

PREPARED FOR:
COSMOPOLITAN PROJECTS
TSHWANE (PTY) LTD



SERVICES REPORT FOR TOWNSHIP APPROVAL

WATER AND SANITATION

APS #: 35370

ANDEON EXTENSION 47

7 FEBRUARY 2022

Report No CC0771/01 Rev 00

REPORT INFORMATION

Location of Project: Andeon Extension 47
Description of Project: Water and Sanitation Services for Township Approval
APS Number: #35370
Project Ref No: CC0771/01_Rev00

Revision	Date	Prepared by	Approved by	Notes
00	7 February 2022	W.J. Joubert	A. Beck (Pr. Eng)	



Civil & Structural Engineers / Project Management
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PO Box 8169, Centurion, 0046

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ANNEXURES

- Annexure A Drawings
(Refer to Drawing List below)
- Annexure B Title Deed (Proof of Ownership)
- Annexure C Proposed Conditions of Establishment
- Annexure D Extracts from IMQS (Water and Sewer)

Drawing List**Cosmopolitan Consult**

Drawing No	Description	Rev
CPD ADNX47/1	Proposed Township Andeon Ext 47	-

CivilCraft Consulting Engineers

Drawing No	Description	Rev
CC0771/Fig 1	Locality Plan	00
CC0771/Fig 10	General Layout of Existing Water and Proposed Upgrade	00
CC0771/Fig 11	General Layout of Existing Sewer and Proposed Connection	00

1. GENERAL INFORMATION

1.1 Introduction

Please refer to the Locality Plan listed in Annexure A.

The proposed development is located to the west of Pretoria and is situated on Portion 183 of the farm Zandfontein No. 317-JR. Andeon Extension 47 is located to the north of Van der Hoff Road (R514) and to the south of John Vorster Drive (M80). The proposed development will be located to the east of Andeon Ext 18 and 38 (Westview) and will be bound by Mulder / Erma Street from the east and south respectively. Mulder Street will provide the only access to the proposed development.

1.2 Developer and Consultants

- (i) The developer is Cosmopolitan Projects Tshwane (Pty) Ltd,
Reg No 2008/010750/07

Physical Address:

19 Bekker Street
Hertford Office Park Building F
Midrand
1685

Postal Address:

PO Box 754
Auckland Park
2006

Tel: (011) 541-3800
Email: gideon@cosmopro.co.za
Contact Person: Mr Gideon Allison

- (ii) The Civil Consultants are CivilCraft Consulting Engineers (Pty) Ltd,
Reg No 2004/027992/07

Physical Address:

76 Elephant Road
Monument Park
0181

Postal Address:

PO Box 8169
Centurion
0046

Tel: (012) 660-1563
Email: arno@civildcraft.co.za
Contact Person: Mr Arno Beck

- (iii) The Town Planners are Cosmopolitan Consult (Pty) Ltd,

Physical Address:

19 Bekker Street
Hertford Office Park Building F
Midrand
1685

Postal Address:

PO Box 754
Auckland Park
2006

Tel: (011) 541-3800
Email: antonm@cosmopro.co.za
Contact Person: Mr Anton Mathey

- (v) The Electrical Consultants are Eksteen and Le Roux Electrical Consulting Engineers

Physical Address:

Highveld Office Park
Suite No 2
Charles De Gaulle Street
Highveld Park

Postal Address:

P O Box 68041
Highveld
0169

Tel: (012) 665-3494

Email: ed@elr.co.za

Contact Person: Mr Ed Kotze

1.3 Township Information: Zoning, etc

Andeon Extension 47 will be developed as a medium density Residential 3 development. Please refer to the Proposed Township Layout (CPD ADN47/1), located in Annexure A.

ANDEON EXTENSION 47		
Use	No of Erven	Area (ha)
Residential 3	1	7.0327
Total Area Ext 47		7.0327

2. WATER RETICULATION

A meeting was scheduled between CivilCraft (Mr Arno Beck) and the City of Tshwane (CoT – Mr Anton Scholtz) on the 18th of January 2022, at CoT's Capitol Tower office.

The following was concluded at this meeting:

- The existing water pipes in the vicinity of the proposed development currently has sufficient available capacity to accommodate the proposed Andeon Ext 47.
- The existing water pipes in the vicinity of the proposed development currently has sufficient available pressure to accommodate the proposed Andeon Ext 47.
- One external water upgrade will be required in Erma / Mulder Street. This upgrade will comprise of connecting the 160mm diameter pipe in Erma Street, with the 160mm diameter pipe in Boekenhoutkloof Street. This connection of two pipe networks will not affect any reservoir zones, as these pipes are both located in the Hercules West Reservoir distribution zone: and
- No GLS Report (water) will therefore be required for the proposed Andeon Ext 47.

2.1 Existing Water Reticulation

Please refer to drawing CC0771/Fig. 10 in Annexure A for the Water Reticulation Layout, in conjunction with the extracts of the IMQS system in Annexure D and the discussion on the following page:

The site is bound by Erma Street from the south and Mulder Street from the east. Numerous existing water pipelines are present in both these roads, as tabulated below:

Pipe Description	Pressure Rating (kPa)	Flow (L/s)	Velocity (m/s)	Static Head (m)
160mm ø uPVC-12 Pipe in Boekenhoutkloof Str	1 200	1.69	0.10	86.70
110mm ø uPVC-12 Pipe in Mulder Str	1 200	1.37	0.18	86.34
200mm ø uPVC-12 Pipe in Erma Str	1 200	0.00	0.00	80.96
400mm ø uPVC-12 Pipe	3 440	69.67	0.56	79.48

Available Capacity:

The CoT's standard specifications states that under fire flow conditions, the maximum allowable velocity in any pipe is limited to a maximum of 2.2 m/s. As can be seen in the table above, the maximum velocity in any of the existing pipes, is 0.56 m/s, which is significantly lower than the maximum limit of 2.2m/s.

It is therefore apparent that the existing water pipes, in the vicinity of the proposed development, has sufficient available capacity for the current water demand.

Available Pressure:

The CoT's standard specifications requires a minimum available head of 25m (2.5 Bar) to provide sufficient pressure, and a maximum available head of 90m (9 Bar), at any residential development. The measured static head in the existing water network is 86.34m (8.63 Bar), which is less than the maximum allowed available head of 90m. It can therefore be concluded that sufficient pressure will be available to the proposed development. A Pressure Reducing Valve (P.R.V.) will therefore not be required for the proposed development.

2.2 Design Parameters

Andeon Extension 47 will be developed as a Section 21 company development and a private body corporate will be appointed to maintain all the internal water services after satisfactory completion. The municipal water reticulation systems will be designed as per the guidelines and specifications of CoT Water and Sanitation Division. The latest revision of the City of Tshwane document titled Standard Specifications for Municipal Civil Engineering Works will be used as the basis for design parameters and specifications. Where that document does not contain the required specifications and where addressing them in the project specifications will not suffice, the SANS 1200 / SABS1200 standards will be used.

2.3 Construction Standards

The water reticulation system will be designed as per the guidelines for the design and construction of Water and Sanitation Systems of the City of Tshwane - January 2017.

2.4 Water Reticulation Design

With reference to the City of Tshwane Water and Sanitation Division “Guidelines for the Design and Construction of Water and Sanitation Systems”, the following demands will apply for the proposed development:

Water consumption – Residential 3 Erven @ 60 Units / Ha

(60 Units/Ha x 7.0327 Ha = 421 Units, assumed @ 80m²/unit) = 0.7 kℓ / unit / day

Water consumption – Access Control, (1 erf) = 0.6 kℓ / erf / day

AADD [(1.2 x 0.8 x 421 x 0.7) + (1 x 0.6)] = 283.512 kℓ/day

Or AADD [(282.91) + (0.6)] x [(1000 / (24 x 3600))] = 3.28 ℓ/s

Peak demand incl Peak Factor of 4.6: [4.6 x 3.28] = 15.09ℓ/s

Fire Flow (High Rise Flats ≥ 4 Storeys^{*1}) = 50.0 ℓ/s

Peak Demand incl Fire Flow = 65.09 ℓ/s

Notes: *1 Low Rise Flats ≤ 3 Storeys is indicative of a ground floor, plus three elevated floors. Therefore, a total of four floor levels will be applicable.

The water reticulation system should not have a flow velocity more than 2.2m/s including fire flow as per CoT Design Standards. A value of 2.2m/s is selected for the design.

$$Q = V * A$$

$$0.06509 = 2.2 * \pi * \left(\frac{\phi^2}{4}\right)$$

$$\phi = 194.1 \text{ mm}$$

Out of the above calculation a 200mm diameter pipe will have sufficient capacity to supply the proposed Andeon Extension 47 with water.

The proposed development will however have two connection points, as discussed below:

1. Connection to 200mm diameter pipe in Erma Street, south of Andeon Ext 47.
2. Connection to 160mm diameter pipe at Mulder / Boekenhoutkloof Street, east of Andeon Ext 47.

It can therefore be concluded that the entire Andeon Extension 47 will have sufficient water supply (including full fire flow conditions) if the two above-mentioned connections are to be installed.

2.5 Proposed External Water Upgrades

An external water link pipe will be required between the two connections points, as discussed in **Section 2.4** above. This pipe will be regarded as an external link pipe, as it is required to supply the proposed development with potable water, and it is located outside of the proposed township boundary. This external water pipe will also connect two existing external water networks and will be beneficial to the surrounding area.

It is therefore proposed that the cost of this link pipe be for the Developers account and that the cost be off set against the bulk contributions payable.

2.6 Cost Estimate for Water Reticulation System

The estimated cost for the installation of the internal and external municipal water reticulation for Andeon Extension 47 is tabulated below:

Item	Unit	Qty	Rate	Amount
Internal Private Network - Ext 47:				
• 110mm dia	m	390	650.00	R 253 500.00
• 160mm dia	m	1 550	855.00	R 1 325 250.00
Sub-Total 1				R 1 578 750.00
External Upgrades (As agreed by CoT):				
• 200mm dia	m	545	995.00	R 542 275.00
Sub-Total 2				R 542 275.00
Sub-Total 3 (1 + 2)				R 2 121 025.00
Preliminary and General (12%)				R 254 523.00
Sub-Total 4				R 2 375 548.00
Consulting Fee (8%)				R 190 043.84
Construction Cost (Ext VAT)				R 2 565 591.84
VAT @ 15%				R 384 838.78
Construction Cost (Incl VAT)				R 2 950 430.62
Guarantee Amount (10% of Construction Amount)				R 295 043.06

2.7 Bulk and Network Service Contributions

Bulk Service Contributions will be payable by the developer to CoT and will be based on the latest City of Tshwane unit-price and contribution structure.

$$\begin{aligned}
 \text{Water Bulk Service Contribution (Ext 47)} &= 283.512 \times \text{R } 4\,559.56 \\
 &= \text{R } 1\,292\,689.97 \text{ (excl VAT)} \\
 &\rightarrow \text{R } 1\,486\,593.47 \text{ (incl VAT)}
 \end{aligned}$$

Network Service Contributions will be payable by the CoT to the Developer and will be based on the latest City of Tshwane unit-price and contribution structure.

$$\begin{aligned}
 \text{Water Network Contribution (Ext 47)} &= 283.51 \times (-\text{R } 456.58) \\
 &= -\text{R } 129\,445.91 \text{ (excl VAT)} \\
 &\rightarrow -\text{R } 148\,862.80 \text{ (incl VAT)}
 \end{aligned}$$

The developer will thus be liable to pay a Bulk Service Contribution of **R 1 337 730.68** incl VAT (R 1 486 593.47 – R 148 862.80) for water related items.

It must however be emphasized that the external water upgrades, which will be implemented, are to be off set against these Bulk Service Contributions. The external water upgrades are discussed in **Section 2.5** of this Report.

2.8 Boundary Service Contributions

No existing water networks bounds the proposed development and therefore no boundary service contributions will be payable by the developer to the CoT.

2.9 Summary of Contributions and Costs

The table below refers all the costs and contributions applicable with reference to Water reticulation for the proposed development:

Summary of contributions and costs							
ITEM	CONTRIBUTION BY						REFERENCE
	CoT TO APPLICANT			APPLICANT TO CoT			
	Nett Total	Vat	Sub-Total	Nett Total	Vat	Sub-Total	
Bulk Services				1 292 689.97	193 903.50	1 486 593.47	Annex A
Network Services	129 445.91	19 416.89	148 862.80				Annex A
Boundary Services							Annex B (Table 1)
Enlargements/ Extensions	655 935.84	98 390.38	754 326.22				Annex B (Table 2)
Other							Annex B (Table 3)
TOTALS	785 381.75	117 807.26	903 189.01	1 292 689.97	193 903.50	1 486 593.47	
			(a)			(b)	

The following pre-proclamation requirements are also to be listed within the Services Agreement for Andeon Extension 47:

- 1) Services contribution by applicant to CoT: (b)-(a): **R 583 404.46**;
- 2) Cost of scheme (**Section 2.6**): R 2 565 591.84 VAT: R 384 838.78 Total: R 2 950 430.62. Maintenance guarantee amount: R 295 043.06;
- 3) The period allowed for the completion of the scheme is three (3) months from the date on which this agreement was signed for the Group Head on behalf of the CoT, or such extended period as allowed by the Group Head in writing (See condition 1).
- 4) The Township Register may not be opened, the township may not be proclaimed, and the Section 16(10) certificates may not be issued without the written consent of the relevant Departments or Divisions of the CoT.
- 5) The Conditions of Establishment must be forwarded to the CoT for comment before the final approval thereof.
- 6) As-built drawings and reports must be submitted for approval, within 6 weeks from the completion of the actual construction works.

3. SEWER RETICULATION

As discussed in **Section 2** of this Report, the meeting between Mr Anton Scholtz (CoT) and Mr Arno Beck (CivilCraft) concluded the following:

- The existing 450mm diameter sewer pipe, located in Mulder Street, will have sufficient drainage capacity to accommodate the proposed Andeon Ext 47.
- No external sewer upgrades will be required for the proposed development. The only external work will consist of a link sewer line between the internal sewer network, and the existing external sewer network; and
- No GLS Report will be required for the proposed Andeon Ext 47.

3.1 Existing Sewer Network

Please refer to drawing CC0771/Fig. 11 in Annexure A for the Sewer Reticulation Layout in conjunction with the discussion below:

The proposed development is located within the Modderspruit drainage area which drains towards the Rooiwal Wastewater Treatment Plant (WWTP).

The site is bound by Erma Street from the south and Mulder Street from the east. The site drains naturally towards the north-eastern corner located in Mulder Street.

The following existing sewer pipe is available in Mulder Street:

Pipe Description	Location	Flow depth (mm)	Max Velocity (m/s)	Min Velocity (m/s)	Spare Capacity (%)
450mm ø Pipe	Mulder Street, east of site boundary.	108	1.21	0.90	86.92

Available Capacity:

As can be seen in the table above, this existing sewer pipe should have ample spare capacity to accommodate the proposed development, as a minimum of 30% spare capacity is required in any sewer network.

3.2 Design Parameters

Andeon Extension 47 will be developed as a Section 21 company development and a private body corporate will be appointed to maintain all the internal sewer services after satisfactory completion. The municipal sewer reticulation systems will be designed as per the guidelines and specifications of CoT Water and Sanitation Division. The latest revision of the City of Tshwane document titled Standard Specifications for Municipal Civil Engineering Works will be used as the basis for design parameters and specifications.

Where that document does not contain the required specifications and where addressing them in the project specifications will not suffice, the SANS 1200 / SABS1200 standards will be used.

3.3 Construction Standards

The Sewer Reticulation system will be designed as per the guidelines for the design and construction of Water and Sanitation Systems of the City of Tshwane - January 2017.

