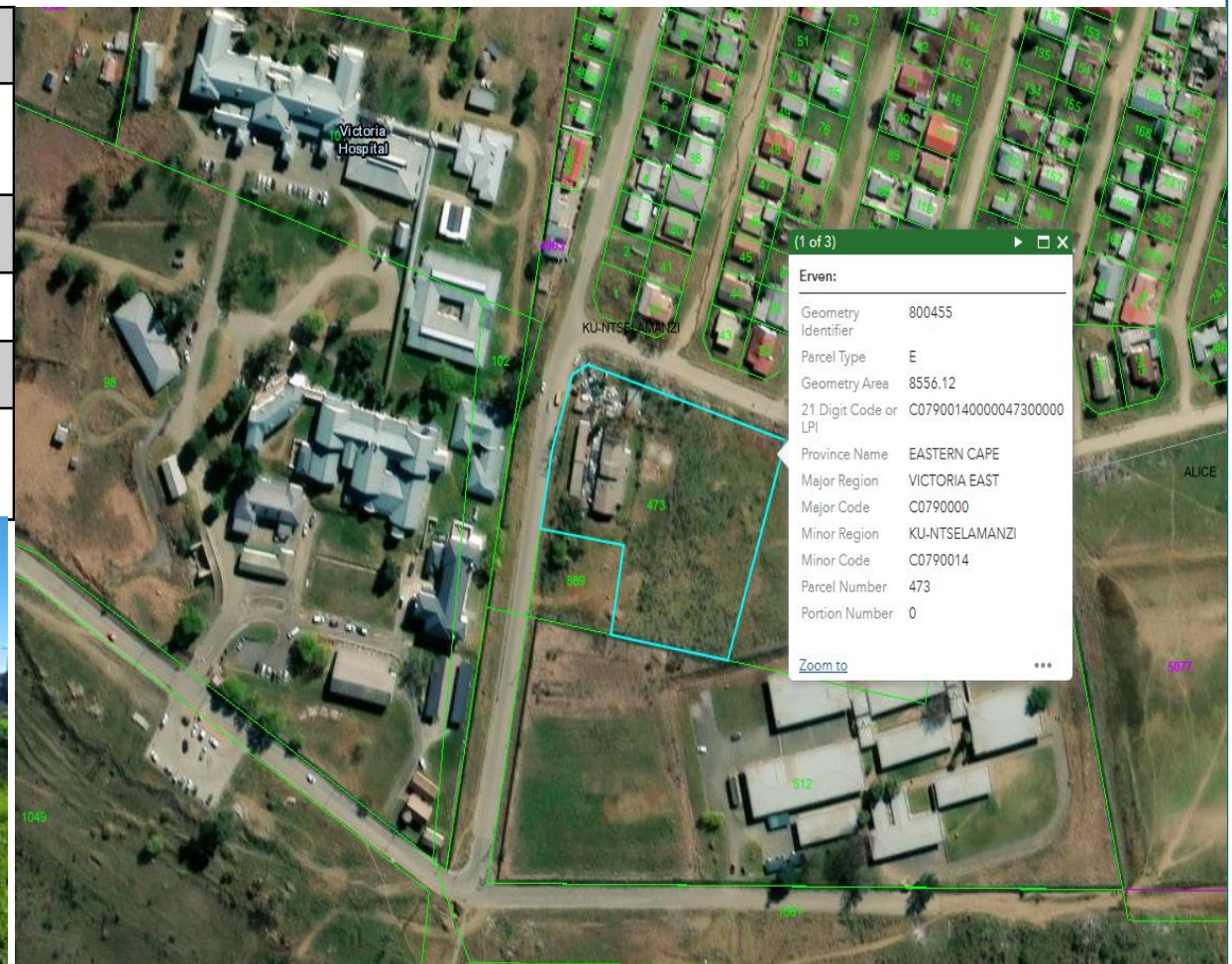
Erven:	
Geometry Identifier	310785
Parcel Type	E
Geometry Area	22965.12
21 Digit Code or LPI	C02300240000374500000
Province Name	EASTERN CAPE
Major Region	EAST LONDON
Major Code	C0230000
Minor Region	MDANTSANE UNIT 6
Minor Code	C0230024
Parcel Number	3745
Portion Number	0



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 473 ALICE – KU-NTSELANMANZI, NKOKOBE LM

LANDUSE	Commercial (Workshops, offices and residential)
EXTENT BUILDINGS	350 m ² (10 000 m ² – Land)
#UNITS	8
SIZES	25 - 60 m ² Unit sizes
LOCATION	Opposite Victoria Hospital, Kuntselamanzi, Alice.
NOTABLES	<ul style="list-style-type: none">• 2x units vacant, and 6x units illegally occupied.• Rental amount currently collected: R0,00



INDUSTRIAL/COMMERCIAL PROPERTIES

ERF 185 MIDDLEDRIFT, NKOKOBE LM

LANDUSE	Workshops, offices and residential
EXTENT BUILDINGS	642 m ² (6 260 m ² - Land)
#UNITS	13
SIZES	54 – 269 m ² Unit sizes
LOCATION	Along R63 Road, Middledrift.
NOTABLES	<ul style="list-style-type: none"> 13x units illegally occupied. Rental amount currently collected

