

SECTION C: PROPERTY DETAILS:

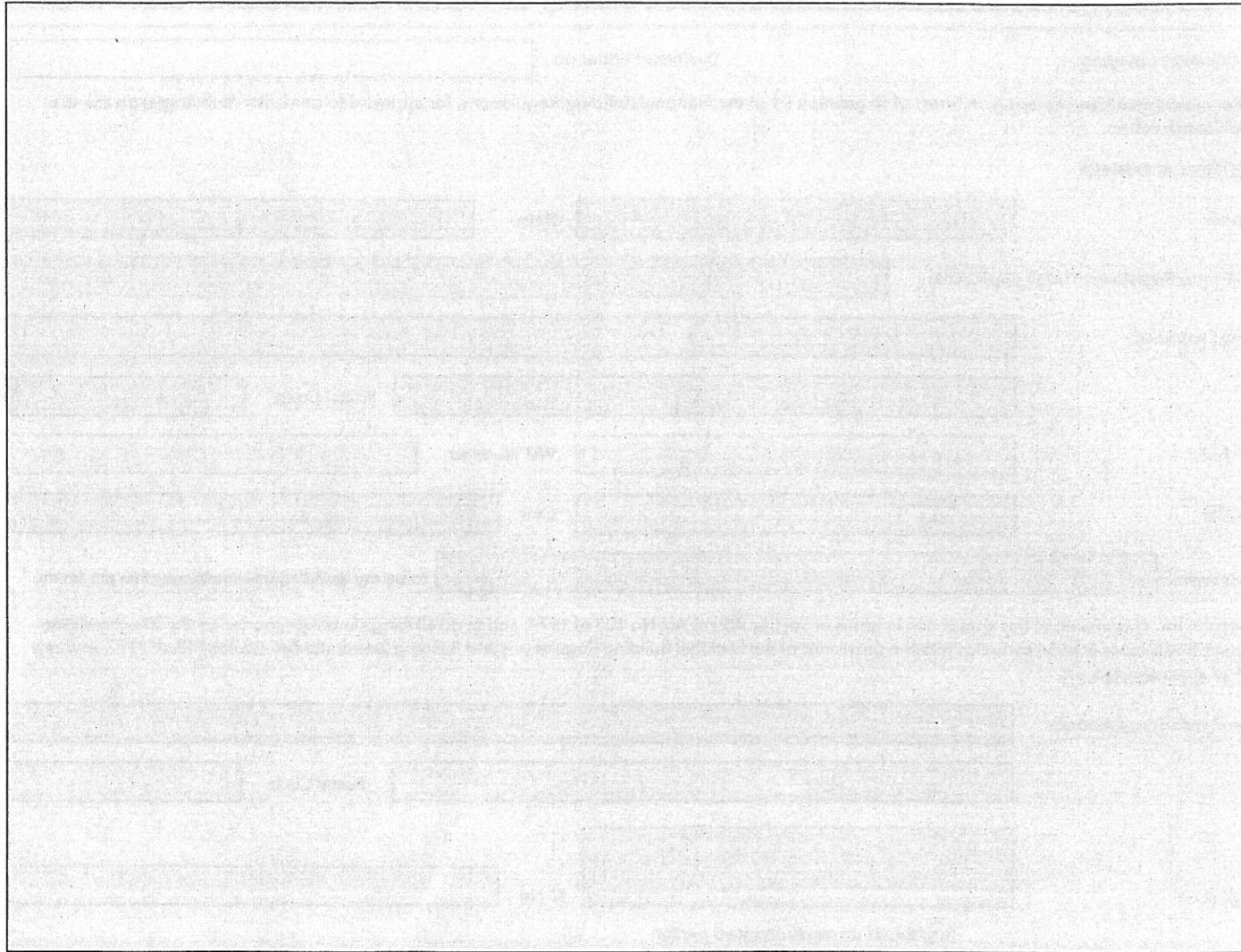
Property Address

Erf Number Suburb

Description of Building

Method of Demolition

Demolition Proposed: TOTAL PARTIAL If partial, indicate the proposed demolition diagrammatically below and attach the sketch plan.