3.4 Sewer Network Design

With reference to the City of Tshwane Water and Sanitation Division "Guidelines for the Design and Construction of Water and Sanitation Systems", the following sewer outflow will apply for the proposed development:

Sewer outflow - Residential 3 Erven @ 60 Units / Ha

(60 Units/Ha x 7.0327 Ha = 421 Units) = 0.7 kℓ / erf / day

Sewer Outflow - Access Control, (1 erf) = 0.7 kℓ / erf / day

Daily Outflow [(421 x 0.7) + (1 x 0.7)] = 295.40 kℓ/day

Or Outflow [(294.7 + 0.7) x (1000 / (24 x 3600))] = 3.42 ℓ/s

Peak Outflow incl. Peak Factor of 2.5: (3.42 x 2,5) = 8.550 ℓ/s

Ground Water Ingress [0,04 ℓ/min x 0.16(ø) x 2 620] / 60 = 0.279 ℓ/s

Total Peak Outflow = 8.826 ℓ/s

To determine the required diameter of outfall sewer system, the Manning Formula, in conjunction with the Volumetric Flow Rate Formula, will be implemented:

$$V = \frac{\left(\left(\frac{A}{P} \right)^{\frac{2}{3}} * \sqrt{S_o} \right)}{n}$$

&

$$Q = V * A_{req}$$

Thus.....

$$A_{req} = \frac{n * Q}{\left(\left(\frac{A}{P} \right)^{\frac{2}{3}} * \sqrt{S_o} \right)}$$

Thus.....

$$A_{req} = 8\,568.5 \text{ mm}^2$$

$$\varnothing_{req} = 104.5 \text{ mm}$$

It is therefore apparent that a 160mm diameter sewer line will have sufficient capacity to accommodate the Peak Sewage Outflow including peak factors and ground water ingress.

All the municipal (Internal and external) sewer lines will consist of 160mm dia uPVC CLASS 400 pipes designed and constructed to the City of Tshwane Water and Sanitation Division Guidelines.

3.5 Proposed External Sewer Upgrades

There are no external sewer upgrades required. The only external work that will be done is a sewer link line between the internal sewer network and the existing external sewer network. Please refer to drawing CC0771/Fig. 11 in Annexure A.

3.6 Cost Estimate for Sewer Network

The estimated cost for the installation of the Internal and External Municipal sewer lines for Andeon Extension 47 is listed below:

Item	Unit	Quantity	Rate	Amount
Internal Municipal Network:				
• 160mm dia	m	2 620	875.00	R 2 292 500.00
Sub-Total 1				R 2 292 500.00
External Link Line (As agreed by CoT):				
• 160mm dia	m	30	875.00	R 26 250.00
Sub-Total 2				R 26 250.00
Sub-Total 3 (1 + 2)				R 2 318 750.00
Preliminary and General (12%)				R 278 250.00
Sub-Total 4				R 2 597 000.00
Consulting Fee (8%)				R 207 760.00
Construction Cost (Excl VAT)				R 2 804 760.00
VAT @ 15%				R 420 714.00
Construction Cost (Incl VAT)				R 3 225 474.00
Guarantee Amount (10% of Construction Amount)				R 322 547.40

3.7 Bulk and Network Service Contributions

Bulk Service Contributions will be payable by the developer to CoT and will be based on the latest City of Tshwane unit-price and contribution structure.

$$\begin{aligned}
 \text{Sewer Bulk Service Contribution (Ext 47)} &= 295.40 \times R\ 11\ 248.24 \\
 &= R\ 3\ 322\ 730.10 \text{ (excl VAT)} \\
 &\rightarrow R\ 3\ 821\ 139.61 \text{ (incl VAT)}
 \end{aligned}$$

Network Service Contributions will be payable by the CoT to the Developer and will be based on the latest City of Tshwane unit-price and contribution structure.

$$\begin{aligned}
 \text{Sewer Network Contribution (Ext 47)} &= 295.40 \times (-R\ 1\ 124.80) \\
 &= -R\ 332\ 265.92 \text{ (excl VAT)} \\
 &\rightarrow -R\ 382\ 105.81 \text{ (incl VAT)}
 \end{aligned}$$

The developer will thus be liable to pay a Bulk Service Contribution of **R 3 439 033.80** incl VAT (R 3 821 139.61 – R 382 105.81) for sewer related items.

3.8 Boundary Service Contributions

Boundary Service Contributions will be payable for the existing sewer line south and west of the proposed development, based on the latest City of Tshwane unit-price and contribution structure. The following existing boundary services (sewer) contributions will be payable by the developer to the CoT:

Street	Existing Pipe Diameter	Pipe Diameter Required	% Contribution Rate	Length (meters)	Contribution
Southern site boundary	300	160	(50%) R 550.00	294	R 161 700.00
Western site boundary	450	160	(50%) R 550.00	400	R 220 000.00
Service Contribution by Applicant to CoT (Excl VAT):					R 381 700.00
VAT (15%):					R 57 255.00
Service Contribution by Applicant to CoT (Incl VAT):					R 438 955.00

3.9 Summary of Contributions and Costs

The table below refers all the costs and contributions applicable with reference to Sewer network:

Summary of contributions and costs							
ITEM	CONTRIBUTION BY						REFERENCE
	CoT TO APPLICANT			APPLICANT TO CoT			
	Nett Total	Vat	Sub-Total	Nett Total	Vat	Sub-Total	
Bulk Services				3 322 730.10	498 409.51	3 821 139.61	Annex A
Network Services	322 265.92	49 839.89	382 105.81				Annex A
Boundary Services				381 700.00	57 255.00	438 955.00	Annex B (Table 1)
Enlargements/ Extensions							Annex B (Table 2)
Other							Annex B (Table 3)
TOTALS	322 265.92	49 839.89	382 105.81	3 704 430.10	555 664.51	4 260 094.61	
			(a)			(b)	

The following pre-proclamation requirements are also to be listed within the Services Agreement for Andeon Extension 47:

- 1) Services contribution by applicant to CoT: (b)-(a): **R 3 877 988.80**;
- 2) Cost of scheme (**Section 3.6**): R 2 804 760.00 VAT: R 420 714.00 Total: R 3 225 474.00. Maintenance guarantee amount: R 322 547.40;
- 3) The period allowed for the completion of the scheme is three (3) months from the date on which this agreement was signed for the Group Head on behalf of the CoT, or such extended period as allowed by the Group Head in writing (See condition 1);
- 4) The Township Register may not be opened, the township may not be proclaimed, and the Section 16(10) certificates may not be issued without the written consent of the relevant Departments or Divisions of the CoT.
- 5) The Conditions of Establishment must be forwarded to the CoT for comment before the final approval thereof.
- 6) As-built drawings and reports must be submitted for approval, within 6 weeks from the completion of the actual construction works.

4. CONSTRUCTION PERIOD

The construction of Civil Services to Andeon Extension 479 is planned to commence on 1 July 2022, construction period 4 months.



Compiled by Werner Joubert B Eng
7 February 2021



Checked by Arno Beck Pr Eng
7 February 2021

ANNEXURES:

Annexure A : Drawings

Annexure B : Title Deeds (Proof of Ownership)

Annexure C : Proposed Conditions of Establishment

Annexure D : Extracts from IMQS (Water and Sewer)

ANNEXURE A

Drawings

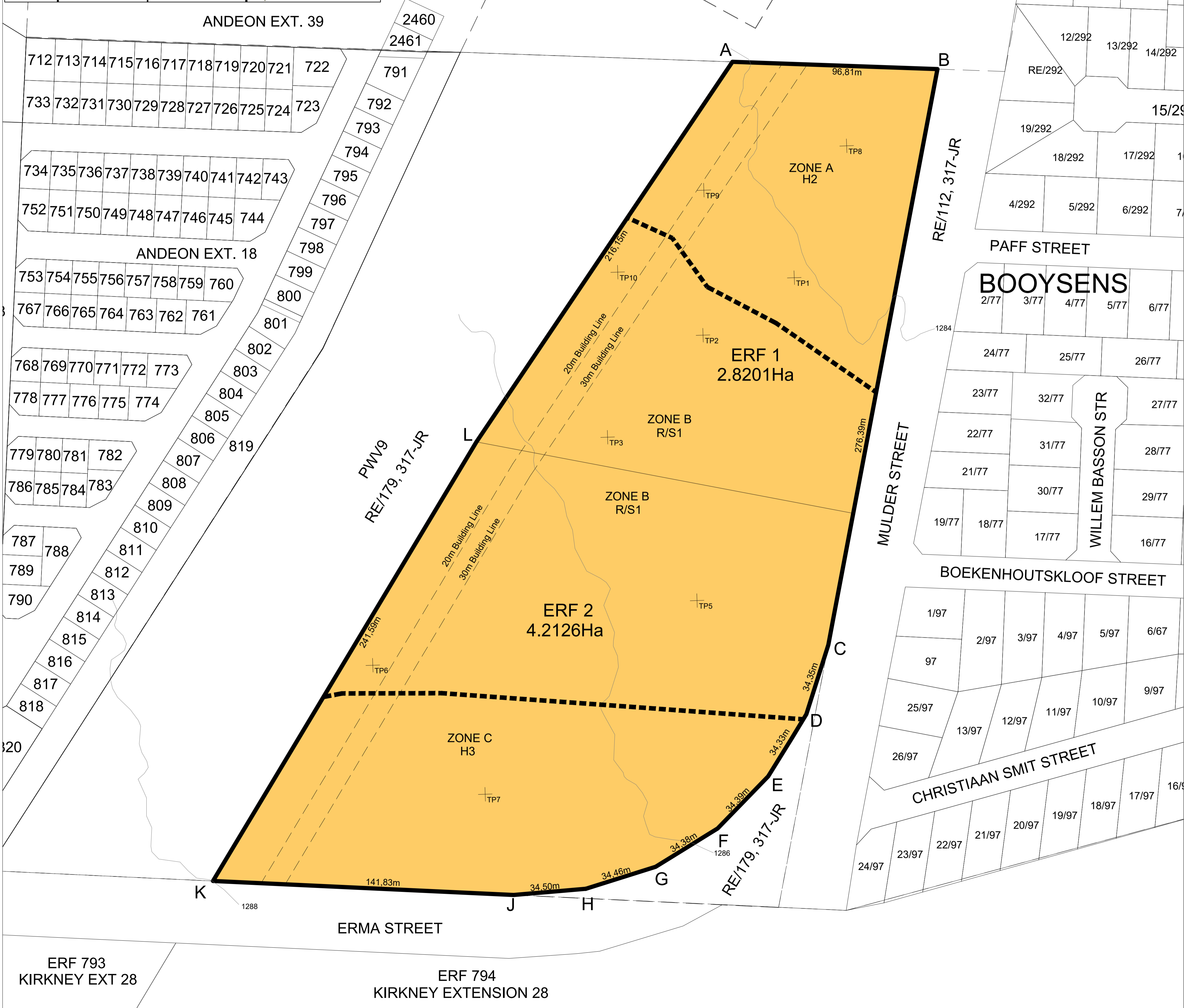
Cosmopolitan Consult

Drawing No	Description	Rev
CPD ADN47/1	Proposed Township Andeon Ext 47	-

CivilCraft Consulting Engineers

Drawing No	Description	Rev
CC0771/Fig 1	Locality Plan	00
CC0771/Fig 10	General Layout of Existing Water and Proposed Upgrade	00
CC0771/Fig 11	General Layout of Existing Sewer and Proposed Connection	00

Zone	NHBRC Class	Amount of movement due to heave mm	Competent founding level
A	H2	20mm	>2,5 to >3,4m
B	R/S1	<5mm	0,2m to 1m with avg 0,6m
C	H3	>30	2,5m+



GENERAL NOTES

1. TOWNSHIP BOUNDARY
A-B-C-D-E-F-G-H-J-K-L-A
2. CONTOUR LINES
The Contour lines are in accordance with the standards laid down in of the City of Tshwane Municipal Planning By-Law, 2016.

..... DATE

Eamon Swart

- ### 3. CO-ORDINATES
- The Co-ordinate reference is based on LO 29° system. Baseplan mapping was done by:

..... DATE

Eamon Swart

- 4. DIMENSIONS**
All dimensions shown on the plan are approximate,
scaled in meters and subject to final survey

5. GEOLOGICAL
It is hereby certified that the layout of the township
complies with the recommendations and
requirements set out in the Geotechnical Report
Ref. K9884-01 dated December 2021.

Engineering Geologist: SP Kok (Pr Sci Nat)
Firm: Geo Buro Geotechnical Surveys

- 6. FLOODLINE**
It is hereby certified that in accordance with the Water Act (Act 36 of 1998), it is hereby stated that this township is NOT affected by a flood with an expected frequency of one every 50 years and on every 100 years in the public stream.

PR. Engineer: Arno Beck (Pr. Eng)
Firm: Civil Craft Consulting Engineers

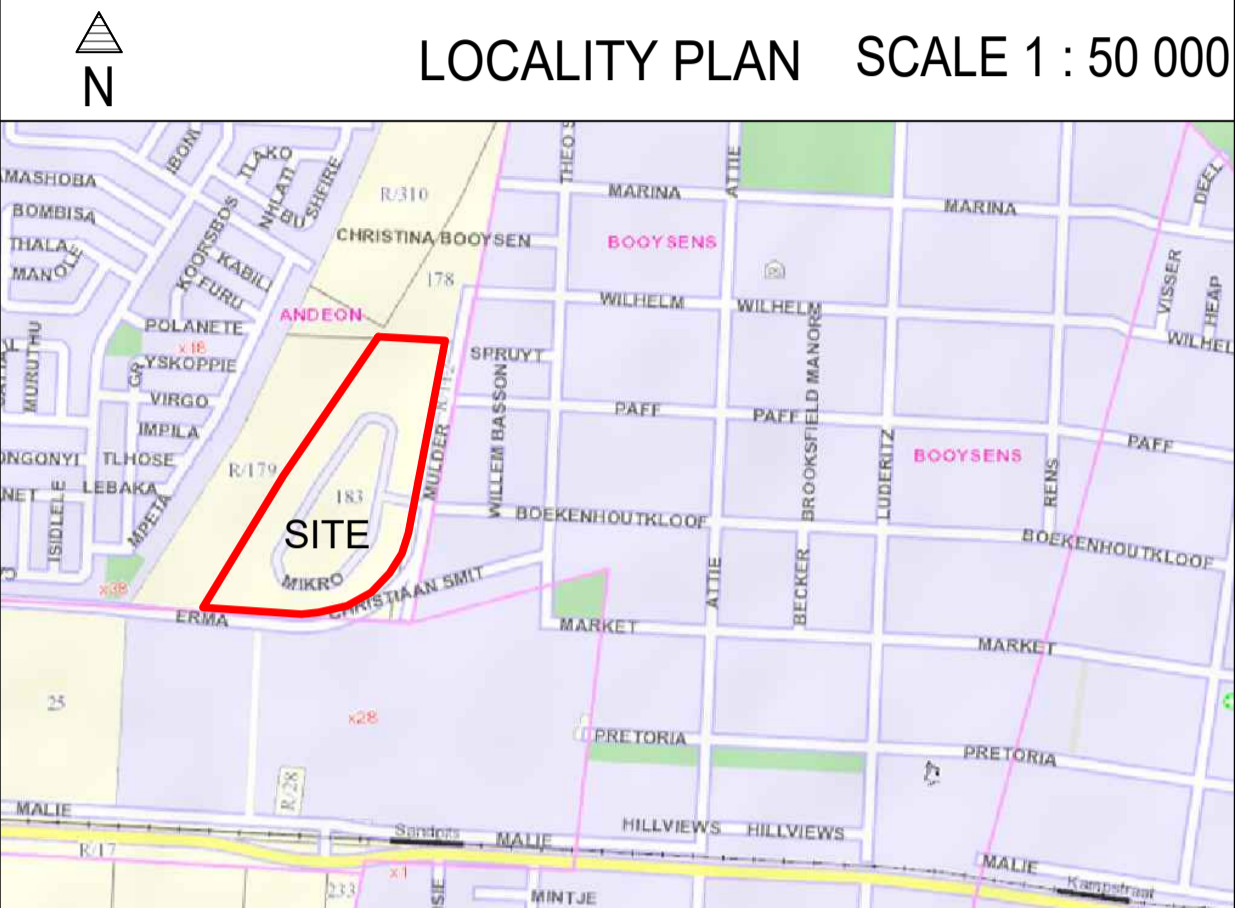
DATE 15/02/2022

7. Erf 1 and Erf 2 will be consolidated.

PROPOSED TOWNSHIP ANDEON EXTENSION 47

SITUATED ON PORTION 183
OF THE FARM
ZANDFONTEIN NO. 317 - JR

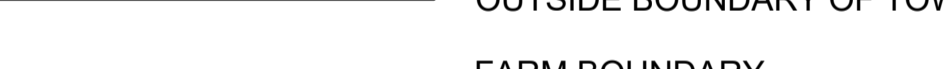
CITY OF TSHWANE METROPOLITAN MUNICIPALITY



