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Kathija Limalia & Associates (41760)
Suite 11 Crescent Towers
102 Hill Street
Overport, Durban
4091

Prepared by me

FEES	
Stamp Duty
Reg.	R 4863,00
Gov.
G/M Bond

 CONVEYANCER
 CHRISTOPHER GUY PHILLIPS
 LPCM NUMBER 64381

2023-07-21

T 000020711 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT CHRISTOPHER GUY PHILLIPS of
 Pietermaritzburg in the Province of KwaZulu-Natal, Conveyancer, appeared before me
 Registrar of Deeds for the Province of KwaZulu-Natal at PIETERMARITZBURG, he
 the said Appearer being duly authorised thereto by a Power of Attorney was signed at
 Durban on the 27th day of June 2023, granted to him by:

THE TRUSTEES FOR THE TIME BEING OF LEOPOLD STREET
 PROPERTY TRUST
 Registration Number IT 1399/1995 (N)

111

And the Appearer declared that his/her said Principal had on 4th May 2023 truly and legally sold the under mentioned property to the under mentioned Transferee and that the said Appearer in his/her capacity aforesaid, do by these presents, cede and transfer to and on behalf of:

HAPPY ANKANG PROPRIETARY LIMITED
Registration Number 2019/262689/07

Its successors in title or assigns, in full and free property:

ERF 12254 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 1 013 (ONE THOUSAND AND THIRTEEN) SQUARE METRES

FIRST REGISTERED by Certificate of Consolidated Title Number 5933/1963 with Diagram S.G. Number 557/1963 relating thereto and held by Deed of Transfer Number T 37016/1995.

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the terms and conditions of the original Deed of Grant No 1737 insofar as they are still in force and applicable.

WHEREFORE the said Appearer renouncing all the right and title which the said

**THE TRUSTEES FOR THE TIME BEING OF LEOPOLD STREET
PROPERTY TRUST**

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

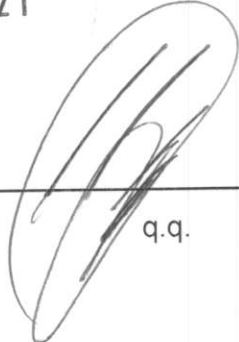
HAPPY ANKANG PROPRIETARY LIMITED

Its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights and finally acknowledging the purchase price of the said property to be the sum of R16 500 000-00 (Sixteen Million Five Hundred Thousand Rand).

IN WITNESS WHEREOF, I, the 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, in the Province of KwaZulu-Natal, on

2023-07-21



q.q.

In my presence



REGISTRAR OF DEEDS



**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

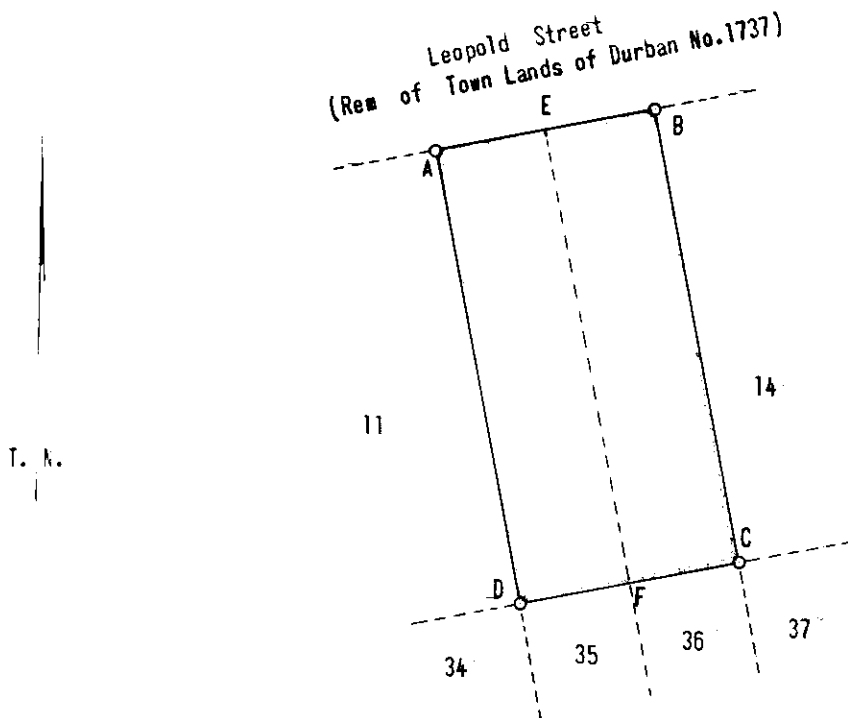
S.G. No 557/1963

SIDES	ENGLISH FEET	ANGLES OF DIRECTION	CO-ORDINATES	
			Y	X
AB	72.70	A 90° 00' 00"		
BC	150.00	B 90° 00' 00"		
CD	72.70	C 90° 00' 00"		
DA	150.00	D 90° 00' 00"		

Approved

J. A. Mest
Surveyor General

30. 4. 1963



SCALE 1 IN 750

Now LOT 12254 DURBAN

The figure A.B.C.D.

represents

10906 Square Feet ✓

of land being

~~LOT 508~~ ~~DELLA~~ BLOCK HH OF THE TOWN LANDS OF DURBAN NO. 1737

CMS

and comprises:-

1. The figure A.E.F.D. representing ~~Lot 12 Block HH of the Town Lands of Durban No. 1737~~ ^{LOT 12254 Durban 12252} vide diagram S.Vol.59/42 relating to Deed of Transfer No.756/1882. ✓
2. The figure E.B.C.F. representing ~~Lot 13 Block HH of the Town Lands of Durban No. 1737~~ ^{LOT 12253 Durban} vide diagram S.Vol.59/43 relating to Deed of Transfer No. ~~1071/1960~~ ^{665/1881}

CMS

situate in the City of Durban, ^{665/188} Province of Natal

Compiled in March, 1963, by me

J. Swedden

Land Surveyor.

This diagram relates to CCT No. 5933/1963 Registrar of Deeds	Original diagrams are as quoted above.	File No. 131/35
	No. relating to Deed of	Survey Records
	No.	Compilation Dbn78
		Degree Sheet 59
		Tracing
		General Plan

Reg. Div.
FU

Rational Assessment

4 September 2023

Ref: 2023-18 RA01

To: City Engineers

Attention: Engineering Department

RE: Proposed conversion of multi story building from factory to boarding accommodation at 27 – 33 David Webster Street, ERF 1224 Durban

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 nine 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 1000m², reinforced concrete with concrete beams and columns.
- The building has two internal staircases and a lift that services all nine 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 new 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 'Mervin Joseph', with a stylized flourish at the end.

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*.l.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*