

FEES	
Stamp duty	
Reg	R 5717,00
Serv	
G/M Bond	

Prepared by me

Ridwana Ibrahim

CONVEYANCER
RIDWANA IBRAHIM
 (70213)

VERBIND MORTGAGED	
VIR FOR R 81 567 935.00	
B	01154 22
2022 -01- 27	REGISTRATEUR/REGISTRAR

2022 -01- 27

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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SIMONNE NURSE
(72915)

appeared before me, the Registrar of Deeds at Pietermaritzburg, the said appearer, being duly authorised thereto by a power of attorney granted to him by

SILVERTRON 248 CC
 Registration Number 2004/077098/23

signed at DURBAN NORTH on 7 JULY 2021

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 23 February 2021 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

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HLELO PROPERTIES PROPRIETARY LIMITED
Registration Number 2012/104775/07

its successors in title or assigns, in full and free property

ERF 10832 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 650 (SIX HUNDRED AND FIFTY) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER 22/1863 WITH DIAGRAM
ANNEXED THERETO AND HELD BY DEED OF TRANSFER NUMBER T1635/2009

THIS PROPERTY IS TRANSFERRED:

Subject to the whole terms and conditions in so far as still in force and applicable contained in
the original Government Grant No. 1737 dated 27th July 1855.

WHEREFORE the appearer, renouncing all the right and title the said

SILVERTRON 248 CC

heretofore had to the premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

HLELO PROPERTIES PROPRIETARY LIMITED

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R47 000 000,00 (Forty Seven Million Rand)

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg on

2022-01-27

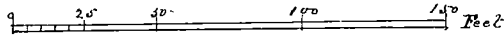
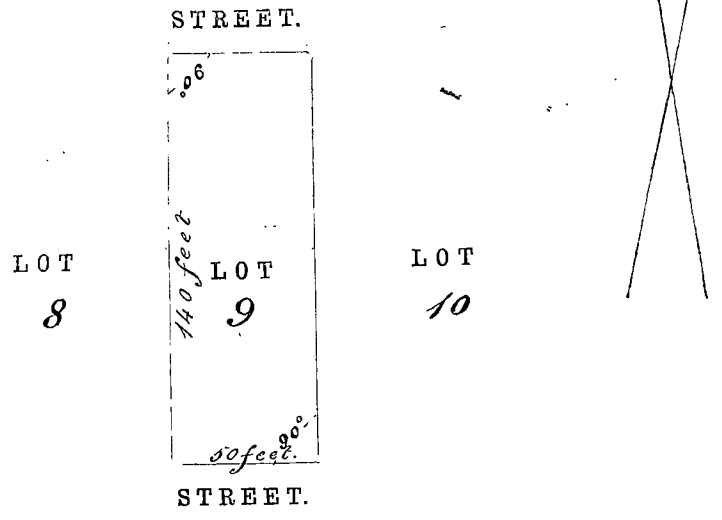
Signature of appearer q.q.

In my presence

Registrar of Deeds

15/274

SV 18 F 274



Now LOT 10832 DURBAN

The above Diagram represents a Piece of Land, containing 25 perches 193.75 square feet, situated in the Town of Durban, Colony of Natal. It is bounded on the North and South by Streets, East by Lot 10 and West by Lot 8, being Lot 9, in Block W, as marked on the General Plan.

November
~~May~~, 1862.

Surveyed by
 Henry Waddington
 Govt Surveyor

Reg. Div.
 FU

6811

T 22/1863

S



**ZONE: GENERAL BUSINESS
(CENTRAL)**

SCHEME INTENTION: To provide, preserve, use land or buildings for:

- Intense commercial and or business activities.
- Spatial Development and sustainable function of the Central Business District.
- This zone shall apply to the Durban Central Business area demarcated by Figure 1 of Section 8

MAP COLOUR REFERENCE: Dark Blue with White Hatch

MAP REFERENCE:

PRIMARY		SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Arts and Crafts Workshop • Betting Depot • Boarding House • Car Wash • Crèche • *Dwelling House • Educational Establishment • Escort Agency • *Flat • Flea Market • Funeral Parlour • Garden Nursery • Government/ Municipal • Health & Beauty Clinic • Health Studio • Hotel 	<ul style="list-style-type: none"> • Industrial - Light • Institution • Laundry • Market • Motor Display Area • Motor Vehicle Test Centre • Museum • Nature Reserve • Night Club • Office • Offices - Medical • Pet Grooming Parlour • Place of Public Entertainment • Place of Public Worship • Restaurant/ Fast Food Outlet • Shop • Sports and Recreation • Transport Depot • Utilities Facility • Veterinary Clinic • Warehouse • Zoological Garden 	<ul style="list-style-type: none"> • Builders Yard • Cemetery/Crematorium • Correctional Facility • Fuelling and Service Station • Mortuary • Motor Garage • Motor Workshop • *Parkade • Recycling Centre • Reform School • Retirement Centre • Special Building • Telecommunication Infrastructure • Student Residence • Any other use authorised in terms of Section 9.4 (Important Buildings and Objects) 	<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns

ADDITIONAL CONTROLS – DEVELOPMENT PARAMETERS

- *Dwelling House/Flat not permitted on the ground floor.
- ***Parkade:**
 1. Parking shall be read in conjunction with the Durban CBD Plan (see section 8.6 of this scheme);
 2. Within the area indicated on Figure 5 CBD Durban, Parkade shall be permitted subject to the following restriction:
 - the site shall have a minimum street frontage of 45.0m;
 - there shall be minimum spacing between access point of 45.0m; and
 - there shall be a maximum of 450 bays served by each access point.
 3. Notwithstanding the provisions of Sub-section 8.5 within District B, bonus bulk shall be applicable and an amount representing not more than 20% of the total permissible floor area (PFA) shall not be taken into account where such amount is to be used for the parking of motor vehicles.
 - On Erf 11952 Durban a parkade shall be freely permitted.