SCHEDULE OF ERVEN

ZONING	LAND USE	± ha	%	NUMBERS	QUANTITY
RESIDENTIAL 3		7.0327	100%	1 - 2	2
TOTAL		7.0327	100		144

NOTES

- 
- OUTSIDE BOUNDARY OF TOWNSHIP
 - FARM BOUNDARY
 - GEOTECHNICAL ZONES
 - GEOLOGICAL INSPECTION PIT

DATE	TYPE OF AMENDMENT

REGISTERED OWNER: (PTY) LTD (REG. NO:)	DESIGNED AND DRAWN: Anton Mathey
--	-------------------------------------



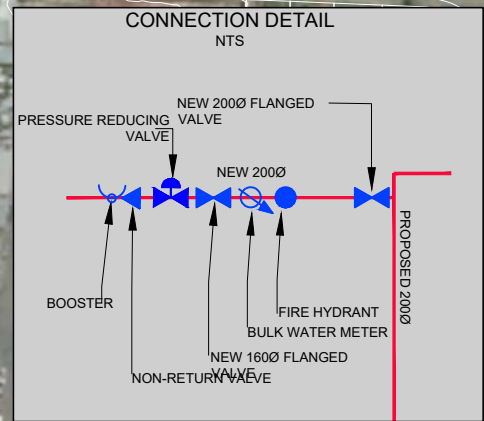
P.O. Box 754	Date:	FEB 2022
Auckland Park	Scale:	1 : 5 500
Tel: (011) 541-3800	PLAN No:	CPD ADN47/1





- NOTES AND SPECIFICATIONS**
- GENERAL**
1. ALL MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE REQUIREMENTS OF THE LATEST RELEVANT SABS REQUIREMENTS.
 2. ALL DIMENSIONS ARE IN MILLIMETRES (UNLESS OTHERWISE SPECIFIED).
 3. DO NOT SCALE FROM THESE DRAWINGS.
 4. ALL DIMENSIONS MUST BE CHECKED AND APPROVED ON SITE.
 5. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL CIVIL ENGINEERING WORKS, THIRD EDITION 2005 AND THE STANDARD COT DETAIL DRAWINGS.
 6. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE STANDARD DRAWINGS (IF APPLICABLE).
 7. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL CIVIL ENGINEERING WORKS, SERIES 4.
 8. THE SIGNATURE OR INITIALS ON THIS DRAWING, OF ANY DIRECTOR OF THE PUBLIC WORKS AND INFRASTRUCTURE DEVELOPMENT DEPARTMENT, IN NO WAY REMOVES ANY RESPONSIBILITY WHATSOEVER FROM THE CONSULTANT. THE CONSULTANT REMAINS RESPONSIBLE TO ENSURE THAT ALL THE GUIDELINES, STANDARD DRAWINGS, STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS AND INFRASTRUCTURE DEVELOPMENT DEPARTMENT HAVE BEEN MET AND ARE COMPLIED WITH.
 9. FINAL POSITION OF SERVICES TO BE DETERMINED ON SITE.

- LEGEND**
- PROPOSED WATER
 - EXISTING WATER
 - TOWNSHIP BOUNDARY



<div><p>CITY OF TSHWANE UTILITY SERVICES DEPARTMENT WATER AND SANITATION</p></div>	AMENDMENTS			WATER AND SANITATION			CONSULTANT DETAIL			DESIGNED			CONTRACT		PROJECT STATUS				LOCATION OF PROJECT:	
	NR	DATE	APPROVED	DESCRIPTION	PAR	DIRECTOR: W&S INFRASTRUCTURE PLANNING AND SYSTEM DEVELOPMENT			<div><p>Civil & Structural Engineers Project Management Tel: (012) 660 1563 Fax: (012) 660 1565 admin@civildraft.co.za 76 Elephant Road, Monument Park, 0181 PO Box 8169, Centurion, 0046</p></div> <div>HEREBY CERTIFY THAT THE SERVICES WILL HAVE BEEN INSTALLED ACCORDING TO NOTE 9 OF THE ABOVE NOTES AND TO THE DRAWING</div> <div> DATE 07/02/2022</div> <div>CONSULTANT DRAWING NUMBER: CC0771/FIG.10</div> <div></div>	NAME: W. JOUBERT Pr Eng Prof Reg No: N/A		CONTRACT No:		RECEIVED SIGN WHEN APPLICABLE				ANDEON EXTENSION 47		
	0	07/02/2022	A.R BECK	FOR SERVICES REPORT		DIRECTOR: WATER CONSERVATION AND WATER DEMAND MANAGEMENT				DRAWN		PROJECT No.		<div><input checked="" type="radio"/> CONCEPT DRAWING</div> <div><input type="radio"/> TENDER DRAWING</div> <div><input type="radio"/> APPROVED DRAWING</div> <div><input type="radio"/> AS BUILT DRAWING</div>				DESCRIPTION OF PROJECT:		
						DIRECTOR: BULK WATER				CHECKED		SHEET No.		PROJECT ENGINEER OF COT:				GENERAL LAYOUT OF EXISTING WATER AND PROPOSED UPGRADE		
						DIRECTOR: INFRASTRUCTURE PROVISION				INFORMATION OFFICE CHECKED		PAPER SIZE:		INSPECTOR OF WORKS OF COT:				WBS No. : - - - - -		
						DIRECTOR: WASTE WATER TREATMENT				DESIGN OFFICE APPROVAL		SCALE: N.T.S						COT DRAWING NUMBER: - - - - -		
												DATE: FEB.2022								



- NOTES AND SPECIFICATIONS**
- GENERAL**
1. ALL MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE REQUIREMENTS OF THE LATEST RELEVANT SABS REQUIREMENTS.
 2. ALL DIMENSIONS ARE IN MILLIMETRES (UNLESS OTHERWISE SPECIFIED).
 3. DO NOT SCALE FROM THESE DRAWINGS.
 4. ALL DIMENSIONS MUST BE CHECKED AND APPROVED ON SITE.
 5. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL CIVIL ENGINEERING WORKS, THIRD EDITION 2005 AND THE STANDARD COT DETAIL DRAWINGS.
 6. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE STANDARD DRAWINGS (IF APPLICABLE).
 7. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL CIVIL ENGINEERING WORKS, SERIES 4.
 8. THE SIGNATURE OR INITIALS ON THIS DRAWING, OF ANY DIRECTOR OF THE PUBLIC WORKS AND INFRASTRUCTURE DEVELOPMENT DEPARTMENT, IN NO WAY REMOVES ANY RESPONSIBILITY WHATSOEVER FROM THE CONSULTANT.
 9. THE CONSULTANT REMAINS RESPONSIBLE TO ENSURE THAT ALL THE GUIDELINES, STANDARD DRAWINGS, STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS AND INFRASTRUCTURE DEVELOPMENT DEPARTMENT HAVE BEEN MET AND ARE COMPLIED WITH.
 10. FINAL POSITION OF SERVICES TO BE DETERMINED ON SITE.

LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- TOWNSHIP BOUNDARY

<div></div> <div>CITY OF TSHWANE</div> <div>PO BOX 1022 PRETORIA 0001</div> <div>CITY OF TSHWANE</div> <div>UTILITY SERVICES DEPARTMENT</div> <div>WATER AND SANITATION</div>	AMENDMENTS				WATER AND SANITATION				CONSULTANT DETAIL				DESIGNED				PROJECT STATUS				LOCATION OF PROJECT:							
	FOR INTERNAL APPROVAL - RECEIVED SIGN WHEN APPLICABLE																RECEIVED SIGN WHEN APPLICABLE				ANDEON EXTENSION 47							
	NR	DATE	APPROVED	DESCRIPTION	PAR	DIRECTOR: W&S INFRASTRUCTURE PLANNING AND SYSTEM DEVELOPMENT				<div></div> <div>Civil & Structural Engineers Project Management Tel : (012) 660 1563 Fax : (012) 660 1565 admin@civildraft.co.za 78 Elphinstone Road, Monument Park, 0181 PO Box 8169, Centurion, 0046</div>				NAME: W. JOUBERT Pr Eng: Prof Reg No: N/A				CONTRACT No:				DESCRIPTION OF PROJECT:						
	0	07/02/2022	A.R BECK	FOR SERVICES REPORT		NAME: _____ Prof. Reg. No _____ SIGNATURE _____ DATE _____								SIGNATURE:  DATE: 07/02/2022				PROJECT No.				GENERAL LAYOUT OF EXISTING SEWER AND PROPOSED CONNECTION						
						REGIONAL DIRECTOR: (1,2,3,4,5,6 or 7)								NAME: AVD Prof Reg No: N/A				SHEET No.										
						NAME: _____ Prof. Reg. No _____ SIGNATURE _____ DATE _____								SIGNATURE: _____ DATE: 07/02/2022														
						DIRECTOR: WATER CONSERVATION AND WATER DEMAND MANAGEMENT								CHECKED				PAPER SIZE:										
						NAME: _____ Prof. Reg. No _____ SIGNATURE _____ DATE _____								NAME: A.R.BECK Pr Eng: Prof Reg No: 20190968				SCALE:										
						DIRECTOR: BULK WATER								SIGNATURE:  DATE: 07/02/2022				N.T.S										
						DIRECTOR: INFRASTRUCTURE PROVISION								INFORMATION OFFICE CHECKED				DATE:										
					NAME: _____ Prof. Reg. No _____ SIGNATURE _____ DATE _____								NAME: _____ Pr Eng: Prof Reg No: _____				INSPECTOR OF WORKS OF COT:				WBS No. : _____							
					DIRECTOR: WASTE WATER TREATMENT								SIGNATURE: _____ DATE: _____				DESIGN OFFICE APPROVAL				DATE:				COT DRAWING NUMBER: _____			
					NAME: _____ Prof. Reg. No _____ SIGNATURE _____ DATE _____								NAME: _____ Prof Reg No: _____				FEB.2022											
													CONSULTANT DRAWING NUMBER: CC0771/FIG.11															
													<div></div>															

ANNEXURE B

Title Deeds (Proof of Ownership)

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE

(a) Gelyktydiges met ander registrasiekantore/deeltitels : Simult with other registries/sectional titles:

Kode/Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van akte permanent in Aktekantoor gelasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Kode Code	Paras van ondersoekers Initials of examiners
	T.R.	

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

	Opmerkings/Remarks	Parasaf/Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorpskrywing (geproklameer) Township proclamation (proclaimed)	
	(2) Begravingsplan Burial plan	
Datum Date	(3) Bepaling Endowment	
	(4) Voorwaardes Conditions	
	(5) Mikro Micro	
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General plan	
	(7) Titel akte Title deed	
Datum Date	(8) Verbands teen dorpsitel Bonds against township title	
	(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:
Seksie/Section:

LOUW
Prokureurs / Attorneys
427
663 4292
663 8650

UITVOERING — EXECUTION Endorse title

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening/Date of lodgement

2015-09-29
29 SEP 2015

LODGED FINAL BLACKBURN

22 SEP 2015
PRETORIA DEEDS
LODGED LODGED

21 SEP 2015
PRETORIA DEEDS
LODGED

(b)

R.C.C.
30-09-15

Onssoekers/Examiners	Kamers Rooms	Skakeling/Linking	Verwerp/Reject	Passer/Pass
Lorraine	704/10			
N.M. PHUNGO	731	2-2		

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

Aard van akte byv.: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

TRANSPORT

T 000085437 2015

Ver. No./Ref. No.: 19580

Skakeling/Linking: 2 2

GELYKTYDIGES/SIMULT

Kode Code	Name van Partye/Names of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1 K	Notariële Sessie Vraagstuk	427	1	
2 T	Batwyle Mossy/Namagental	427	2	
3				
4				
5				
6				
7				
8				
9				
10				

2015-09-29
DEEDS PRETORIA
INFORMEER VIR UITVOER

2015-10-02
DEEDS PRETORIA
INFORMEER VIR UITVOER

1-151110BAKGALE

DOCUMENTS:

NOTES:

Registrasie Versoek deur:
Registration requested by:

DATUM:
DATE:



GED 183 (Ged 179) PLAAS ZANDFOUNTEIN 317

(Kort beskrywing van eiendom (slegs para. 1 in Akte)/Brief description of property (only para. 1 in Deed))

427

LOUW Prokureurs
Lenchen Park 2
Lenchenlaan-Suid 2029
Centurion
Posbus 700
Pretoria
0001

SEELREG	/
STAMP DUTY R	
FOOI	
FEES R	1160-00

Op gestel deur my

TRANSPORTBESORGER
JOHANNES CHRISTOFFEL LOUW

T 000085437 2015

TRANSPORTAKTE

HIERME WORD BEKEND GEMAAK DAT

JOHANNES CHRISTOFFEL LOUW

voor my verskyn het, REGISTRATEUR VAN AKTES te Pretoria, hy, die gesegde
Komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag geteken te PRETORIA
op 20 APRIL 2015 en aan hom verleen deur

Die Eksekutrieses in die Boedel Wyle
IGNATIUS MASSYN
Boedelnommer 15615/2013

En genoemde komparant het verklaar dat sy prinsipaal die hiernaverhelde eiendom kragtens die bepalings van die testament van wyle IGNATIUS MASSYN gedateer 9 JANUARIE 2013 en geteken te PRETORIA wie oordele is op 12 SEPTEMBER 2013 en kragtens die Herverdelingsooreenkoms geteken te PRETORIA op 30 JUNIE 2014 aangegaan tussen die Erfename en Transportnemer, in sy voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**NAMAPENTA LANDGOED EIENDOMS DEURSK
REGISTRASIENOMMER: 2014/094730/17**

diese Opvolgers in titel of Regverkrygendes in volkome en vrye eiendom

**GEDEELTE 183 ('n gedeelte van Gedeelte 179) van die plaas ZANDFONTEIN
NO. 317
REGISTRASIE AFDELING JR. OORUTENG PROVINSIE**

GROOT 7,0327 (SEWENOMMA NUL DRIE TWEE SEWE) Hektaar

**AANVANKLIK GEREGISTREER kragtens Sertifikaat van Verenigde Titel
T92896/2007 met kaart G. Nr. A 7496/1983 wat daarop betrekking het en
gehou kragtens Sertifikaat van Geregistreerde Titel T92897/2007**

- A. Gedeelte 19 van die Westelike Gedeelte van die Plaas Zandfontein No 317 (voorheen No 317) Registrasie Afdeling JR, distrik Pretoria ('n gedeelte waarvan hiermee getranspoteer word) is spesiaal onderhewig aan die volgende kondisie:
- (a) "the said Portion 19 (a portion whereof is hereby transferred) shall be entitled to the rights of way as indicated on the General Plan of the Western Portion of the said farm filed in Deeds Office Pretoria".
- B. Onderhewig aan 'n lewenslange vruggebruik ten gunste van **THERESA STEYN**, Identiteitsnommer **620219 0110 08 6** en **DINA STEENKAMP**, Identiteitsnommer **640707 0126 08 2** oor bogenoemde eiendom soos meer volledig blyk kragtens Notariële Akte van Sessie van Vruggebruik K
- C. ONDERHEWIG aan die volgende voorwaarde soos vervat in die Testament van wyle IGNATIUS MASSYN geteken te Pretoria, gedateer 9 Januarie 2013, wie oortede is op 12 September 2013 asook die herverdelingsooreenkoms gedateer 30 Junie 2014:

"8. Gades van begunstigdes verkry geen maritale reg en of reg op bemakings en erfenisse of die inkomste wat daarmee verdien word nie. Die gevolge van huwelike binne gemeenskap van goed en buite gemeenskap van goed met behoud van die aanwasbedeling word uitgesluit.

9. Indien 'n bevoordeelde, insolvent of in 'n insolvente toestand is wanneer hy/sy die erfenis in ontvangs moet neem, dan verbeur hy/of sy alle regte daarop en moet dit toegeken word aan my trustees. Skuldeisers kry geen reg daarop nie. Die trustees kry alle nie wat nodig mag wees om die bemakings/erfenisse te hou, te administreer, gelde te betê, eiendomme te bekom ensovoorts.

Insolvente bevoordeeldes verkry geen gevestigde reg op inkomstes en of kapitaal nie en my trustees verkry die uitsluitlike reg om enige bedrae wat hulle in hulle uitsluitlike diskresie mag goedvind, te betaal aan 'n insolvente bevoordeelde vir die onderhoude en ander benodigdhede van hom/haarself en hulle gesinne. Geen betalings mag egter aan buitestaanders en skuldeisers gemaak word nie.

Indien enigiets oor is na die afsterwe van 'n insolvente bevoordeelde dan moet dit aan sy/haarselfgename betaal of oorhandig word. Betalings mag nie aan 'n bevoordeelde se skuldeisers gemaak word vir skulde aangegaan sonder die trustees se goedkeuring nie.

10. Indien 'n bevoordeelde my vooroorly, dan sal bemakings en erfenisse wat hom/haar sal toekom indien hy/sy my oorleef het toekom en vererf aan sy/haar kinders per stirpes".

