

AMENDMENT 2 31 MARCH 2017

ANNEXURE C

CONVEYANCERS CERTIFICATE

CONRADIE BLMEP



Print Form

CONVEYANCER'S CERTIFICATE

I/we, **Fritz Dieter Schulz**

(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property(ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

Erf 169125 Cape Town, being an unregistered consolidation of Remainder Erf 112657 Cape Town and Erf 169123 Cape Town (see attached Surveyor General Diagram S.G. No. 1754/2005 and S.G. 1752/2005)

(erf number/s and description/s as it appear in the title deed)

in respect of which it was found that there ~~are~~ are no restrictive conditions registered against such property(ies) prohibiting it from being utilised/developed for the following purposes (as elaborated on in the accompanying application):

mixed-use development including residential, retail, commercial, service industry, green space and sports, education, health facilities and amenities

(proposed use/development/zoning of property)

(*delete whichever not applicable)


LIST OF RESTRICTIVE TITLE CONDITIONS (if any)


Categories	Are there title deed restrictions (indicate below)		Title deed and clause number if restrictive conditions are found (see Annexure A if more space is required)
Use of Land	Y	X	
Building lines	Y	X	
Height	Y	X	
Number of dwellings	Y	X	
Bulk floor area	Y	X	
Coverage / built upon area	Y	X	
Subdivision	Y	X	
Servitudes that may be registered over or in favour of the property	X	N	Sewer servitude in favour of property on certificate of registered Crown Title 45/1942
Other restrictive conditions	Y	X	

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED (please tick appropriate box)

Application in terms of the City of Cape Town's Municipal Planning By-Law (application type 42(g) or (h))	Notarial Deed of Cancellation (Submit copy of signed agreement)	Expungement by means of 'rule nisi' application to the High Court (Submit copy of court order)	If other, please specify:
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Signed at Cape Town on this 12th day of September 20 16

Signature 

Postal address 




Tel 082 469 1476

Email fschutz@ensafrica.com

Kindly endorse certificate by affixing firm's official stamp here and initialling it.

Fritz Dieter Schulz
✓ Commissioner of Oaths
Practising Attorney SA
ENSAfrica
1 North Wharf Square
Loop Street Cape Town 8001



Ref: 04/1873

COMPONENTS:

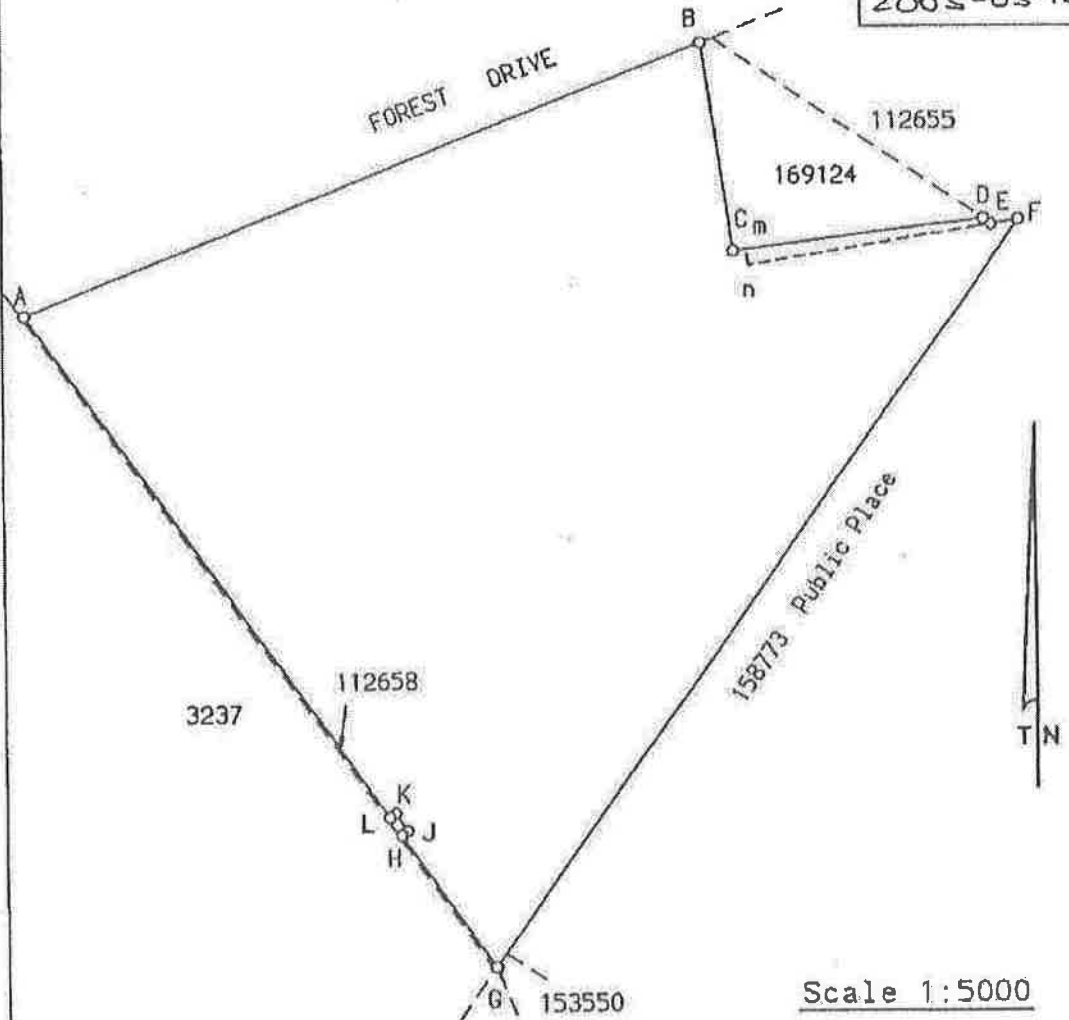
- 1. The figure ABCmnFGHJKL represents Remainder Erf 112657 Cape Town, Vide Diagram No. B33/1930 & D/T 1931 2 60
- 2. The figure mDEn represents Erf 169123 Cape Town Vide Diagram No. 1752/2005 D/T