For additional controls relating to floor area read in conjunction with parking, refer to sub-section 5.1.2 of this scheme.

1. HEIGHT

In calculating the height of any building the following shall be taken into account:

- (a) No part of any building on a site in a General Business (Central) Zone shall project above a line drawn at an angle of 59° to the horizontal from a point at street level on the opposite boundary of any street which the site upon which the building is situated has frontage; provided that the Municipality may by Special Consent authorise a lift motor room or lift tower, an electricity transformer and meter room, a mechanical ventilation or air-conditioning plant room, a water tank and any architectural or structural feature of the building to project above the 59° angle line.
- (b) In the case of any building on a corner site fronting onto streets of different widths, the line referred to in paragraph (a) hereof, shall be drawn as aforesaid provided that in respect of the first 30, 0 metres of the frontage along the narrower street, measured from the street corner, the said line shall be drawn as if the width of such narrower street was that of the wider street.

- (c) The provisions of paragraph (a) and (b) hereof shall not apply: -
- (i) to that part of a building having frontage to a vehicular street which, from a height of 15,0 metres or less above street level, is set back for its full remaining height a distance not less than 5,0 metres from any building line, or where there is no building line from the boundary of any road reserve (existing or as contemplated in terms of this Scheme) to which the building will have frontage provided that every such setback shall, unless the Head: Development Planning, Environment and Management otherwise directs, extend over the whole length of such frontage;
 - (ii) to that portion of a building which fronts a non-vehicular street to the extent that compliance with such provisions along any frontage to a vehicular street is not affected;
 - (iii) where the Municipality has agreed to the encroachment of a building above any street, existing or as contemplated in terms of this Scheme, to such portion of such building and, if the encroachment is to the full width of such street, to such portion of any building directly facing the encroaching building on the opposite side of such street, as the Municipality in its absolute discretion may determine;
- provided that no such building may, without the Special Consent of the Municipality be built to a height which exceeds 110.0m.

2. Parking shall be in accordance with Figure 1 of Section 8 of this scheme.

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE					
Nil	Nil	N/A	240m ²	59° angle from opposite side of street (max. width 30m) or 110m with a 5.0m setback at 15.0m	N/A	8.0

Rational Assessment

9 May 2023

Ref: 2023-12 RA01

To: City Engineers

Attention: Engineering Department

RE: Proposed deviation to an approved plan number: 157 01 17 on erf 10832, Durban central, 115 Maud Mfusi Street

We confirm that we have been appointed as the structural engineers for the above development. We have reviewed the drawings produced by KZN Architects.

We have conducted a preliminary site investigation and our observations are as follows.

- The building is situated in the middle of the Durban central business district and consist of six floors plus concrete roof slab and ground floor slab.
- The external face of the building is clad with brickwork and windows.
- Each of the floors is approximately 405m², reinforced concrete with concrete beams and columns.
- The building has three internal staircases and a lift that services all six floors.
- The internal walls are supported off the suspended slab and load is transferred to the columns via the beams at each floor. There is no loadbearing brickwork.
- No visible cracks were identified in any of the concrete slabs, beams and columns.
- There is evidence of spalling of concrete.
- There are no signs of dampness or water damage.

We have evaluated the proposed new designs and assessed the increased load onto each slab and contributing load onto the columns and foundations. We are of the opinion that the existing slabs, beams, columns and foundations have sufficient capacity to take the increased in loading without any modifications or structural improvements.

The proposed alterations are limited to internal works which will have no impact on the existing stormwater system. There will be no increase in rain water runoff and as such the volume of rain water into the runoff prior to development is equal to the volume of rain water post development. As such, no stormwater management plan would be required.

We will be assessing the building during construction and will address any structural engineering solution that may be required.

We confirm that the proposed alteration is practical and viable.

Members: Anita Joseph,

CK 2014/287868/07

We therefore confirm our acceptance to continue to provide the structural solution for the proposed development.

Kind Regards

A handwritten signature in black ink, appearing to read 'M. Joseph', with a stylized flourish extending to the right.

Mervin Joseph

ECSA Registration No. 2001 70 117



South African Council
for the Architectural Profession

CERTIFICATE OF REGISTRATION

This certificate is proudly issued to

Wendle Dwaine Naidoo

registered as a

Professional Architect

In Terms of The Architectural Profession Act, 2000 (Act No. 44 of 2000)

Registration Number: PrArch44016755

Registration Date: 2020-11-20

Certificate Serial Number: 44016755

End of CPD Cycle: 2025-01-01

Contact Details

Email: wen*len*ido*@gma*I.co*

Mobile: 084 *37 4*65

Mr. Ntsindiso Charles Nduku

President

Adv. Toto Fiduli

Registrar

SACAP has confirmed the above information, for digital certification and sharing by PrivySeal Limited,
at 09:09 AM (Africa/Johannesburg) on 15 Jun 2021.



POWERED BY
PRIVYSEAL

*This certificate is only valid
if the Registered Person has paid
annual fees and has complied with
the CPD requirements*