



As we've previously informed you, a new owner has bought the property in front of Ellerman House and the building started on Monday, 11 January 2016.

Below you will find a detailed construction report with all the information you need and updated images. We will keep updating you during the course of the year, should there be any changes.

We would still encourage you to book Ellerman House despite of this situation. It does not take anything away from the incredible location and exceptional experiences we offer our guests.

What you need to know about what is happening now:

- They are currently busy with excavation, and this is scheduled till 31 March 2016.
- We have erected a 2.5-meter screen on top of the wall between the two properties. This has minimised the effect the building site has on the view from our property. Please refer to the images below.
- They are excavating and going down to street level, so the site will get lower and lower, and eventually not a lot will be seen from our property.
- We do not have control over this site, so we cannot stop building at any time.
- Once construction of the new house starts in April 2016, we will send a full update again after we've assessed the situation.
- The height of the new property will not impact our incredible view, and it will not be higher than the previous property's roof.
- The new property will have a beautiful green roof that will be an extension of our garden, which we are very happy about.

This situation is not ideal and completely beyond our control, but we will endeavour to handle it to the best of our ability. Should you have any questions regarding future or existing bookings at Ellerman House, please contact Ailsa Burns on ailsa@ellerman.co.za

CONSTRUCTION REPORT 2016

Construction Dates: 11 January 2016 – September 2017

Construction Description: Building of new residential property

Type of work taking place:

11 January – 31 March 2016: Excavation

1 April 2016 – end: Building of new property starts

1 May 2016 – Dec 2016: Crane

Use of construction machines & tools:

- Excavator, Scaffolding, crane, tile grinding and all general building tools. We do not have a breakdown of when each of the above will be used.
- Noise pollution – Intense; Dust Pollution – Medium; Smell interference – Little; Visual interference – Medium.

Location/distance of work in relation to guest and other facilities:

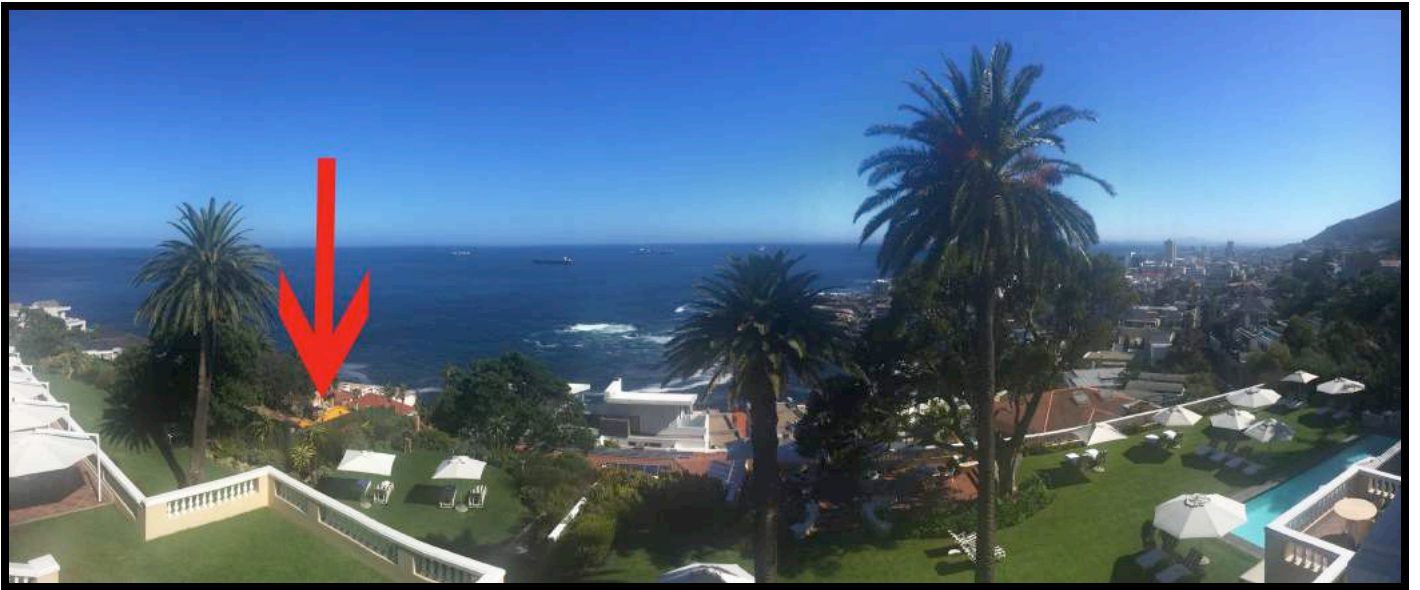
20 meters in front of Ellerman House Hotel – to the left of the property

Hours & days of work: Monday – Saturday, 07h30 – 17h00

Images below

Contact: Ailsa Burns on ailsa@ellerman.co.za for any enquiries about existing or future reservations at Ellerman House.

Construction site in relation to Ellerman House:



Middle Terrace views

1 - From dining area (breakfast, lunch & dinner served on middle terrace)



Lower Terrace views

1- Passage between Hotel & Villas



2 - From lower terrace leading to garden from the Villas



3 - From main pool deck area



4 - From the gym area

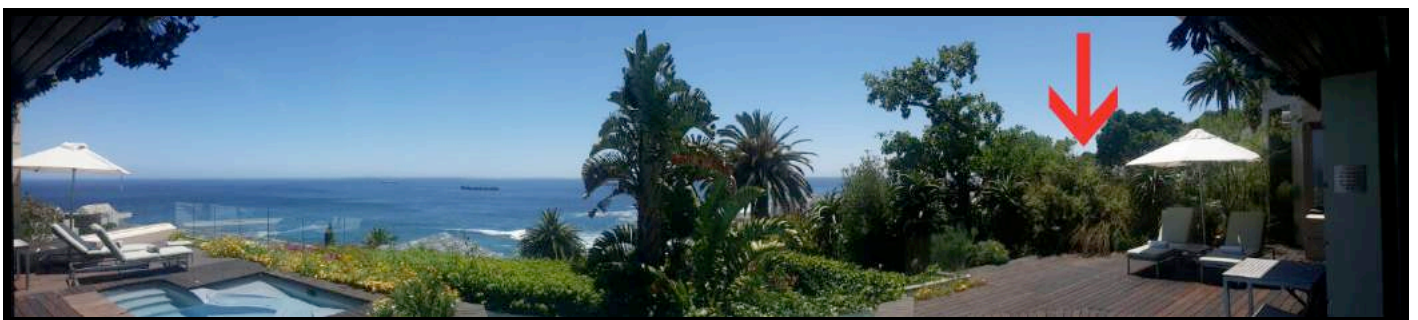


View from Villa One

1 – Deck from Villa One



2 – View from Deluxe Spa Rooms



View from Villa Two – view not affected at all