EN VERDER ONDERWORPE aan sodanige voorwaardes as in genoemde Akte/s vermeld staan of na verwys word.

WESHALWE die komparant afstand doen van al die regte en titel wat gemelde

Boedel Wyle IGNATIUS MASSYN

vooreen op genoemde eiendom gehad het en gevolglik ook erken het dat die boedel geheel en al van die besit daarvan onthef en nie meer daarop geregtig is nie, en dat hiens hierdie akte, bogenoemde

**NAMAPENTA LANDGOED EIENDOMS BEPERK
REGISTRASIENOMMER: 2014/094736/07**

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken dit dat die waardering die bedrag van **R3 000 000,00 (DRIE MILJOEN RAND)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesamen met die Kornparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

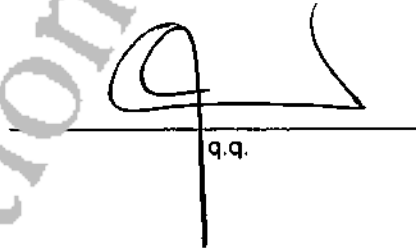
ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Pretoria op hede die

30 09 15

In my teenwoordigheid:



REGISTRATEUR VAN AKTES


q.q.

427

LOUW Prokureurs
Lenchen Park 2
Lenchenlaan-Suid 2029
Centurion
Posbus 700
Pretoria
0001

118-13-16

Opgestel deur my



TRANSPORTBESORGER
JOHANNES CHRISTOFFEL LOUW

VOLMAG OM TRANSPORT TE GEE

Ons, die ondergetekendes

THERESA STEYN en DINA STEENKAMP, in ons hoedanigheid as Eksekutrises in die Boedel wyle IGNATIUS MASSYN, blykens Eksekuteursbrief Nummer 5615/2013 aan ons verleen deur die Meester van die Hooggeregshof van Suid-Afrika Noord-Gauteng Afdeling, te Pretoria op 17 Oktober 2013

benoem hiermee

JOHANNES CHRISTOFFEL LOUW

met mag van substitusie as ons ware en wettige gemagtigde en agent om in my naam en namens my te verskyn voor die REGISTRATEUR VAN AKTES te Pretoria, en daar en aldaar namens ons te verklaar dat:

AANGESIEN gemelde IGNATIUS MASSYN kragtens sy testament gedateer 9 JANUARIE 2013 en geteken te PRETORIA die hiernavermelde eiendom aan sy kleinkinders bemaak het onderhewig aan 'n vruggebruik ten gunste van sy dogters;

EN AANGESIEN gemelde IGNATIUS MASSYN oorlede is op 12 SEPTEMBER 2013;

EN AANGESIEN die hiernavermelde eiendom die oordragnemer toekom vanweë die bepaling van die Herverdelingsooreenkoms geteken te PRETORIA op 30 JUNIE 2014 aangegaan tussen die erfgename en die transportnemer;

SO IS DIT dat ek my genoemde Prokureur en Agent hiermee magtig om te sedeer en te transporteer aan en ten gunste van:



GhostConvey 13.2.23

**NAMAPENTA LANDGOED EIENDOMS BEPERK
REGISTRASIENOMMER: 2014/094736/07**

die volgende eiendom, naamlik:

**GEDEELTE 183 ('n gedeelte van Gedeelte 179) van die Plaas
ZANDFONTEIN 317
REGISTRASIE AFDELING JR, GAUTENG PROVINSIE**

GROOT 7,0327 (SEWE KOMMA NUL DRIE TWEE SEWE) Hektaar

**GEHOÛ KRAGTENS Sertifikaat van Geregistreerde Titel Nommer
T92897/2007**

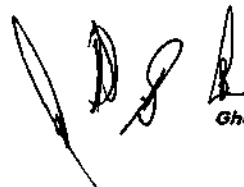
Onderhewig aan 'n lewenslange vruggebruik ten gunste van
THERESA STEYN, Identiteitsnommer: 620219 0110 08 6, Getroud
buite gemeenskap van goed en DINA STEENKAMP,
Identiteitsnommer: 640707 0120 08 2, getroud buite gemeenskap van
goed, oor bogenoemde eiendom soos meer volledig sal blyk uit
Notariële Akte van Sessie van Vruggebruik geregistreer staan te
word.

EN VERDER ONDERHÊWIG aan die volgende bepalings van die testament
geteken te PRETORIA op 1 JANUARIE 2013:

"8. Gades van begunstigdes verkry geen maritale mag en of reg op
bemaakings en erfenisse of die inkomste wat daarmee verdien word
nie. Die gevolg van huwelike binne gemeenskap van goed en buite
gemeenskap van goed met behoud van die aanwasbedeling, word
uitgesluit.

9. Indien 'n bevoordeelde, insolvent of in 'n insolvente toestand is
wanneer hy/sy die erfenis in ontvangs moet neem, dan verbeur
hy/of sy alle regte daarop en moet dit toegeken word aan my
trustees. Skuldeisers kry geen reg daarop nie. Die trustees kry alle
magte wat nodig mag wees om die bemaakings/erfenisse te hou, te
administreer, gelde te belê, eiendomme te bekom ensovoorts.
Insolvente bevoordeeldes verkry geen gevestigde reg op inkomstes
en of kapitaal nie en my trustees verkry die uitsluitlike reg om enige
bedrae wat hulle in hulle uitsluitlike diskressie mag goedvind, te
betaal aan 'n insolvente bevoordeelde vir die onderhoud en ander
benodigdhede van hom/haarself en hulle gesinne. Geen betalings
mag egter aan buitestaanders en skuldeisers gemaak word nie.

Indien enigiets oor is by die afsterwe van 'n insolvente bevoordeelde
dan moet dit aan sy/haar erfgename betaal of oorhandig word.
Betalings mag nie aan 'n bevoordeelde se skuldeisers gemaak word
vir skulde aangegaan sonder die trustees se goedkeuring nie.



GhostConvey 15.2.2.2



10. Indien 'n bevoordeelde my vooroorly, dan sal berrakings en erfenisse wat hom/haar sou toekom indien hy/sy my oorleef het toekom en vererf aan sy/haar kinders per stirpes.


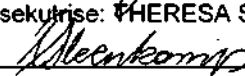
En erken hy dat die waarde van die eiendom die bedrag van **R3 000 000,00 (DRIE MILJOEN RAND)** beloop.

EN AFSTAND te doen van al die reg en aanspraak wat Boedel Wyle IGNATIUS MASSYN voorheen in en op die genoemde eiendom gehad het, die nodige aktes, stukke, en ander dokumente op te stel en te onderteken, en in die algemeen, ten einde bogemelde doeleindes uit te voer te doen of te laat doen al wat nodig is, net so volmaak en doeltreffend asof ons teenwoordig was en hierin gehandel het en bekragtig hiermee alles wat ons genoemde gemagtigde wettiglik uit krag hiervan doen of laat doen.

ALDUS GEDOEN EN GETEKEN te PRETORIA op 30 April 2015 in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES:

1. 
2. _____


Eksekutrise: THERESA STEYN

Eksekutrise: DINA STEENKAMP

Reference Details

Transfer Duty Reference Number: TDE014167F

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name MASSYN 15615/2013
ID Number 3901155040086
Company / CC / Trust Reg No.
Marital Notes if applicable UNMARRIED

Full Name LATE LATE IGNATIUS
Date of Birth (CCYYMMDD) 1938-11-15
Marital Status NOT MARRIED
Spouse Initials

Details of Purchaser / Transferee

Full Name NAMAPENTA LANDGOED EIENDOMS BEPERK
Company / CC / Trust Reg No. 201409473607

Surname / Registered Name NAMAPENTA LANDGOED EIENDOMS BEPERK
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2013-09-12
Total Fair Value R 3000000.00

Total Consideration R 0.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 0.00

Property Description

1 GEDEELTE 183 (n gedeelte van Gedeelte 179) van die plaas ZANDFONTEIN 317 REGISTRASIE NO. 2012/123456789, GAUTENG PROVINSIE MEASURING 7,0327 (SEVEN COMMA ZERO THREE TWO SEVEN) HECTARE 5

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No. TDE014167F

Exempt in terms of Section 9 of the Transfer Duty Act section 9(1)(e)

Exemptions allowed by another Act

Declaration by Conveyancer / Attorney

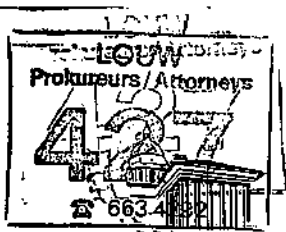
I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

Please ensure you sign over 2 copies of A's above

Date (CCYYMMDD)

20150612

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



(3M)

Certificate Number: 00002

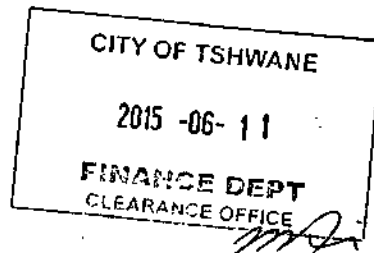
CITY OF TSHWANE METROPOLITAN MUNICIPALITY

**CITY OF
TSHWANE**
IGNITING EXCELLENCE

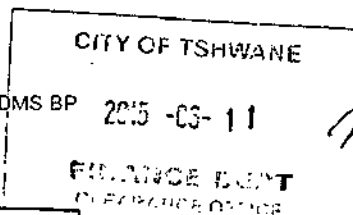
In terms of section 118 of the Local Government: Municipal Systems Act, (Act No. 32 of 2000), it is hereby certified that all amounts that become due to the City of Tshwane Metropolitan Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other Municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid:

DESCRIPTION OF PROPERTY:

Municipal Reference Number: 5007538063
Ervén: 00000
Portion: 183
Extension: 000
Zoning: 5-Farm - Within Services Plan 1144
Registration Division / Administrative District: CTMM
Suburb: ZANDFONTEIN 317-J
Town: Tshwane
Sectional Title Unit Number: 00000
Exclusive Use area and number as referred to registered plan: 09-SPMM
Real Right: Unregistered Properties - Not to Billed
Scheme Registration Number:
Sectional Title Scheme Name:
Registered Owner: MASEN

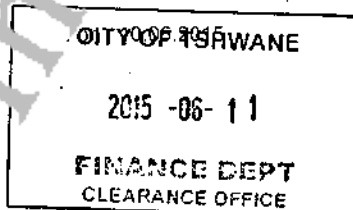


Purchaser Name: NAMA LENTA LANDGOED EDMS BP
Purchaser Identity Number: NONE



This certificate is valid until: 30.09.2015

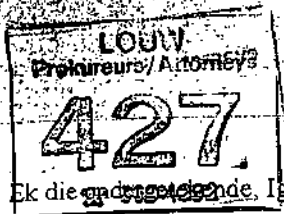
Given under my hand at Tshwane: 2015-06-11



Date Issued: 10.06.2015
Authorised official: MARTELIZP

MUNICIPAL MANAGER
City of Tshwane Metropolitan Municipality

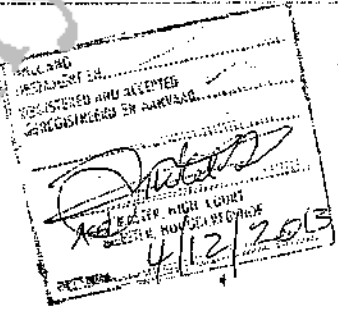
This certificate is being issued without prejudice to any rights of the Council.



W 15615/13

TESTAMENT VAN IGNATIUS MASSYN

Ek die ondergetekende, Ignatius Massyn, verly hiermee my laaste testament.



Ek herroep en kanselleer alle testamente wat vantevore deur my verly is.

Ek benoem my dogters, Theresa Steyn en Dina Steenkamp, om aangestel te word as die eksekuteurs van my boedel en as trustees van die trust wat ek hier kragtens skep. Ek verleen aan my eksekuteurs en trustees, die mag van assumpsie. Ek stel hulle vry van die verpligtinge om sekuriteit te verskaf aan die Meester van die Hoërhof. Vrystelling word ook verleen aan die eksekuteurs en trustees wat kragtens die mag van assumpsie aangestel word.

Ek bemaak my onroerende eiendom en belang in Beslote Korporasies, uitgesonder my belang in Delamo Investments, aan my kleinkinders, per capita, onderworpe aan die vruggebruik van my dogters, tot hulle afsterwe.

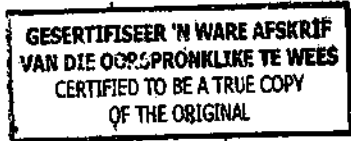
By die afsterwe van die eerste van my dogters, sal die kleinkinders, beide my dogters se kinders, geregtig wees op die inkomste wat hulle sou beval indien sy nie te sterwe gekom het nie. Hierdie bemakings is onderworpe aan die voorwaardes vervat in klousules 8 en 10.

Ek bemaak my belang in Delamo Investments BK, nr. 2004/005143/23 aan my kleindogters, Dinah Nel en Marisa Steenkamp, en as hulle my vooroorly, dan aan hulle afstammeling per stirpes en indien hulle nie afstammeling nalaat nie, dan aan die moeder van so 'n oorlede kleindogter. Hierdie bemaking is onderworpe aan die vruggebruik van my dogters. By afsterwe van 'n dogter gaan haar deel van die inkomste oor op my twee kleindogters of hulle afstammeling per stirpes. Die vruggebruik word beëindig by die afsterwe van die laaste van my dogters.

Getuie 1

Getuie 2

Testateur



JOHANNES CHRISTOFFEL LOUW
Kommissaris van Oorde/Commissioner of Oaths
Praktiserende Prokureur/Practising Attorney R.S.A.
LENCHENPARK II
LENCHENLAAN-SUID 2029 LENCHEN AVE. SOUTH
CENTURION R.S.A.

5
Uit die restant van my boedel moet administrasiekoste, kapitaalbelasting, boedelbelasting, inkomste belasting en alle bedrae wat deur my verskuldig mag wees, betaal word. Uit die restant wat oorbly na betaling van kostes en skulde moet die volgende betaal word:

a) 'n Bedrag van R1 000 000,00 (Een Miljoen Rand) aan my trustees om in trust te hou ten behoeve van my broer Jan Massyn en sy eggenote Fransien. Uit die rente verdienste van hierdie bedrag en uit die kapitaal indien nodig, moet 'n bedrag van R10 000,00 (Tien Duisend Rand) maandeliks betaal word aan genoemde Jan. Indien hy sy eggenote, Fransien, vooroorly dan moet 'n bedrag van R5 000,00 (Vyf duisend Rand) maandeliks aan hulle betaal word.

b) 'n Bedrag van R500 000,00 (Vyf Honderd Duisend Rand) aan my trustees om in trust te hou ten behoeve van my skoonsuster, Nellie Massyn. Uit die rente verdienste van hierdie bedrag en uit kapitaal indien nodig, moet 'n bedrag van R5 000,00 (Vyf Duisend Rand) maandeliks aan genoemde Nellie Massyn, betaal word.

Die maandeliks betalings hierbo vermeld in klousule 5(a) en 5(b) is betaalbaar tot die afsterwe van genoemde bevoorreedes of totdat die kapitaal bedrae ten volle aangewend is, welke gebeurtenis ookal die eerste plaasvind. Indien enigiets oorbly van die genoemde kapitaal bedrae by afsterwe van die genoemde bevoorreedes, dan moet dit betaal word aan my dogters.

6
Ek bemaak alle kontant wat oorbly na betaling van bogenoemde bemaakings, skuld en kostes aan my trustees om in trust te hou soos hieronder bepaal.

Die netto inkomste van die trust moet betaal word aan my dogters tot hul afsterwe by welke geleentheid die kapitaal bedrag betaal moet word aan my kleinkinders per capita. Die eerste oorbetalings van vyftig persent van die kapitaal aan kleinkinders gemaak te word by die afsterwe van die eerste van my dogters. Hierdie bemaaking is onderworpe aan die voorwaardes vervat in klousules 8 en 10.

7
Ek bemaak my reukende erfenisdom aan my dogters onderworpe aan die voorwaardes vervat in klousule

8
Gades van begunstigdes verkry geen maritale mag en of reg op bemaakings en erfenisse of die inkomste wat hulle verdien word nie. Die gevolge van huwelike binne gemeenskap van goed en buite gemeenskap van goed met behoud van die aanwasbedeling, word uitgesluit.