S.G. No.
1754/2005

Approved

Asa Alwang

for Surveyor-General
2005-05-10



The figure A B C D E F G H J K L represents 22,1505 Hectares

of land, being

ERF 169125 CAPE TOWN, COMPRISING 1 AND 2 ABOVE

situate in the City of Cape Town
at Cape Flats

Administrative District of Cape

Compiled in January 2005

by me.

Province of the Western Cape.

A.G. Geach (PLS 0869)
Professional Land Surveyor

Geach

This diagram is annexed to

The original diagrams are as quoted above

File No. Cape 443 & 450

S.R. No. Compiled

Comp. BHSX-2183 (M844)

BHSX-2184 (M845)

BHSX-2321 (M850)

No.

dated

i.f.o.

Registrar of Deeds

LPI C0160007

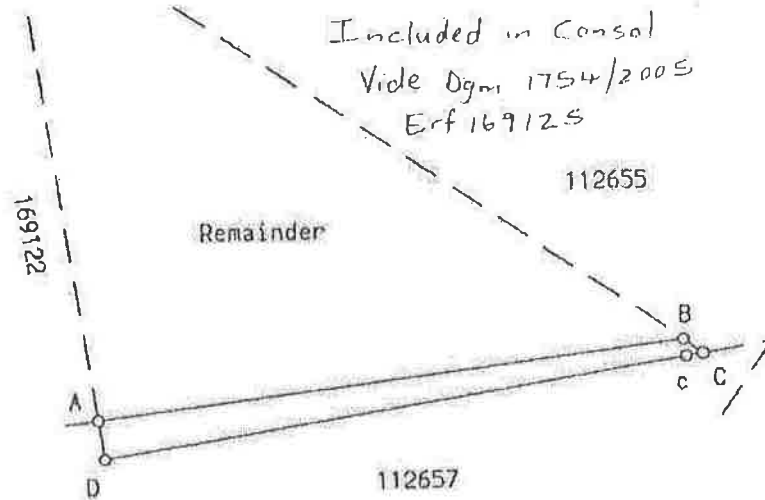
Erf 169125 Cape Town

ADRIAN GEACH Professional Land Surveyors

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System WG 19 ⁸⁴ X			S. G. No. 1752/2005	
		Y				
	Constants		+ 0,00	+ 3700000,00	Approved <i>Adrian Geach</i> for Surveyor-General 2005-05-10	
AB	170,41	262 49 20	A +	44045,32		+ 55262,64
BC	7,12	304 52 30	B +	43876,25		+ 55241,35
CD	175,58	80 31 50	C +	43870,40		+ 55245,42
DA	11,79	171 33 50	D +	44043,59		+ 55274,30
	Indicatory Data					
Cc	5,00	80 31 50	c +	43875,34	+ 55246,24	
		5 R 7	⊕ +	43757,86	+ 54963,36	
		16 R 7	⊕ +	44011,90	+ 55071,04	

BEACON DESCRIPTIONS:

- A, C Not beacons
- B, c Drill hole in concrete
- D 12mm Iron peg



Scale 1:2000

The figure A B C D represents 1441 Square Metres of land, being
ERF 169123 PORTION OF ERF 112656 CAPE TOWN
 situate at Cape Flats in the City of Cape Town

Administrative District of Cape
 Surveyed in April 2003-January 2005
 and April 2005 by me,

Province of the Western Cape.

