

LETTER OF AUTHORITY

PROXY FORM

I, Fullname and Surname: WERNER JOHANNES BADENHORST
Identity Number: 830723 5114 080
Contact no: 072 808 2227

The duly authorized owner of the property described as:

ERF: ~~102~~.....100.....
Allotment: Newton Park.....
Physical Address: 18 BURT DRIVE
NEWTON PARK

Do hereby appoint:

Fullname and Surname: **Dewald Potgieter (Blackhound Architecture & Rendering)**
Identity Number: **900508 5114 080**
Contact no: **072 418 6868**

To act on my behalf as my agent at the municipality for the following:

(Tick applicable box)

Municipal Submission: ☐
Site development Plan: ☐
If other, furnish detail: ☒ Retrieval of previously approved plans

Signature of Owner:



Date: **5 October 2023**

Notes:

1. Attach copies of identity documents of owner and agent.
2. A proxy may be used by the property owner(s) in a form acceptable to the municipality, but the date of the proxy must not be older than 30 days as at the date of application for the municipal service.

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 224 OF 2019

Nelson Mandela Bay Municipality (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

ERF 100 NEWTON PARK, PORT ELIZABETH, EASTERN CAPE

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions A. and B.1., B.3., B.4., B.6., B.7., B.8., B.9. and B.10 in Deed of Transfer Number T1676/2018 applicable to Erf 100 Newton Park, Port Elizabeth, are hereby removed.

PROVINCIAL NOTICE 225 OF 2019

DR, BEYERS NAUDE MUNICIPALITY (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

ERF 3707, GRAAFF-REINET, EASTERN CAPE

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, a notice is hereby given that conditions 6.(B) and 6(d) in deed of Transfer No. 68578/2013 applicable to Erf 3707, Graaff-Reinet is hereby removed.

PROVINCIAL NOTICE 226 OF 2019

Nelson Mandela Bay Municipality (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

ERF 2113 NEWTON PARK, PORT ELIZABETH, EASTERN CAPE

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions C.1., C.2., C.3., C.5., C.6., C.7. and C.8. in Deed of Transfer No. T81300/2007 applicable to Erf 2113 Newton Park are hereby removed.

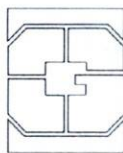
PROVINCIAL NOTICE 227 OF 2019

Nelson Mandela Bay Municipality (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

REMAINDER ERF 872 LORRAINE, PORT ELIZABETH, EASTERN CAPE

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions A. and B.1.(a),(b),(c) in Deed of Transfer No. T103955/2005 applicable to Remainder Erf 872 Lorraine are hereby removed.



Greyvensteins

Attorneys • Notaries • Conveyancers

OUR REF: GREG PARKER/LS/MAT91262
E-mail: greg@greyvensteins.co.za
Direct fax number: 086 5113 908

YOUR REF:

19 May 2022

Werner Badenhorst
PORT ELIZABETH

TO BE COLLECTED

Dear Werner

RE: REMOVAL OF RESTRICTIVE CONDITIONS: ERF 100, NEWTON PARK, PORT ELIZABETH

1. We enclose herewith the original Title Deed for your records.
2. Kindly acknowledge safe receipt on the duplicate original hereof.

Yours faithfully
GREYVENSTEINS

Per: 

DATE RECEIVED: _____

SIGNATURE: _____

Greyvensteins Inc.
Reg No: 1991/001021/21
e-Mail Address
info@greyvensteins.co.za
Internet Web Site
www.greyvensteins.co.za

Port Elizabeth
St George's House,
104 Park Drive,
Port Elizabeth, 6001
PO BOX 754,
Port Elizabeth, 6000
Telephone
(041) 501 5500
Fax (Conveyancing)
(041) 585 4861
(041) 586 0660
Fax (General)
(041) 501 5510
Docex 5, Port Elizabeth

Bellville
Building 3, Parc du Cap
Mispel Road
Bellville
7535
Telephone: **(021) 941 7600**
Fax: **(021) 946 3773**
Docex 28, Bellville

Johannesburg
7 Mellis Avenue
Bradenham Hall
Ground Floor
North Block
Rivonia
Telephone: **(010) 597 1971**
Fax: **(086) 615 0383**
Docex 23, Fourways

Directors
Liesel Greyvenstein (B.Comm, LL.B,
H.Dip Tax)
Alan Els (LL.B)
Tiaan Labuschagne (LL.B H.Dip.ADR)
Greg Parker (B.Comm, LL.B)
Rohan Greyvenstein Jnr (LL.B)
Christo Nöthnagel (B.Juris, LL.B)
Emile Greyvenstein Jnr (LL.B)
Marlise Hoops (LL.B)
Yolande Smith (B.Comm (Hon), LL.B,
Dip Insolvency Practice)

Consultants
Emile Greyvenstein
Cor van Deventer (LLB)
Arno van Deventer (LLB)
Nicole Nel (LLB)

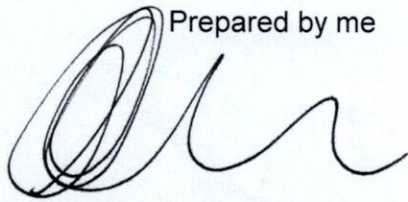
Associates
Henno Nöthnagel (B.Comm, LL.B)
Michelle Smit (LL.B)
Theresa Oosthuizen (LL.B)
Kuvshan Padayachey (LL.B)
Ingrid Maré (LL.B)
Marylee Carelse (LL.B)



HUTON
& COOK
3
File No.
TEL : 0436423410

SHAUN NAIDOO
ATTORNEYS
127

Fee Endorsement	
	Amount
Purchase Price/Value	R. 1395 000.00
Mortgage Capital Amt.	R. 1050.00
ALL OTHER REGISTRATIONS	
Reason For Exemption	Category Exemption.....
	Exempt i.t.o Sect/Reg Act/Proc/.....