Getuie

Getuie

Testateur

Indien 'n bevoordeelde, insolvent of in 'n insolvente toestand is wanneer hy/sy die erfenis in ontvangs moet neem, dan verbeur hy/of sy alle regte daarop en moet dit toegeken word aan my, trustee. Skuldeisers kry geen reg daarop nie. Die trustee kry alle magte wat nodig mag wees om die bemakings/erfenisse te hou, te administreer, gelde te belê, eiendomme te bekom ensovoorts. Insolvente bevoordeeldes verkry geen gevestigde reg op inkomste en of kapitaal nie en my trustee verkry die uitsluitlike reg om enige bedrae wat hulle in hulle uitsluitlike diskresie mag goedvind, te betaal aan 'n insolvente bevoordeelde vir die onderhoud en ander behodighede van hom/haarself en hulle gesinne. Geen betalings mag egter aan buitestaanders en skuldeisers gemaak word nie.

Indien enigiets oor is by die afsterwe van 'n insolvente bevoordeelde dan moet dit aan sy/haar erfgename betaal of oorhandig word. Betaling mag nie aan 'n bevoordeelde se skuldeisers gemaak word vir skulde aangegaan sonder die trustee se goedkeuring nie.

Indien 'n bevoordeelde my vooroorly, dan sal bemakings en erfenisse wat hom/haar sou toekom indien hy/sy my oorleef het toekom en vererf aan sy/haar kinders per stirpes.

My trustee kry in alle gevalle alle magte en regte wat nodig mag wees om die trustbates na behore te administreer. Dit sluit die mag van belegging en herbelegging, koop en verkoop van bates in asook alle magte wat nodig is om die algemeen daarmee te handel. Handeling is egter onderworpe aan die goedkeuring van die bevoordeeldes.

Ek verleen aan my erfgename bevoordeeldes die reg om herverdelingsooreenkomste aan te gaan met die doel om verdeling of herverdeling van bates te bewerkstellig en ek gee aan die Meester van die Hoër Hof en Registrateur van Aktes opdrag om uitvoering te gee aan die bepalings van sodanige ooreenkomste.

Indien registrasie van die name van meerdere erfgename nie moontlik is nie omrede statutêre beperkings of indien 'n erfgename sodanige opdragte gee, dan moet my eksekuteurs, beslote korporasies, maatskappye of trusts stig om die bemakings namens my erfgename in ontvangs te neem of om eiendomme te verkoop, wat die opdragte van my erfgename ookal mag wees.

Ek hou die reg uit om hierdie testament na goeddunke te wysig, te herroep of te vernietig.

Gedoen en geteken te Pretoria op hierdie 9 dag van JANUARIE 2013.

Getuie 1 [Handwritten Signature]

Getuie 2 [Handwritten Signature]

Testateur [Handwritten Signature]

15615/13
HERVERDELINGSOORENKOMS IN DIE BOEDEL VAN WYLE IGNATIUS
MASSYN, IDENTITEITSNOMMER: 390115 5040 08 2 IN 'EWE ONGETROUD,
OORLEDE TE WITBANK OP 12 SEPTEMBER 2013, BOEDELNOMMER:
15615/2013.

AANGEGAAN DEUR EN TUSSEN:

WILLEM JOHANNES STEYN
(IDENTITEITSNOMMER: 840701 5011 08 2)
Getroud buite gemeenskap van goedere

DINAH NEL
(IDENTITEITSNOMMER: 251103 0004 08 7)
Getroud buite gemeenskap van goedere

JAN ADRIAAN STEENKAMP
(IDENTITEITSNOMMER: 860427 5081 08 2)
Ongetroud

MARISA STEENKAMP
(IDENTITEITSNOMMER: 880609 0064 08 2)
Ongetroud

IGNATIUS LUDOLPH STEYN
(IDENTITEITSNOMMER: 940509 5038 08 1)
Ongetroud

(hierna gesamentlik na verwys as "DIE KLEINKINDERS")

EN

NAMAPENTA LANDGOED EIENDOMS BEPERK
REGISTRASIENOMMER: 2014/094736/07

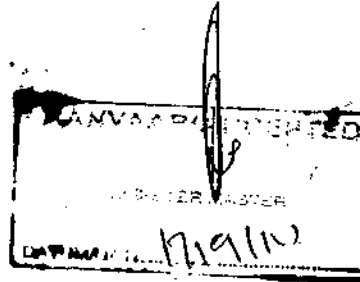
(Hierna verteenwoordig deur Marisa Steenkamp in haar hoedanigheid as
Direkteur en bevoorigd daartoe gemagtig deur die Direksie van die maatskappy)

(Hierna genoem "DIE MAATSKAPPY")

EN

THERESA STEYN
(IDENTITEITSNOMMER: 620219 0110 08 6)
Getroud buite gemeenskap van goedere

en



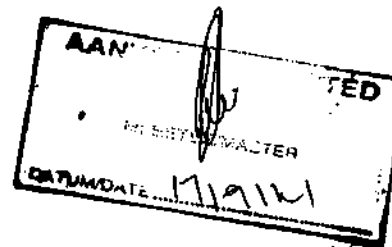
Handwritten signatures and initials at the bottom right of the page.

DINA STEENKAMP
(IDENTITEITSNOMMER: 640707 0126 18 2)
Getroud buite gemeenskap van gaderende

(hierna gesamentlik na verwys as "DIE VRUGGEBRUIKSTERS" en Eksekutrices in die boedel)

AANGESIEN wyle Ignatius Massyn die geregistreerde eienaar was van die volgende eiendomme:

Gedeelte 179 van die Plaas Zandfontein Nr. 317,
Registrasie Afdeling JR, Provinsie Gauteng
Groot: 4,5306 hektaar (VIER KOMA VEE DRIE NUL SES)
Gehou kragtens Sertifikaat van Vereninge Titel T92896/2007



En

Gedeelte 183 ('n gedeelte van gedeelte 179) van die Plaas Zandfontein Nr. 317,
Registrasie Afdeling JR, Provinsie Gauteng
Groot: 7,0327 hektaar (SEWVE KOMA NUL DRIE TWEE SEWE)
Gehou kragtens Sertifikaat van Geregistreerde Titel T92897/2007

(hierna gesamentlik na verwys as "DIE EIENDOMME")

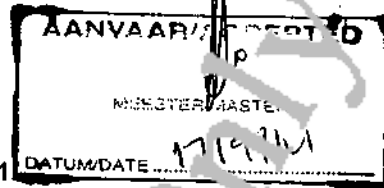
EN NADEMAAL gemelde Ignatius Massyn by sy testament gedateer te Pretoria op 9 Januarie 2013, gemelde eiendomme bemaak het aan sy bovermelde Kleinkinders onderworpe aan die vruggebruik ten gunste van die bovermelde Vruggebruiksters;

EN NADEMAAL die bovermelde bemaking vanweë die bepaling van Art 3 van die Wet op die Onderverdeling van Landbougrond, Wet 70 van 1970 onuitvoerbaar is;

EN NADEMAAL die kleinkinders gelyke aandeelhouders in die Maatskappy is.

NOU DERHALWE kom die partye soos volg ooreen:

Handwritten signatures and initials, including 'AS', 'DL', and 'up', along with a large circular stamp or mark.



Bladsy 3

Die eiendomme word toegeken en oorgedra aan die Maatskappy onderhewig aan die vruggebruik ten gunste van die Vruggebruiksters en andersins verder onderhewig aan die terme vervat in die testament.

2.

Elke kleinkind verkry 'n leningsrekening in die Maatskappy onderhewig. Elke kleinkind se leningsrekening in die Maatskappy word oorbeteer met 'n bedrag gelykstaande aan 20% van die waarde van die blote eiendomme van die eiendomme.

Die boedel sal die koste verbonden aan die oordrag betaal.


GETEKEN te PRETORIA op nederde 30 DAG VAN Junie 2014

AS GETUIES:

1. 


WILLEM JOHANNES STEYN

2. 


DINAH NEL


JAN ADRIAAN STEENKAMP


MARISA STEENKAMP

Ignatius
IGNATIUS LUDOLPH STEYN

GETEKEN te PRETORIA op hede die 30^{ste} DAG VAN Junie 2014

AS GETUIES:

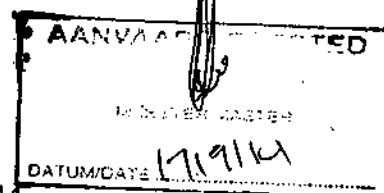
1. Balek Steenkamp
NMS: NAMAPENTA LANDGOED
(EDMS) BPK

2. Rooste

GETEKEN te PRETORIA op hede die 30^{ste} DAG VAN Junie 2014

1. Balek Steyn
THERESA STEYN

2. Rooste



GETEKEN te PRETORIA op hede die 30^{ste} DAG VAN Junie 2014

1. Balek Steenkamp
DINA STEENKAMP

2. Rooste

65M

**SERTIFIKAAT IN TERME VAN ARTIKEL 4(1) VAN DIE
BOEDELWET 66 VAN 1965, SOOS GEWIGSIG**

Ek, die ondergetekende, JOHANNES CHRISTOFFEL LOUW, 'n behoorlik toegelate Aktebesorger, sertifiseer hiermee dat die transport ten opsigte van die volgende eiendom, naamlik altesaam:

**GEDEELTE 183 ('n gedeelte van Gedeelte 175) van die plaas
ZANDFONTEIN NO. 317 REGISTRASIE AFDELING JR, GAUTENG
PROVINSIE**

GROOT 7,0327 (SEWE KOMMA EEN HUL DOME TWEE SEWE) Hektaar

GEHOU KRAGTENS Transportatiese Nommer T92897/2007

van

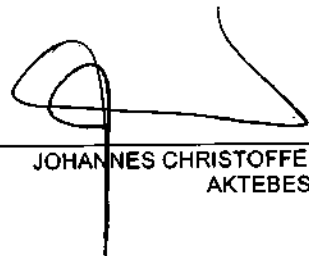
**DIE BOEDEL WYLE
IGNATIUS MASSYN
Nommer: 15615/2013**

aan

**NAMAPENTA LANDGOED EIGENDOMS BEPERK
Registrasienommer: 2013/094736/07**

ooreenkomstig die Likwidasië- en Distribusie-rekening is wat ter insae gelê het en dat geen beswaar daarteen ontvang is.

GETEKEN TE PRETORIA op 21 SEPTEMBER 2015



JOHANNES CHRISTOFFEL LOUW
AKTEBESORGER

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01012 - AUSTIN JOEY

DATE : 20150922 TIME : 6 PAGE : 1

TRACK NUMBER 10011966460

BLACK-BOOKING ENQUIRY ON NAME - MASSYN IGNATIUS
ID NUMBER - 3901155040088
BIRTH DATE - 19390115
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS / ITERATIONS

NOTED ON SCAN/MICRO REF

MASSYN IGNATIUS

3901155040088 H0517 1992
3901155040088 H4285 960-36-44/9088C
3901155040088 K0774/15

0 1992010101873419
0
0 19940101121404

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01812 AUSTIN JOEY

DATE : 20150922 TIME : 18 PAGE : 1

TRACK NUMBER 18011966460

BLACK-BOOKING ENQUIRY ON NAME - STEYN WILLEM JOHANNES
ID NUMBER - 8487015011082
BIRTH DATE - 19840701
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/TITLEDIC

NOTED ON SCAN/MICRO REF

STEYN WILLEM JOHANNES
STEYN WILLEM JOHANNES

8487015011082 H6555, 2009
1-3026, 089R-3 28/89-28/3/89

20091009, 20100203125151

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END OF RECORD

9/11

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01812 - AUSTIN JOEY

DATE : 20150922 TIME : 2 PAGE : 1

TRACK NUMBER 10011966469

BLACK-BOOKING ENQUIRY ON NAME - NEL DINAH
ID NUMBER 8511030004087
BIRTH DATE 19851103
MARITAL STATUS MARRIED OUT
MAIDEN NAME
TYPE OF PERSON PRIVATE PERSON

OTHER REFERENCES LINKED TO THIS PERSON :
STEYN DINAH

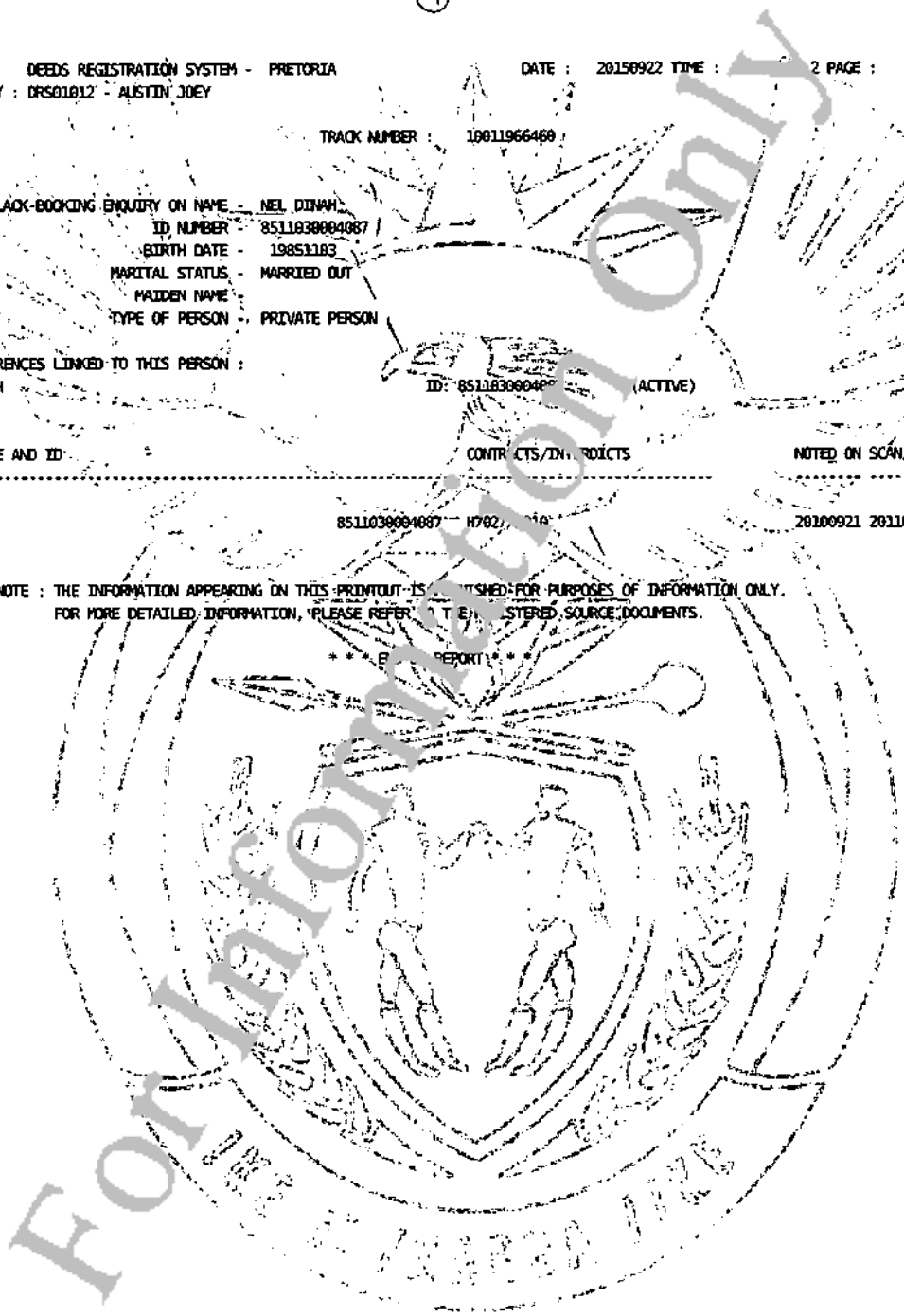
ID: 8511030004087 (ACTIVE)

PERSON NAME AND ID CONTR CTS/INT PROCTS NOTED ON SCAN/MICRO REF

NEL DINAH 8511030004087 H702/2010 20100921 20110129093545

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*** E-REPORT ***



TRACK NUMBER 10011966460

BLACK-BOOKING ENQUIRY ON NAME - STEENKAMP JAN ADRIAAN
ID NUMBER 8684275881082
BIRTH DATE 19860427
MARITAL STATUS UNMARRIED
MAIDEN NAME
TYPE OF PERSON PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/ITEROL

NOTED ON SCAN/MICRO REF

STEENKAMP JAN ADRIAAN
STEENKAMP JAN

8684275881082 87128 2014
7409115227086 53212 912-24 4/2012-20120381

20141185, 20141114674150
20120314

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END OF RECORD

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01812 - AUSTIN JOEY

DATE : 20150922 TIME : 4 PAGE : 1

TRACK NUMBER 18011966460

BLACK-BOOKING ENQUIRY ON NAME - STEENKAMP, MARISA
ID NUMBER - 8806090064082
BIRTH DATE - 19880609
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