Adrian Geach
 A.G. Geach (PLS 0869)
 Professional Land Surveyor

This diagram is annexed to	The original diagram is	File No. Cape 443
No.	No. 5974/1967 annexed to	S.R. No. E 776/2005
dated	Transfer No.	Comp. BHSX - 2183 (M844)
i.f.o.	1968 . . . 8153	BHSX - 2184 (M845)
Registrar of Deeds		LPI C0160007

Erf 169123 Cape Town

APPROVED SUBJECT TO SIMULTANEOUS REGISTRATION OF DIAGRAM 1754/2005 BEING Erf 169123

Ref: 04/1873

APPROVED SUBJECT TO SIMULTANEOUS REGISTRATION OF DIAGRAM 1754/2005 BEING Erf 169123

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 1(a)

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1985 REF. LM 2368 (8/8/17) DATE 2005-12-15

Ref: 04/1873

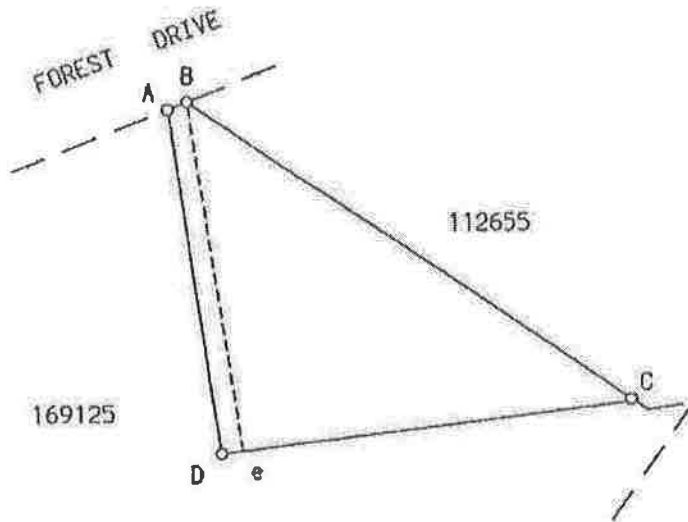
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No. 1753/2005
		Y System	MG 19° X	
	Constants			
		0,00	+ 3700000,00	
AB 9,05	247 50 50	A + 44076,71	+ 55110,89	Approved <i>Adrian Geach</i> for Surveyor-General 2005-05-10
BC 234,13	304 52 30	B + 44068,33	+ 55107,48	
CD 179,78	82 49 20	C + 43876,25	+ 55241,35	
DA 154,50	171 46 40	D + 44054,62	+ 55263,81	
	5 R 7	⊕ + 43757,86	+ 54963,36	
	16 R 7	⊕ + 44011,90	+ 55071,04	

BEACON DESCRIPTIONS:

- A, B, D 12mm Iron peg
- C Drill hole in concrete

COMPONENTS:

1. The figure ABeD represents Erf 169122 Cape Town
Vide Diagram No. 1751/2005D/T
2. The figure BCe represents Remainder Erf 112656 Cape Town
Vide Diagram No. 5974/1967 D/T 1968 . . . 8153



Scale 1:3000

The figure A B C D represents 1,4775 Hectares of land, being

ERF 169124 CAPE TOWN, COMPRISING 1 AND 2 ABOVE

situate in the City of Cape Town
of Cape Flats

Administrative District of Cape April 2005
Surveyed in April 2003-January 2005 and
by me, *Adrian Geach*

Province of the Western Cape.

A.G. Geach (PLS 0869)
Professional Land Surveyor

This diagram is annexed to

The original diagrams are
as quoted above

File No. Cape 443

S.R. No. B 776/2005

Comp. BHSX - 2183 (MB44)

BHSX - 2184 (MB45)

No.

dated

i.f.o.

Registrar of Deeds

LPI C0160007

Erf 169124 Cape Town