SECTION D: DESCRIPTION OF SITE AND PROPOSED DEVELOPMENT FOR HERITAGE CLEARANCE

Year of original building construction Original Building Plan Approval No

Is the original or any part of the building or outbuildings older than 60 years Y N

If Yes, Heritage Act clearance is required - Section 34 application to be obtained from Environmental Management: Heritage Resources or Heritage Western Cape - Tel 021 483 9683. Section 34 application attached Y N Not included Y N

At least four photographs to be attached - front facade, rear of building, interior and streetscape. Y N

Does the new development involve any other adjoining erven? Y N If Yes, state erf numbers

Does the new development involve a rezoning? Y N Is the site larger than 10 000m²? Y N

Does the new development exceed 5 000m²? Y N Has the site of development been consolidated in the past 5 years? Y N

Describe the proposed new development:

NOTE: this application will only be valid on full payment of fees corporate applications are to be accompanied by a corporate authorisation resolution.

OFFICIAL USE ONLY:

ENVIRONMENTAL MANAGEMENT: HERITAGE RESOURCES SECTION

Is the Applicant's information correct and sufficient? Y N

Inside Outside HPOZ

Inside Outside Proposed Heritage area?

Listed or evaluated in terms of Significant Criteria as Gr I Gr II Gr III a Gr III b Gr III c Gr III d Ungraded

Any objections/comments to this application?

Name: Date:

HRS does not object to demolition Y N HRS conditionally supports/objects Y N HRS opposes this demolition Y N

Recommendation to Heritage Western Cape / SAHRA

Section 34 Applies - 60 yrs old Section 35 Applies - Archaeol Section 36 Applies - Burials

Section 38 Applies Y N Section 27 Section 28 Section 31 Section 32

HERITAGE WESTERN CAPE / SAHRA

Any objection/comment to this application:

Name: Date:

HWC Permit attached Refused SAHRA Permit attached Refused

BUILDING INSPECTORATE

Are any services on Council property affected? Y N Are there any other requirements? (hoarding; barricading etc) Y N

Building Inspector Date:

SOLID WASTE MANAGEMENT

Is the Integrated Waste Management Plan in order? Y N

Solid Waste Management Date:



APPLICATION FOR DEMOLITION IN TERMS OF REGULATION E1 OF THE NATIONAL BUILDING REGULATIONS

Application Category Business Partner no

I, the undersigned hereby apply, in terms of Regulation E1 of the National Building Regulations, for approval to demolish (building(s) on the site mentioned below.

SECTION A: OWNER

Owner Date

Company Registration No (if applicable)

Postal Address

Postal Code

Tel (W) VAT Number

Tel (H) Cell

I nominate to be my lawful representative and to act on my

behalf in the submission of this application in terms of Section 4(2) of Act No 103 of 1977, and to do all things lawfully required by the Municipality to ensure that this application complies with the provisions of the National Building Regulations and Building Standards Act, Act No 103 of 1977, and any other applicable law.

Correspondence Address

Postal Code

Signature ID No

Registered owner/Authorised person

SECTION B: APPLICANT/AUTHORISED AGENT

Applicant/Authorised Agent

Postal Code

Address

Telephone No Fax No

Cell Number

Signature Date

Nedbank Limited
Reg No. 1951/000009/06
GRAND CENTRAL

15 JUN 2017

T1 (342)
16-99-45

Nedbank Limited Reg No 1951/000009/06
135 Rivonia Campus, 135 Rivonia Road,
Sandown, Sandton, 2196, South Africa

VAT Registration No. 4320116074

NCC Contact Telephone 0860555111

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GRANDCENTRAL

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(H)