Prepared by me


CONVEYANCER
CHARLEEN ANDERSON

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARGARET ELEANOR BROOKS

T 1676 2018

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PORT ELIZABETH on 14 December 2017 granted to him by

DERINA ROULSTONE
Identity Number 661010 0053 08 1
Unmarried

VIR ENDOSSEMENT KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

And the appearer declared that his said principal had, on 31 October 2017, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SIMPLYCIVILS (Pty) Ltd
Registration Number: 2016/351815/07

or its Successors in Title or assigns, in full and free property

ERF 100 NEWTON PARK
NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
DIVISION OF PORT ELIZABETH
PROVINCE EASTERN CAPE

IN EXTENT 1673 (ONE THOUSAND SIX HUNDRED AND SEVENTY THREE)
Square metres

FIRST TRANSFERRED by Deed of Transfer T15977/1948^{CTN} with diagram No.
6631/47 annexed and held by Deed of Transfer T37616/2017^{CTN}

- A. SUBJECT to the following condition contained in amended Deed of Grant dated 8 October 1906 (Port Elizabeth Quatrents Volume 4 No. 13): -

"that the land shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands granted under similar tenure."

- B. SUBJECT FURTHER to the following special terms and conditions contained in Deed of Transfer dated 20 July 1948 No. 15977 imposed by the Fairview Suburban Estate Company Limited in favour of themselves and their successors in title as owners of the remainder of the property held in terms of the said amended Deed of Grant dated 8 October 1906 (Port Elizabeth Quatrans Volume 4 No.13) Nos. 6, 7, 8, 9 en 10 imposed by the Administrator of the Cape Province, namely:-

"1. The Company shall not in any way be obliged to make, maintain, repair or keep in order any streets or roads approaching the said Lot nor any drains, culverts or other works of any nature or kind whatsoever. The terms of this paragraph shall apply to the approaches of the said Lot as well as to every portion of the property known as the Fairview Estate.

2.

3. The Company reserves itself the right of controlling the nature and value of the buildings to be erected on the said Lot and the residence to be erected on the said Lot shall be of a substantial character and of a minimum value of FIVE HUNDRED POUNDS (£500) unless the Company shall otherwise consent in writing before the erection of the building shall be commenced.

4. No building shall be erected on the said Lot unless plans and specifications have been previously submitted to and approved by the Company in addition to the requirements of any Local Authority in control over the area

10

of the Township. Every building which shall be commenced on the said Lot shall be completed without delay stricly in accordance with the whole of such approved plans and specifications; failing completion of such building within a reasonable time after commencement of the building the Company will have the right to call upon the owner of the Lot in writing to do so or to pull down and remove the materials from the Lot within a reasonable time, failing which the Company shall have the rights to pull down and remove from the Lot at the expense of the owner such portion of the building as shall then have been erected.

5. No liquor shall be sold on or in the said Lot.
6. That the said Lot shall be used for residential purposes only.
7. That not more than one dwelling be erected on the said Lot.
8. That no building be erected within ten feet from the line of any street or avenue on which the Lot may front. Such space may be used for gardens, but may not be built upon.
9. That not more than half the area of the said Lot shall be built upon.
10. That the said Lot shall not be subdivided without the approval of the Administrator.



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

DERINA ROULSTONE, Unmarried

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

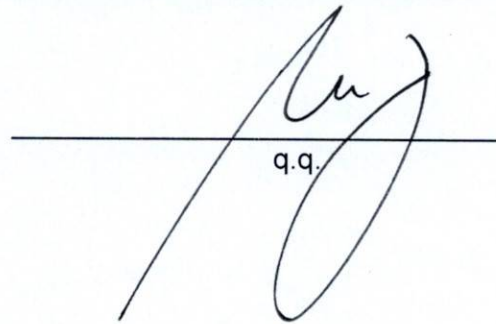
SIMPLYCIVILS (Pty) Ltd
Registration Number: 2016/351815/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 395 000,00 (ONE MILLION THREE HUNDRED AND NINETY FIVE THOUSAND RAND) .

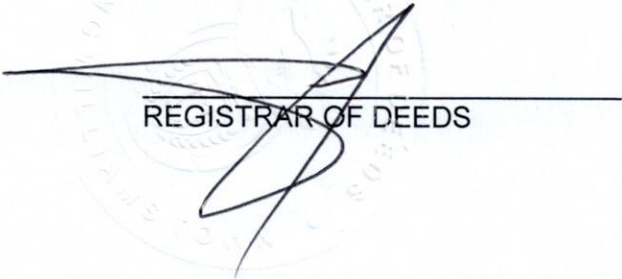
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at KING WILLIAM'S TOWN on

14 FEB 2019


q.q. 

In my presence


REGISTRAR OF DEEDS

Page Number 5
Deed Number **T1676/2018**

ENDORSEMENT

The following condition contained herein have been expunged, in terms of Section 47 of the Spatial Planning and Land Use Management Act, 2013(Act 16/2013) the conditions being B. 1, 3-4 and 6-10 on pages 2 and 3.

See Provincial Notice 224 of 2019, Provincial Gazette No. 4287.

Deeds Registry
KING WILLIAM'S TOWN

2022 -03- 17



REGISTRAR OF DEEDS