OTHER REFERENCES LINKED TO THIS PERSON :
BOTH A MARISA

ID: 8806090064082 (ACTIVE)

PERSON HAS NO CONTRACTS/INTERDICTIONS

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*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01812 AUSTIN JOEY

12/11
DATE : 20150922 TIME : 9 PAGE : 1

TRACK NUMBER 10011966460

BLACK-BOOKING ENQUIRY ON NAME : STEYN IGATZUS LUDOLPH
ID NUMBER 940509

BIRTH DATE :
MARITAL STATUS :
MAIDEN NAME :
TYPE OF PERSON :

PERSON DOES NOT EXIST

PERSON HAS NO CONTRACTS/INTERDICTIONS

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*** END OF REPORT ***

13/11

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01012 - AUSTIN JOEY

DATE : 20150922 TIME : 4 PAGE : 1

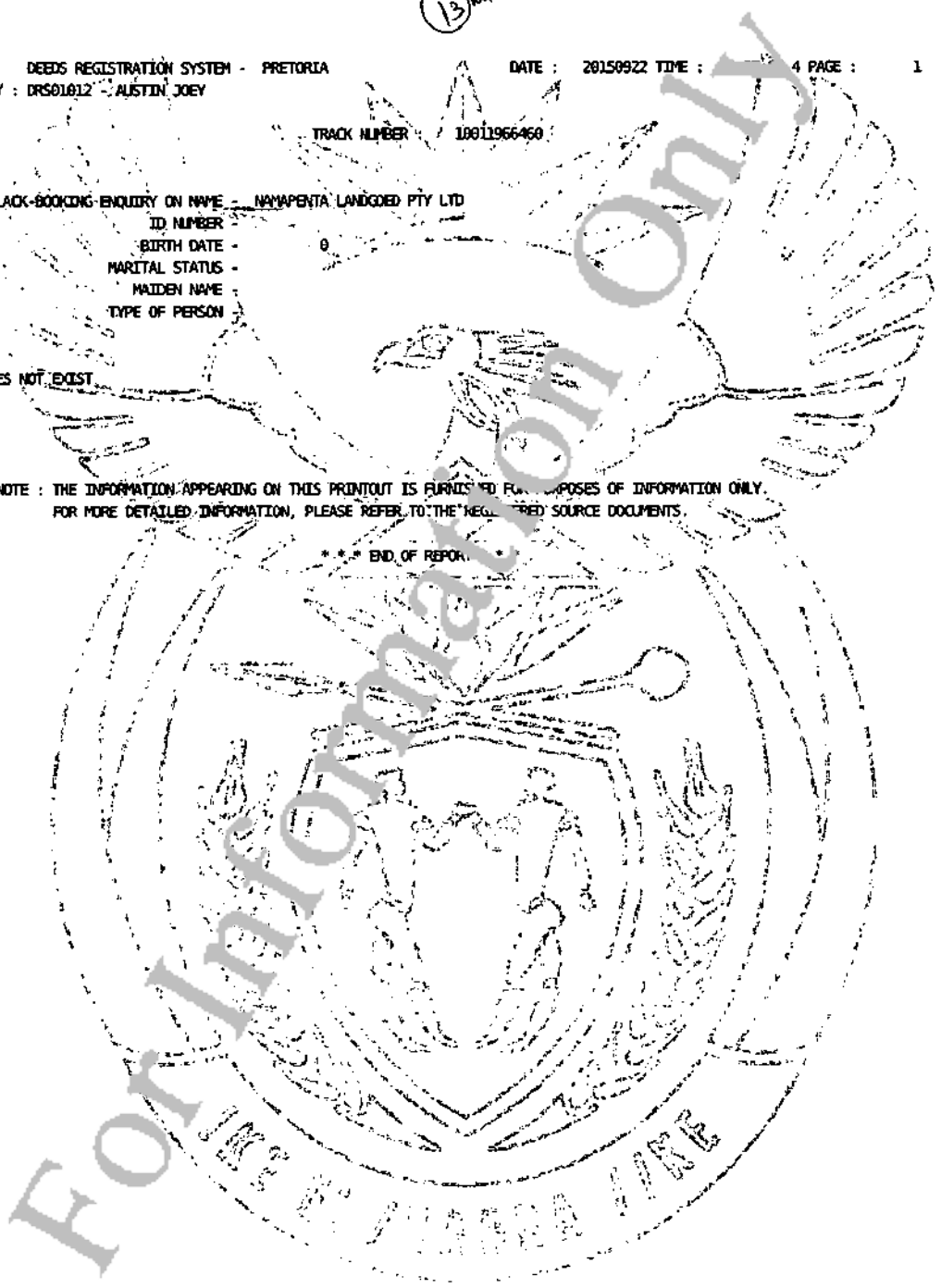
TRACK NUMBER 10011966460

BLACK-BOOKING-ENQUIRY ON NAME - NAMAPENTA LANDGOLD PTY LTD
ID NUMBER
BIRTH DATE
MARITAL STATUS
MAIDEN NAME
TYPE OF PERSON

PERSON DOES NOT EXIST

*** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***



PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01451 THOBANGALE MPH0

DATE : 20150923 TIME : 12:25 2 PAGE : 1

1474
TRACK NUMBER 18011966468

BLACK-BOOKING ENQUIRY ON NAME - STEYN, THERESA
ID NUMBER - 6282190118086
BIRTH DATE - 19620219
MARITAL STATUS - MARRIED OUT
MAIDEN NAME - MASSYN
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/TITLE

NOTED ON-SCAN/MICRO REF

STEYN THERESA

6282190118086 1733/1983

19880101183521

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END OF REPORT



IKHE E: /XARRA /KE

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01451 - THOBAGALE MPHO

DATE : 20150923 TIME : 14:00 1 PAGE : 1

TRACK NUMBER 19811966468

BLACK-BOOKING ENQUIRY ON NAME - STEENKAMP DIINA
ID NUMBER - 6487878126082
BIRTH DATE - 19640707
MARITAL STATUS - MARRIED OUT
MAIDEN NAME - MASSYN
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/TERMS

NOTED ON-SCAN/MICRO REF

STEENKAMP DIINA

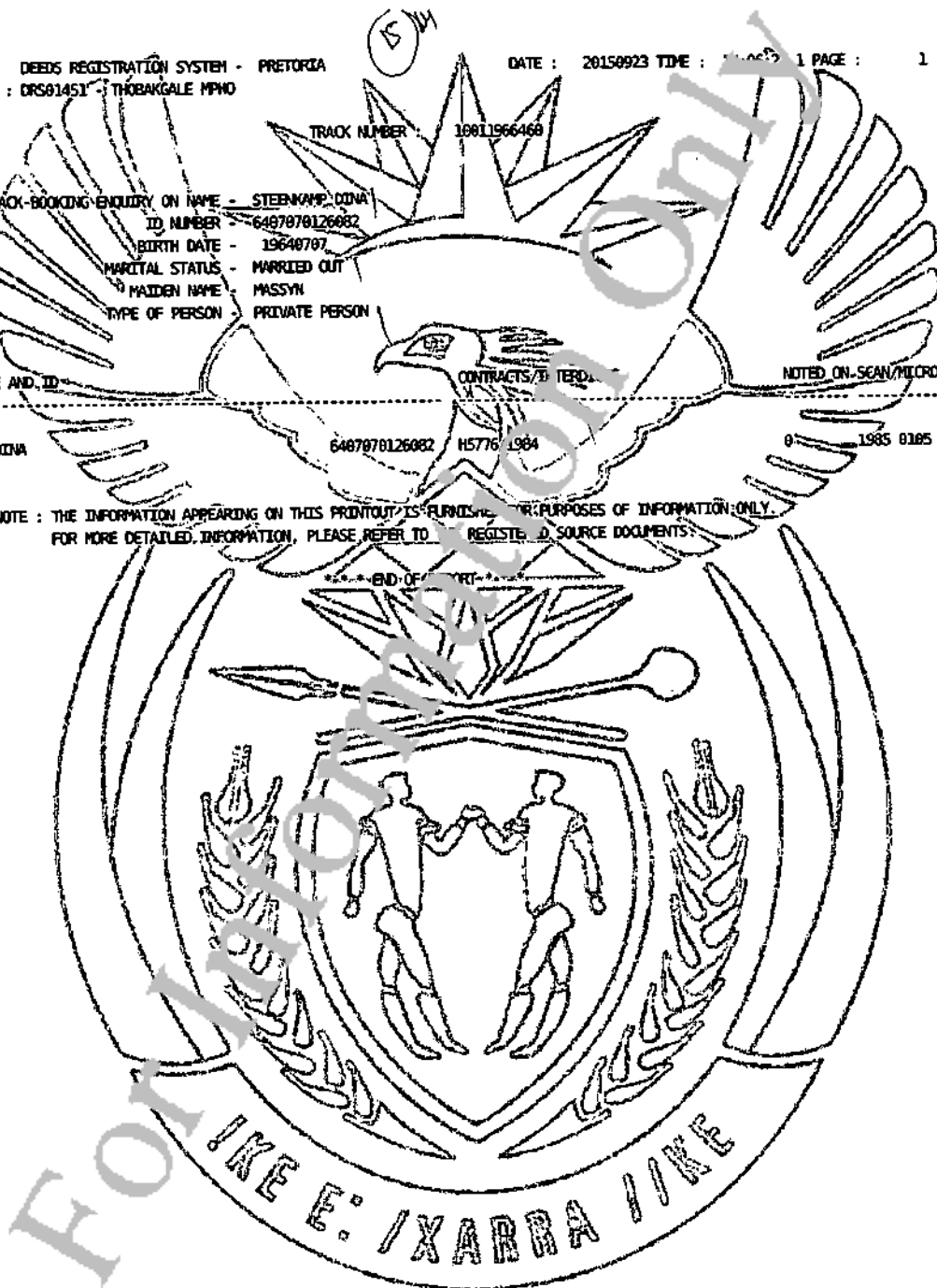
6487878126082

H5776/1984

0 1985 0105 0026

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO REGISTERED SOURCE DOCUMENTS.

END OF REPORT





**rural development
& land reform**

Department:
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGISTRAR OF DEEDS, PRETORIA, PRIVATE BAG X 183, CORNER F. TETORIUS AND BOSMAN
STREETS, PRETORIA, 0001. TEL: (012) 338 7000, FAX: (012) 338 7103

EXAMINERS NOTES

1. Lodge a conveyancer's certificate in terms of Section 2(1) of the Administrations of Estates Act

Daan *R* *su*

**Lorraine
Mervis**

2. The redistribution must be accepted and registered by the Master (RCR 68/2010)

R

3. Further to note 2 the company Mampenta Landgoed as in the redistribution agreement does not appear in the will. The will only refers to Delamo Investments BK. What is the position?

R

4. According to clause 5 (a) and (b), the trustees must keep an amount in trust for the brother and the sister in law. The trustees should therefore also be a party to the redistribution agreement.

R

**Lorraine
Mervis**

ANNEXURE C

Proposed Conditions of Establishment

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY DANKOSPACE PROPRIETARY LIMITED (REGISTRATION NUMBER: 2013/214420/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF SECTION 16(4)(F)(I) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE ESTABLISHMENT OF A TOWNSHIP PORTION 183 (A PORTION OF PORTION 179) OF THE FARM ZANDFONTEIN 317-JR, GAUTENG PROVINCE HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH BY THE TOWNSHIP OWNER PRIOR TO THE OPENING OF THE TOWNSHIP REGISTER IN TERMS OF SECTION 16(7) AND (8), AND DECLARING THE TOWNSHIP A PROCLAIMED TOWNSHIP IN TERMS OF SECTION 16(9) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016 (HEREINAFTER REFERRED TO AS THE “BY-LAW”)

Proof of compliance of conditions in terms of this paragraph shall be to the satisfaction of the Municipality in terms of section 16(7)(a) of the By-law.

1.1 GENERAL

The township owner shall comply with the provisions of section 16(7) of the By-law and satisfy the City of Tshwane Metropolitan Municipality that –

1.1.1 Amendment Scheme

The relevant amendment scheme in terms of section 16(4)(d) of the By-law read with section 16(4)(g)(v) is in order and shall be published in terms of section 16(9)(a) and (b) in accordance with COT: F/28.

1.1.2 Name of Township, street names and numbering

The name of the township as well as the street names and numbers have been approved by the Municipality as indicated on the Layout Plan in accordance with Schedule 5 and section 42 of the By-law.

1.1.3 Geotechnical conditions in terms of section 28(12) to (14)

A geotechnical report has been submitted in order to determine the soil suitability of the land and indicating the various classes of soil according to the NHBRC classification on which the township is to be established and the said report shall be favourable. If it is determined that the property falls within a dolomitic area the applicant shall provide proof that a dolomitic stability and foundation investigation has been carried out and a report compiled from the results, indicating areas suitable for development and specifying conditions under which development may take place, has been submitted and accepted by the Municipality and the Council for Geoscience;

The Engineer Geologist has certified that he/she compared the final layout plan of the township with the geological report in conjunction with the consulting town planner and he/she is satisfied that buildings can be erected on every erf. If any special arrangements have to be made for any erf the township owner shall provide proof that these arrangement have been made to the satisfaction of the Municipality.

If required by the Municipality to do so, the township owners shall have the layout plan for the township vetted by the Council for Geoscience.

1.1.4 Engineering Services

- (i) Access is available to the township and that access to a public street system is available to all erven in the township whether by means of a private or public street in terms of section 28(5) of the By-law;
- (ii) The portions of the road reserves adjoining the proposed township, and which are required for the proper installation and maintenance of municipal services, shall be acquired by the township owner;
- (iii) Engineering Services read with Chapter 7 of the By-law: The township owner shall, at its (or his or her) costs provide such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the land development area and/or land development application; provided that the Municipality may, for that purpose, enter into an engineering services agreement with the owner of the land development area, in terms of the By-law, other law and as may be required in accordance with section 49 of the Act;
- (iv) The township owner shall for the purpose of providing such engineering services reach agreement to the satisfaction of, and with the City of Tshwane on the availability and provision of engineering services for the township, which agreement shall indicate the standard of services to be provided and

obligations of the Township Owner and the City of Tshwane with regard to the provision of internal and external engineering services and the payment of engineering services contribution toward the provision of such services in terms of section 21(3) of the by-law and section 49 of Spatial Planning and Land Use Management Act, (Act 16 of 2013);

- (v) A transport infrastructure study shall be submitted to the satisfaction of the Municipality, if required to do so by the Municipality in terms of Schedule 6 paragraph 3.(9)(d);
- (vi) A detailed Public Transport Assessment shall be submitted by the township owner in compliance with Section 38 of the National Land Transport Act, 2009 (Act 5 of 2009), to the satisfaction of the Municipality, if required to do so by the Municipality read with Schedule 6 paragraph 3(16);
- (vii) The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas. The low points in roads and the accumulation of stormwater in crescents, cul-de-sac's and lower lying erven must be drained to the satisfaction of the Municipality.

1.1.5 Department Mineral Resources

The comments of the Department: Mineral Resources was obtained.

1.1.6 EIA read with Schedule 6(18) of the By-law

A record of decision from the Gauteng Department of Agriculture and Rural Development shall be obtained in terms of the provisions of the Environmental Management Act, 1998 (Act. 107 of 1998) and conditions that may have been imposed in the record of decision shall be complied with at the cost of the township owner.

1.1.7 Electricity where limited capacity is available

The township lies within the priority area for the supply of electricity in bulk can be supplied, provided that the total expected load of _____ kVA is not exceeded. Capacity in this regard will be available for 12 months after approval of the township. This date may be amended with the written approval of the Services Infrastructure Department (Energy and Electricity Division) in terms of Chapter 7 of the By-law read with section 42 of SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, (ACT 16 OF 2013). This may apply mutatis mutandis to other engineering services.

1.1.8 General Plan

- (a) General Plan in terms of section 16(6) of the By-law plus extensions of time in terms of section 16(6)(a) and section 16(8)(a) of the By-law read with Schedule 10.
- (b) The township owner shall comply with the provisions of section 16(6) and 29 (where applicable) of the By-law.

2. CONDITIONS OF ESTABLISHMENT RELATING TO THE TOWNSHIP WHICH SHALL REMAIN APPLICABLE TO THE TOWNSHIP AND ERVEN IN THE TOWNSHIP IN TERMS OF SECTION 16(4)(f) AND (g)(ii).

