



**HIBISCUS**  
HOSPITAL  
SCOTTBURGH

Quality Care through skill and commitment<sup>®</sup>

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30 March 2022

To whom it may concern:

The Hibiscus Hospital Property Holdings (Pty) Ltd (HPH) purchased lot 599 (with an erf area of 4049m<sup>2</sup>) on 20 March 2017 for the purpose of developing a new private hospital facility thereon and lot 592 (erf area of 4049m<sup>2</sup>) for the purpose of potential future extensions to the hospital.

Building plans for the proposed new private hospital on erf 599 Scottburgh were submitted to the Umdoni Municipality and were approved on 28 November 2017.

Suitably qualified contractors were invited to tender and the project was awarded to GVK Siya-Zama Construction whom commenced with the project on 29 November 2017 to be completed within 11 months by 29 October 2018.

The client decided to consolidate their two newly acquired properties (erven 592 & 599 Scottburgh).

A court order raised by a third party was issued to the client on 21 September 2018 instructing the immediate termination of all construction activities on site. The contractor was accordingly instructed to vacate the site until this legal matter was resolved.

During this stoppage / delay the two neighbouring properties (erven 592 & 599 Scottburgh) were consolidated on 22 July 2020 and is now the new erf 2398 Scottburgh (erf area of 8 098m<sup>2</sup>). These properties were consolidated to allow for potential future expansion of the hospital facility and additional parking.

The courts order was eventually lifted and the contractor returned to site and started to re-establish for construction again on 16 August 2021 with anticipated completion on 18 February 2022.

After construction work commenced again in August 2021, HPH reviewed our development options of the revised consolidated property with all its existing structures. An old dwelling on the property that clearly received no maintenance for many years in disrepair was identified to possibly be repaired and renovated to serve as new offices for the hospital.

HPH's investment in this old structure would give it a new purpose and extended lifespan and preserve and protect it at the owners cost as to form part of the Scottburgh's heritage.

A professional team including a professional structural engineer and an entomologist was appointed to investigate the building structure and report thereon. The entomologist reported that most of the timber doors, door frames, architraves, skirting, suspended timber flooring as well as the roof structure was infested with wood borer. The engineer submitted his detailed report to the client with recommendations to replace collapsing suspended veranda floors as well as the roof structure.

HPH's appointed architects informed us that the building was older than 60 years and that a permit should be obtained from Amafa to repair and renovate the building once we have decided what purpose it may serve in its new context. Up until now the architect was not aware at this point that the consolidation of the properties had triggered a full site development application to Amafa. By December 2021 we have decided to restoration and utilise the old building as our new admin building for the new hospital. Sketch plans were prepared by the appointed architects and was approved by HPH. An application for a permit to repair and renovate the building was thereafter prepared by the architect and submitted to Amafa on their on-line submission website for consideration. The online application for the above-mentioned permit was submitted on 26 January 2022 and was presented and discussed with Amafa on 2 February 2022, but was deferred due to work that has been done on the consolidated site next that contains the old dwelling without Amafa's consent.

HPH herewith confirm that we were not aware that consolidation of our properties triggered an Amafa permit application. All construction work to the new hospital on the lot 599 was stopped already in September 2018 and by the time that the consolidation was confirmed no work has taken place on site for almost two years. The partial completed hospital building project that has stood in limbo for two years already before the property was consolidated with the neighbouring lot 592 remained so for another year unit August 2021. The condition and purpose of all structures on the property were inspected and re-evaluated after the court order was lifted and construction commenced again in August 2021. We confirm herewith that we were not aware that any of the previously approved work may not be continued with on site without now obtaining an Amafa permit to work on site.

We confirm that work to complete the hospital proceeded again on the new consolidated site in August 2021 as the untimely unfortunate stoppage already have had an immense cost implication on us the developers.

We confirm that not informing Amafa after the properties were consolidated was not an attempt to avoid applying for a permit or to harm the building on our property in any way. This can be proven by our application that was made to Amafa for a permit to repair and renovate the old building.

In conclusion we confirm that our intention has always been to restore and preserve the building and give it a new meaningful purpose in its new context.

As owners and custodians of the old building we are liable to maintain and keep the building in good order. A small portion of the foundation wall of the building has collapsed after a rainstorm in December 2021. To avoid potential further collapse of the structure urgent repairs was done to restore the building as was before the damage occurred.

We confirm that to date no restoration work has started



Our intention is to apply for a permit to invest and legally restore and preserve the dilapidated old dwelling and reinstate its architectural character and features as part of the heritage of the KZN South Coast.

We will liaise with and be guided by Amafa to constructively assist us in our endeavour to repair and renovate the old building.

Should Amafa choose to not issuing a permit to restore the old building but to rather prosecute us for not advising them timeously, we believe the restoration process will be further delayed that may result in further damage or collapse of the already dilapidated structure.

Delaying or failing to issue a permit to urgently remove the asbestos roofing from the old building safely may have severe health implication to staff and patients of the adjacent medical clinic and hospital

Yours Sincerely,



**RICHARD MILLS**  
**CHIEF EXECUTIVE OFFICER**



**LYNETTE GEYER**  
**COMMISSIONER OF OATHS**  
APPOINTED IN TERMS OF SEC 5(1) OF Act 16 of 1963  
LEGAL SECRETARY/PARALEGAL AT  
BARRY, BOTHA & BREYTENBACH INC.  
16 BISSET STREET, PORT SHEPSTONE  
REF NO. 9/1/8/2 PORT SHEPSTONE  
AREA: SOUTH AFRICA

30.03.22