CURRENT ACCOUNT
HERITAGE WESTERN CAPE
0000001452 048924/0 3022683 330,00
Cash/Kontant 330,00
Cheques/Tjeks 0
NAR.NN*17061408
R 50 7 350,00
R 10 1 10,00-
COINS 1 000 10,00-
Enjoy your day Geniet die dag
-----0000000000-----

Att: Denny

66

CLOETE BAKER & PARTNERS
124 ADDERLEY STREET
CAPE TOWN

Prepared by me:

R. Behr
CONVEYANCER
ALLAN JOHN ROBERT BAKER

Fiduciary		
	Amount	Office fee
Purchase price/Value	R. 350 000.00	R. 00.00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t. o Cat. section Act.	

T00060697 / 2013

DEED OF TRANSFER

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT *SIMEON BENJAMIN CARELSE*

DATA / VERIFY
28 NOV 2013
OLIVIER YOLANDI

appeared before me, Registrar of Deeds at CAPE TOWN, he the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

The Executrix in

ESTATE LATE NOZIPHO GLADYS SIGWINTA
Number 8694/2011

dated the 17th day of JULY 2013 and signed at CENTURY CITY

DATA / CAPTURE
18 NOV 2013
LEEUD

AND the Appearer declared that said ESTATE LATE NOZIPHO GLADYS SIGWINTA had truly and legally sold on 25 October 2011 and that he in his capacity as Attorney aforesaid, did by these presents, cede and transfer to and on behalf of

NOMSEBENZI CORDELIA NINGIZA

Identity Number 740210 0662 08 0

and

TAMSANGA CLEMENT LANGUZA

Identity Number 800624 5495 08 9

Married in Community of Property to each

other

Their Heirs, Executors, Trustees or Assigns in full and free property

ERF 1358 LANGA

in the City of Cape Town, Cape Division,
Western Cape Province

IN EXTENT : 333 (Three Hundred and
Thirty Three) Square Metres

FIRST TRANSFERRED by Certificate of Registered Grant of
Leasehold Number TL6132/1991 with General Plan Number
L99/1989 relating thereto and held by Deed of Transfer Number
TL 6133/1991

A. **SUBJECT** to the conditions contained in Deed of Grant (Cape Freeholds Volume 31 folio 10) dated 23rd October 1923, registered on 16th November 1923 reading as follows:-

1. That all existing roads and thoroughfares over the land, whether or not described in the plan or diagram thereof, shall remain free and uninterrupted unless closed, diverted or altered by competent authority;

3. h

2. Not subject to condition 4 on pages 2 and 3 of Certificate of Registered Title Number T27427/1993, by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.
3. That the land hereby granted shall be subject to all existing rights and servitudes which now affect, or at any time hereafter may be found to affect, the title of the land hereby granted, or which may be binding on the Government in respect of the said land as at the date hereof.

B. **NOT SUBJECT** to the condition as endorsed on page 5 of Certificate of Registered Title Number T27427/1993, by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.

C. **SUBJECT FURTHER** to the condition contained in Certificate of Registered Grant of Leasehold TL6132/1991 imposed in terms of Section 57B of Act Number 4 of 1984, namely:

"This erf shall be used solely for the purposes indicated in the town planning scheme of the local authority and subject to the conditions and restrictions stipulated by the town planning scheme."

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

ESTATE LATE NOZIPHO GLADYS SIGWINTA

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

NOMSEBENZI CORDELIA NINGIZA AND TAMSANGA CLEMENT LANGUZA

their Heirs, Executors, Trustees or Assigns aforesaid, now are and henceforth shall be entitled thereto, conformably to local custom, the State however, reserving its rights;

AND FINALLY acknowledging that the whole of the purchase price amounting to

R350 000,00 (THREE HUNDRED AND FIFTY THOUSAND RAND)

has been paid or satisfactorily secured.

IN WITNESS WHEREOF I, the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 07 NOVEMBER 2013

q q



In my presence



REGISTRAR OF DEEDS