2.1 NAME

The name of the township is **ANDEON EXTENSION 47.**

2.2 DESIGN

The township consists of two erven as indicated on **Layout Plan CPD ADN47-1.**

2.3 PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The Township Owner shall at his cost provide the township with such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the township and comply with the engineering services agreement entered into between the township owner and the Municipality as required in terms of Section 21(3) of the By-law and in accordance with section 49 of the Spatial Planning and Land Use Management Act, 16 of 2013.

2.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads and higher lying areas shall be received and

disposed of, to the satisfaction of the Municipality.

2.5 CONDITIONS IMPOSED BY THE GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

The township owner shall at his own costs comply with and strictly adhere to all the conditions and/or requirements imposed by the Department of Agriculture and Rural Development **if applicable** those by which exemption has been granted from compliance with the Environmental Impact Assessment Regulations, 2014, promulgated on 4 December 2014 in terms of section 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Act, 1998 (Act 107 of 1998) as amended and the Regulations thereto, as the case may be for the development of this township.

2.6 CONDITIONS IMPOSED BY THE GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF ROADS AND TRANSPORT

- (i) Should the township not be proclaimed in terms of section 16(9) of the By-law before..... the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.
- (ii) If however, before the expiry date mentioned in (i) above, circumstances change in the opinion of the Municipality in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).
- (iii) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated (insert date).
- (iv) The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Roads and Transport (hereafter referred to as Gautrans) has granted consent for the development.
- (v) Lines of no access will be applicable along PWV 9.
- (vi) A physical barrier, in compliance with EXECUTIVE COMMITTEE RESOLUTION NO. 1112 of 26 June 1978 and signed by the Deputy Director-General: Community Development and in accordance with the most recent standards of Gautrans will be erected along the lines of no access on the boundary of the development area fronting on provincial roads.
- (vii) In terms of EXECUTIVE COMMITTEE RESOLUTION NO 1112 of 26 June 1978 as signed by the Deputy Director-General: Community Development, the following building lines are applicable:

30m and 20m building line from PWV 9 affecting ERVEN 3846 and 3847, shall be applicable.
- (viii) The applicant shall arrange for the drainage of the development area to fit in with that of Provincial PWV 9 and for all stormwater running off.
- (ix) No advertisements that may be visible from Provincial Roads shall be displayed without the written approval of Gautrans and the Municipality.

2.7 ACCESS CONDITIONS

Access to or egress from the township shall be provided to the satisfaction of the Municipality.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 2 ABOVE IN TERMS OF SECTION 16(10) OF THE BY-LAW AND SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013

3.1 REFUSE REMOVAL

- (a) The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality.
- (b) The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the Municipality for the removal of all refuse.

3.2 REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the

township owner. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the City of Tshwane, TELKOM and/or ESKOM should it be deemed necessary.

3.3 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings/structures situated within the building line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality or where buildings/structures are dilapidated.

3.4 CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township but prior to the development of any erf/unit in the township, consolidate Erven 3846 and 3847 to the satisfaction of the Municipality.

The Municipality hereby grants approval for the consolidation of Erven 3846 and 3847 in terms of section 16(12)(d) of By-law read with section 15(6) of the By-law, which consolidation approval shall only come into operation on proclamation of the township and subject to the section 16(10) certification in term of the By-law by the City of Tshwane.

The Township Owner shall simultaneously with an application for a section 16(10) certification for the registration of erven in the township apply for a section 16(10) certification for purposes of the consolidation and shall comply with the conditions of the consolidation and the township for issuing of both certifications.

3.5 RESTRICTION ON REGISTRATION AND TRANSFER OF ERVEN FROM THE TOWNSHIP

In terms of section 16(10) of the By-law read with section 53 of Spatial Planning and Land Use Management Act, (Act 16 of 2013) no property(ies) or land and/or erf/erven and/or sections and/or units, sectional title schemes/registers or other registration transaction/s, in a land development area, which registration transactions results from a land development application(s), may be submitted by the applicant and/or owner, to the Registrar of Deed for registration, including transfer and the registration of a Certificate of Consolidated Title and/or Certificate of Registered in the name of the owner; prior to the Municipality certifying to the Registrar of Deeds that:

- (i) all engineering services have been designed and constructed to the satisfaction of the Municipality, including the provision of guarantees, and maintenance guarantees, for services having been provided to the satisfaction of the Municipality as may be required;
- (ii) all engineering services contributions and open spaces and parks contributions and/or development charges and/or other monies have been paid;
- (iii) all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes;
- (iii) all conditions of the approval of the land development application have been complied with or that arrangements for compliance to the satisfaction of the Municipality have been made, which arrangements shall form part of an agreement read with Chapter 7 of the By-law, to the satisfaction of the Municipality;
- (iv) it is in a position to consider a final building plan; and
- (vi) all the properties have either been transferred in terms of subsection 16(11) hereof or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme.

3.6 PROVISION OF OPEN SPACES AND PARKS IN TERMS OF SECTION 47 OF THE BY-LAW

The township owner shall in terms of Section 47(7)(a) of the By-law secure open space of 18m² per dwelling-unit, in the township, by means of a servitude.

If at any time, the area of 18m² per dwelling-unit is not available for open space purposes, the developer or the successor in title shall in terms of the provision of Section 47(3) read with Schedule 16 of the By-law, pay an amount of money to the Municipality in lieu of the provision of land for the provision of open spaces and parks equal to 18m² per dwelling-unit read with Section 16(10) of the By-law.

The issuing of the Section 16(10) Certificate or approval of the Site Development Plan and/or building plans and/or occupation cannot take place, until and unless the provisions of open space are provided to the satisfaction of the Municipality and/or the amount of money is paid as stipulated above.

3.7 ESTABLISHMENT OF A NON PROFIT COMPANY IN TERMS OF SECTION 34 WITH SCHEDULE 19 OF THE BY-LAW

The township owner shall at his/her own cost establish a Non Profit Company ("NPC") in terms of Schedule 1 of the Companies Act, 2008 (Act 71 of 2008) as amended and as contemplated in Section 34 read with Schedule 19 of the By-law, with the main object of the Company being to retain and maintain the private engineering services in the township. The township owner shall further submit proof that such a Company has been duly registered, before a section 16(10) Certificate shall be issued in terms of the By-law.

Servitudes in favour of all the erven within the township shall be registered over any and all property owned or transferred to a NPC for purposes of access and engineering services.

4. DISPOSAL OF EXISTING CONDITIONS OF TITLE IN TERMS OF SECTION 16(4)(g)

All erven shall be made subject to existing conditions and servitudes in Deed of Transfer T93987/2021, if any.

4.1 The following conditions appear in Deed of Transfer number T93987/2021 in terms of which the land development area is held:

4.1.1 Conditions of title to be included in the township title – conditions that are applicable on the 2 stands in the township:

None

4.1.2 Conditions of title to be excluded from the township title – conditions that are not applicable on the 2 stands in the township

A. *Gedeelte 19 van die Westelike Gedeelte van die Plaas Zandfontein No 317 (voorheen No 93) Registrasie Afdeling JR, distrik Pretoria ('n gedeelte waarvan hiermee getranspoteer word) is spesiaal onderhewig aan die volgende kondisie:*

(a) "the said Portion 19 (a portion whereof is hereby transferred) shall be entitled to the rights of way as indicated on the General Plan of the Western Portion of the said farm filed in the Deeds Office of Pretoria"

5. CONDITIONS OF TITLE.

5.1 Conditions of Title imposed in favour of the Municipality in terms of the Section 16(4)(g) of the By-law.

5.1.1 ALL ERVEN

- (a) Each erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any boundary other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- (b) No building or other structure or any part of its foundation shall be erected within the aforesaid servitude area and no trees with large roots shall be planted within the area of such servitude or within 2m thereof.
- (c) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Municipality.

6. CONDITIONS CONTAINED IN THE AMENDMENT SCHEME IN TERMS OF SECTION 16(4)(G)(v) INCORPORATED THE TSHWANE TOWN PLANNING SCHEME 2008, (REVISED 2014) _____T.

6.1 ERVEN 3846 AND 3847, ANDEON EXTENSION 47.

1	Use Zone	3: RESIDENTIAL 3
2	Uses permitted	Duplex dwellings and Dwelling-units
3	Uses with consent	Table B, Column 4

4	Uses not permitted	Table B, Column 5
5	Definitions	Clause 5
6	Density	60 dwelling units per hectare
7	Coverage	60%
8	Height	4 storeys
9	Floor space ratio	1.0
10	Site development plan and landscape development plan	Clause 31
11	Street Building Lines	2.0m Along PWV 9: 20m single storey 30m double storey
	Building Restriction Areas	2.0m
13	Parking requirements	Demarcated parking spaces with a permanent dust-free surface, together with the necessary manoeuvring space, shall be provided and maintained on the erf to the satisfaction of the Municipality as follows for this Amendment Scheme: (1) One covered and paved space for each Dwelling-unit with three habitable rooms or less; (2) Two paved parking spaces for each Dwelling-unit with four habitable rooms or more; (3) One paved space per three Dwelling-units for visitors. Which may be relaxed with the permission of the Municipality.
14	Paving of traffic areas	All parts of the property upon which motor vehicles are allowed to move or park shall be provided with a permanent dust free surface, which shall be drained and maintained, to the satisfaction of the Municipality.
15	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
16	Loading and off-loading facilities	Shall be provided on the erf to the satisfaction of the Municipality.
17	Turning facilities	Shall be provided on the erf to the satisfaction of the Municipality.
18	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) to the satisfaction of the Municipality.
19	Health measures	Clause 18(14)
20	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
21	Detrimental Soil Conditions	Clause 19
22	Open Space	Clause 14(3)(a)

23 General:

- 1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008 (Revised 2014).

ANNEXURE D

Extracts from IMQS (Water and Sewer)



Figure 1: Existing Water Reticulation
Available Head (m) in 200mm diameter uPVC-12 Pipe

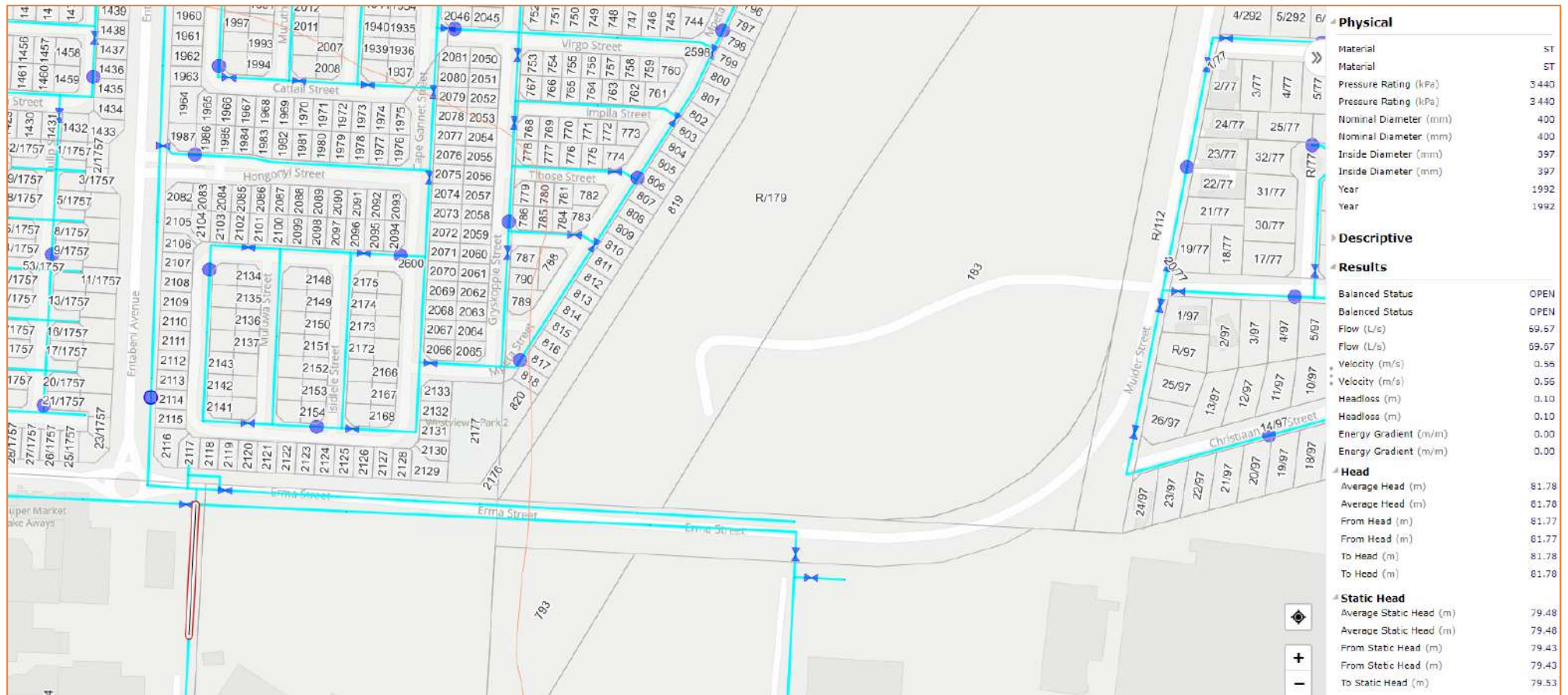


Figure 2: Existing Water Reticulation
Available Head (m) in 400mm diameter uPVC-12 Pipe



Figure 3: Existing Water Reticulation
Available Head (m) in 160mm diameter uPVC-12 Pipe

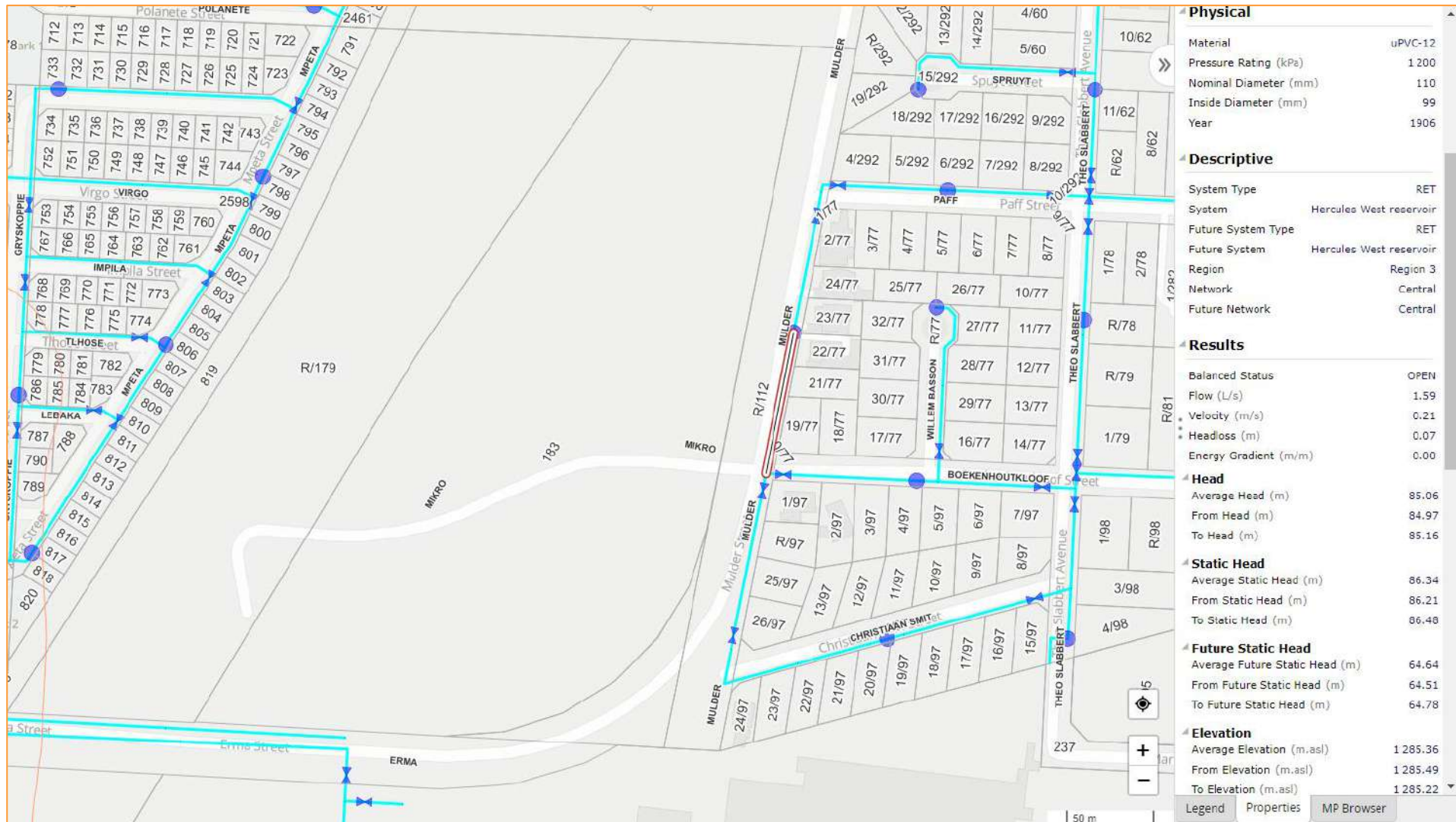


Figure 4: Existing Water Reticulation
Available Head (m) in 110mm diameter uPVC-12 Pipe

Andeon Extension 47 – Water Extracts from IMQS System

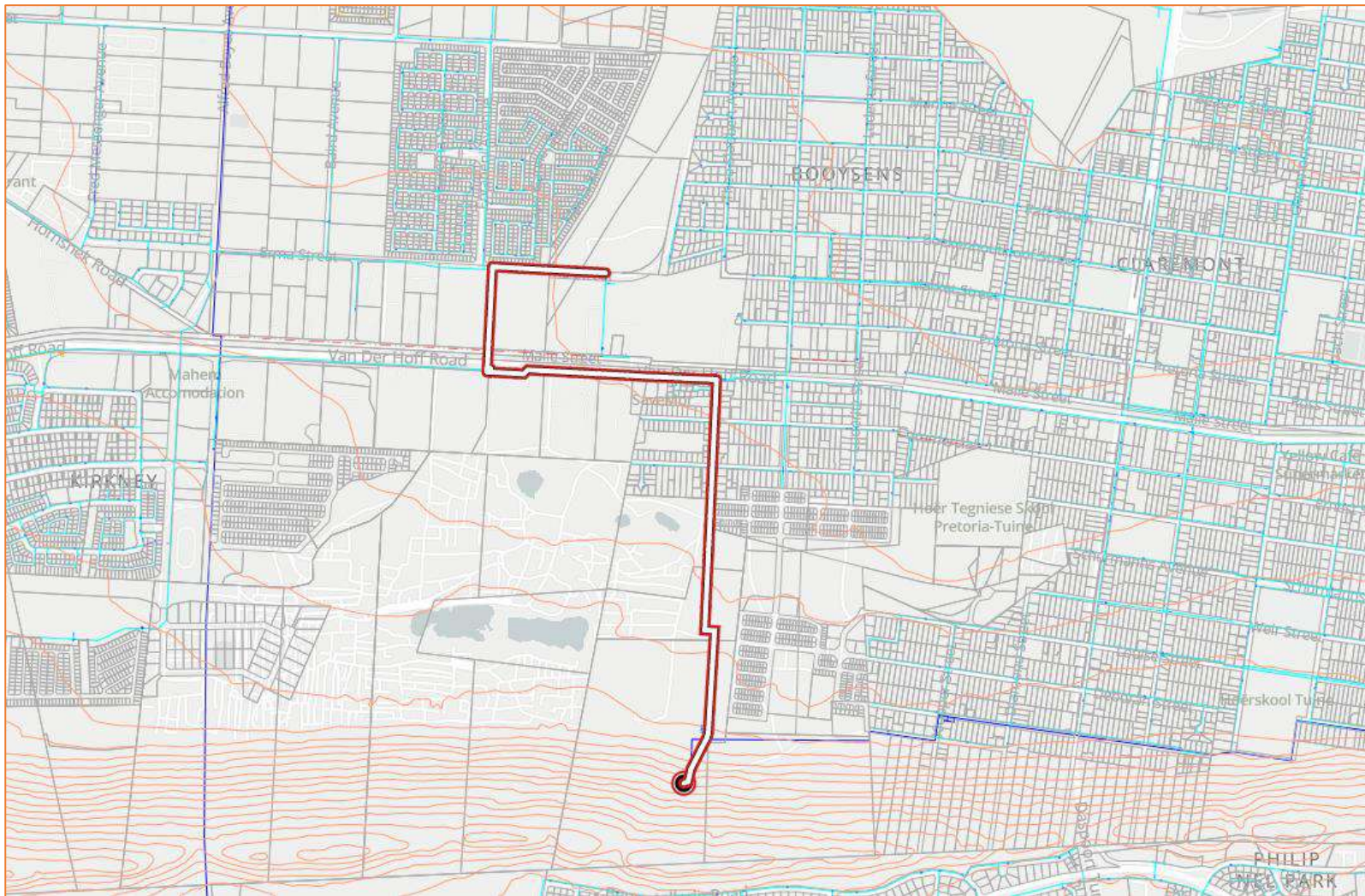


Figure 6: Existing Water Reticulation
Upstream trace to existing Reservoir (Hercules West Reservoir).

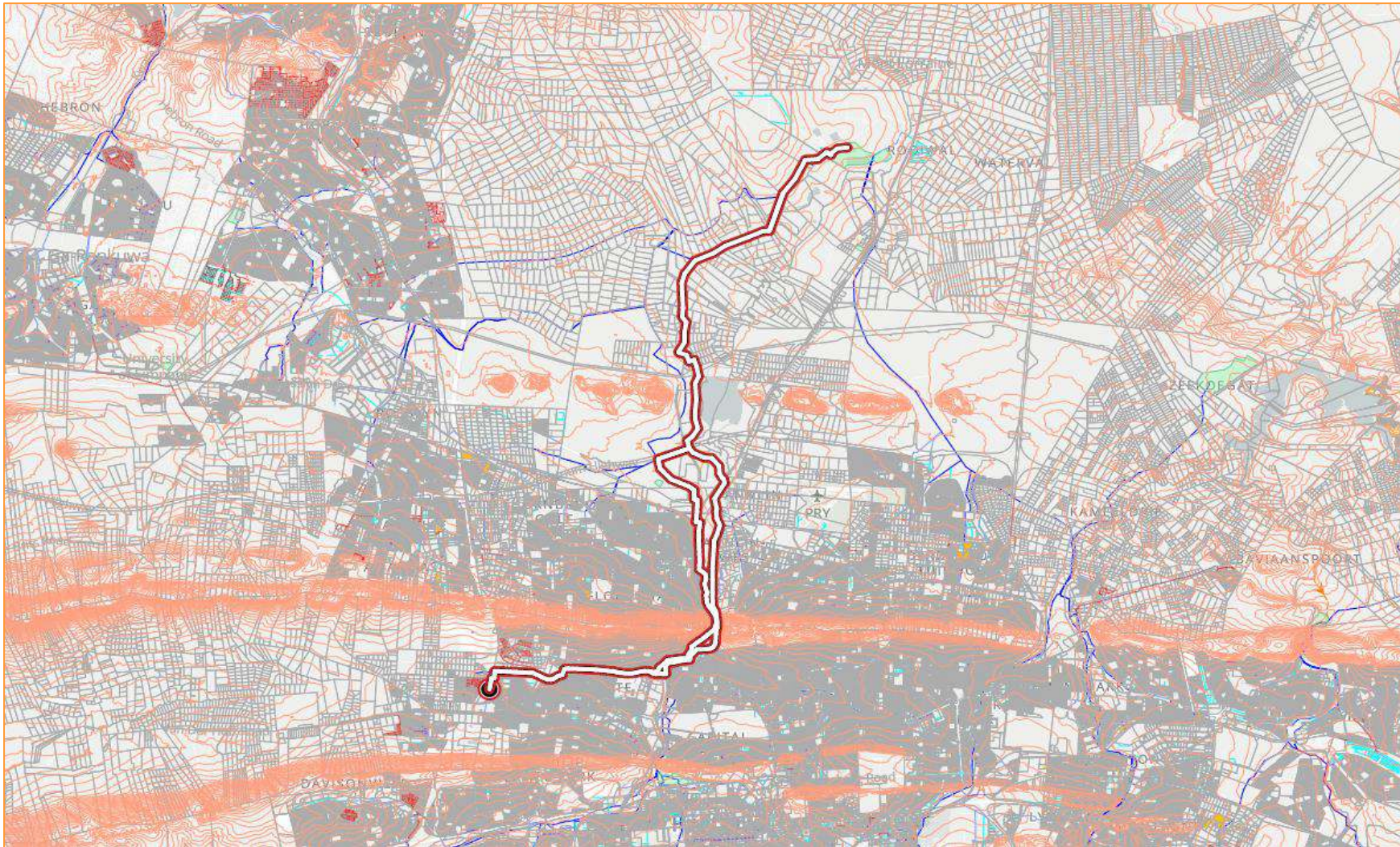


Figure 7: Existing Sewer Network Downstream trace up to existing pump station (Rooiwal North WWTW).

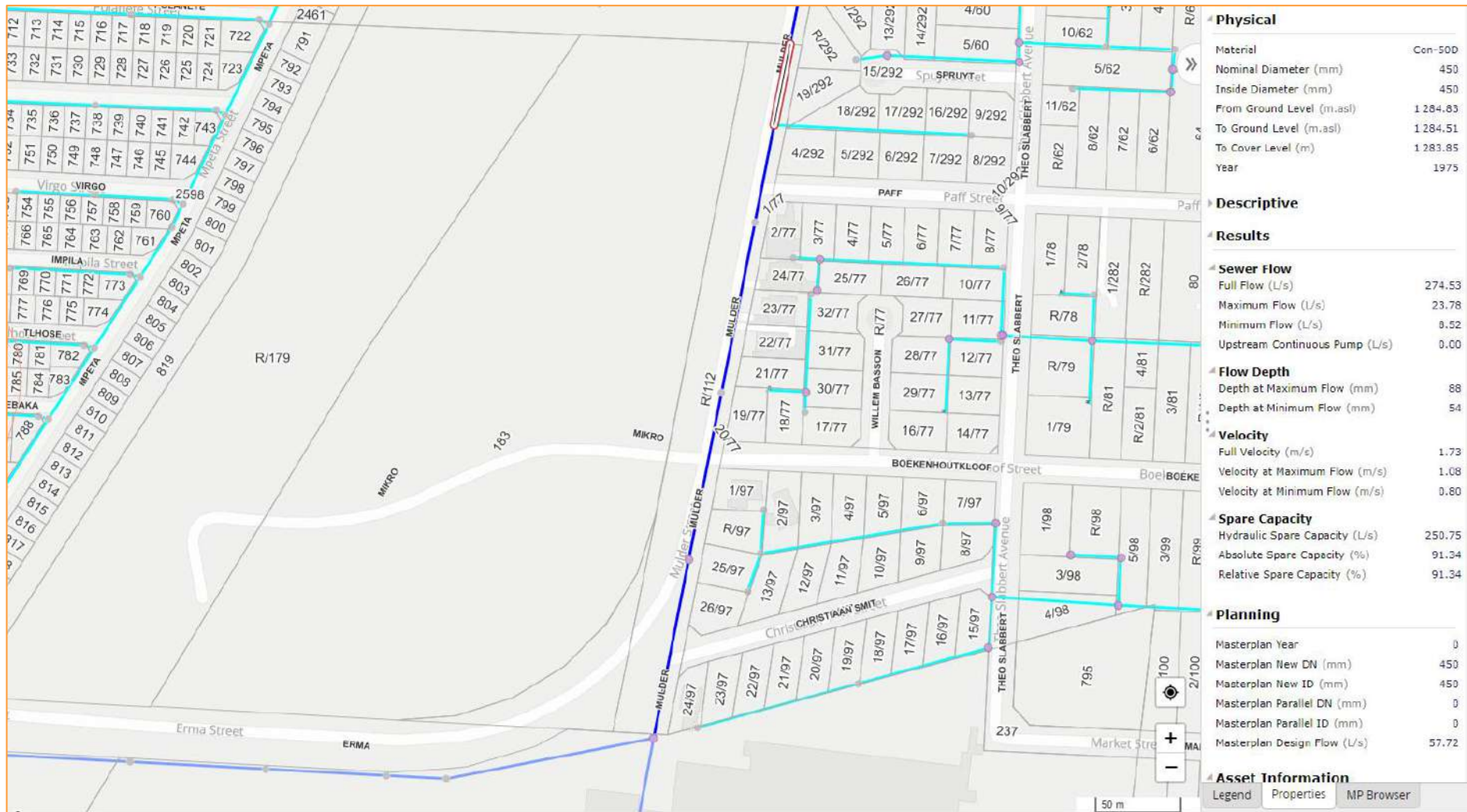


Figure 8: Existing Sewer Network Capacity of 450mm diameter gravity line.

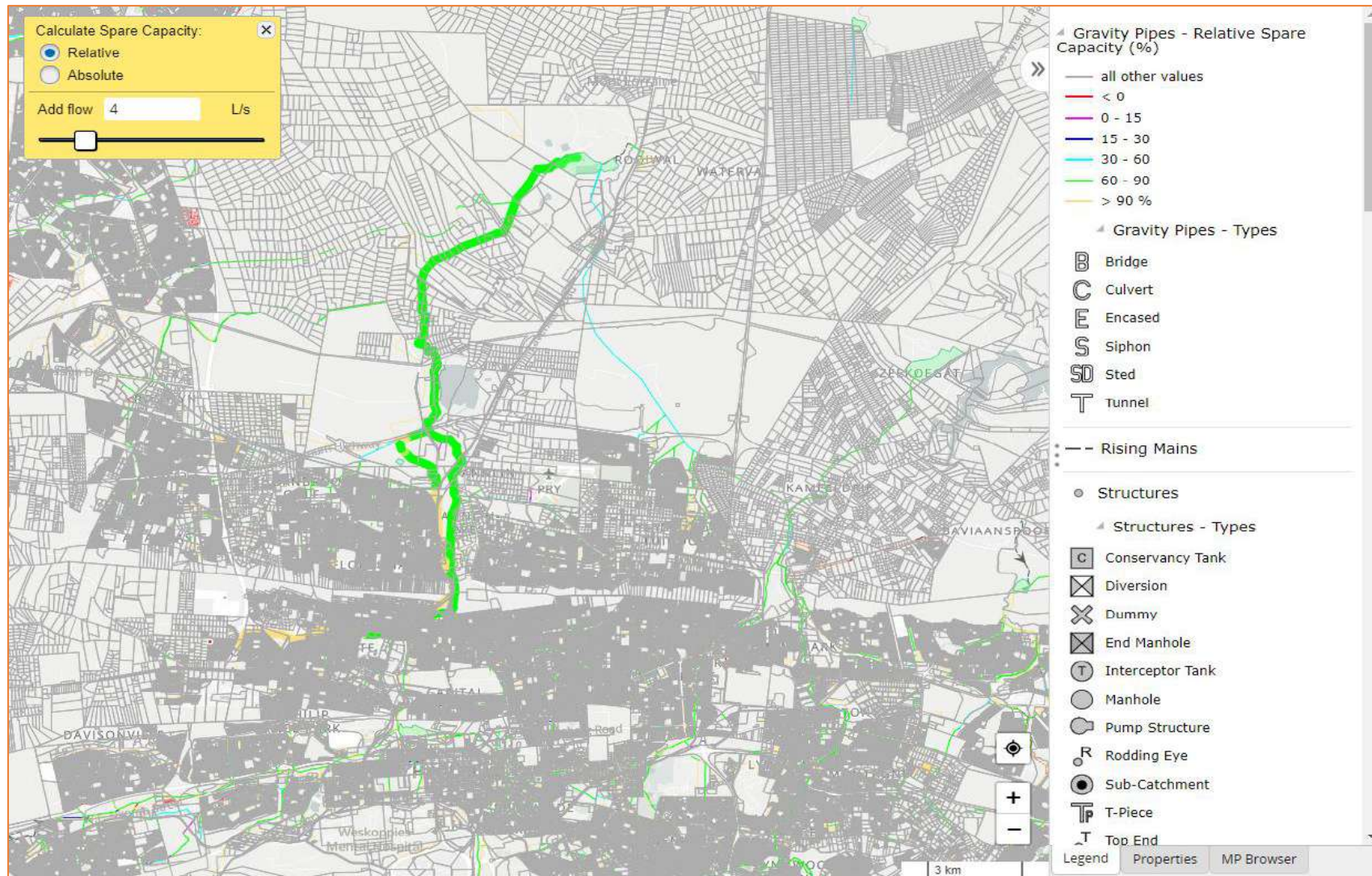


Figure 9: Existing Sewer Network Downstream trace indicating relative spare capacity.