

130

BLC ATTORNEYS

155

(t) 043 050 4205

J.S. LEVY & LEVY
Suite 301
Aloe Centre
3rd Floor
Caledon Street
Uitenhage
6230

DOCUMENT NO
CASTLEDEX
D0004280123

Prepared by me

CONVEYANCER
BUTLION, L.

Fee on payment		
Purchase price/Value	Amount	Office fee
J	R 1 650 000,00	R 800,00
Mortgage capital Amount	R	R
Reason for exemption	Exempt i.t.o	
Cat.....	section.....	Act.....

VERBIND		MORTGAGED	
VIR FOR R 1 620 000,00			
B000010752/2013			
2013-04-30		REGISTRAR/REGISTRAR	

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

DAVID PATRICK ARTLETT

T000019562/2013 CTV.

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PORT ELIZABETH on 12 February 2013 granted to him by

ROBIN RAYNE FOURIE
Identity Number 630507 5078 08 6
Unmarried

DATA / CAPTURE
2013-05-09
FANTINI WENDY

10 MAY 2013
KONINKRIJKE

VIR ENDOSSEMENT KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5.

Page Number: 5
Deeds Number: T19562/2013CTN

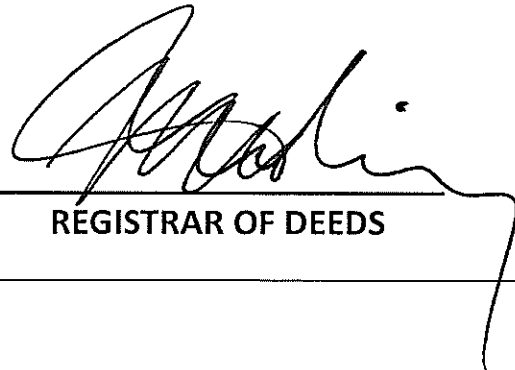
ENDORSEMENT:

The following conditions, contained herein have been expunged, in terms of Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act16/2013). These conditions being B.3(a), (b), (c), (d) and (e) on pages 2 and 3.

See Local Authority Notice 1157 of 2024, Provincial Gazette No.5252 dated 29 July 2024.

Deeds Registry
KING WILLIAM'S TOWN

2024-08-12



REGISTRAR OF DEEDS

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1155 OF 2024****Kouga Local Municipality (EASTERN CAPE)**

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

ERF 924, SEA VISTA, EASTERN CAPE

Notice is hereby given that the Municipal Planning Tribunal on 30 May 2024, removed Conditions C. 1.; C. 2.; C.3. and C. 4. (a-d), applicable to Erf 924, Sea Vista as contained in Deed of Transfer No. T15321/2021 and any subsequent deed in terms of Section 108 of the Spatial Planning and Land Use Management By-law, 2016: Kouga Municipality.

LOCAL AUTHORITY NOTICE 1156 OF 2024**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 192, FRAMESBY, 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, a notice is hereby given that conditions B. 5. and B. 6. (a-d), contained in Deed of Transfer No. T64053/2001 and any subsequent deed applicable to Erf 192, Framesby is hereby removed.

LOCAL AUTHORITY NOTICE 1157 OF 2024**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 47, SUNRIDGE 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, a notice is hereby given that conditions B. 3. (a-e), contained in Deed of Transfer No. T19562/2013 and any subsequent deed applicable to Erf 47, Sunridge Park is hereby removed.

LOCAL AUTHORITY NOTICE 1158 OF 2024**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 287, SUNRIDGE 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, a notice is hereby given that conditions C.4. and C. 5. (a-d), contained in Deed of Transfer No. T27244/2023 and any subsequent deed applicable to Erf 287, Sunridge Park is hereby removed.

And the appearer declared that his said principal had, on 24 January 2013, 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:

1. **ALTUS FOURIE**
Identity Number 790309 5138 08 5
Married out of community of property
2. **ANKE FOURIE**
Identity Number 841009 0231 08 8
Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 47 SUNRIDGE PARK IN THE AREA OF THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, EASTERN CAPE PROVINCE;

IN EXTENT 1884 (ONE THOUSAND EIGHT HUNDRED AND EIGHTY FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T2485/1957 with Diagram No. 444/55 relating thereto and held by Deed of Transfer T91426/1994

- A. **SUBJECT** to the conditions referred to in Certificate of Township Title No. T19225/1949.
- B. **SUBJECT** to the following conditions mentioned in Deed of Transfer No. T2485/1957 imposed by the Administrator on the establishment of SUNRIDGE PARK TOWNSHIP under Ordinance No. 33 of 1934:
 - (1) Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17th day of October, 1935, and in the Memorandum which accompanied the said regulations.
 - (2) The owner of this erf shall without compensation be obliged to allow water mains and the sewage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel conduit or other works pertaining thereto.
 - (3) This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

- (a) it shall be not subdivided;
- (b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
- (c) Not more than 40% of the area thereof shall be built upon;
- (d) No building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 9,45 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or lateral boundary common to any adjoining erf.
- (e) No building or human habitation shall be erected thereon unless provision is made above ground for the storage of rainwater, such storage to have a capacity of not less than 9100 litres, or unless a piped water supply has been made available thereto to the satisfaction of the local authority.

C. SUBJECT FURTHER to the following conditions mentioned in Deed of Transfer No. T2485/1957 imposed by and for the benefit of the Transferor Company (W E Londt Estates (Proprietary) Limited) and its successors in title as township owner of Sunridge Park Township in favour of itself or its successors in title to the remainder of Sunridge Park Township held by it under Deed of Transfer No. T9030/1950, there being no obligation upon the said Company or its successors in title as Township Owner to compel compliance with such conditions, nor any liability upon the said Company or its successors in title as Township Owner to compel compliance with such conditions, nor any liability upon the said Company or its successors in title as aforesaid, in the event of any contravention by any erfholder:

- (ii) No building have a value of less than R5 000,00 shall be erected on this erf.
- (iii) No building shall be erected on this erf until the plans have been submitted to and approved by the Company or a duly qualified architect appointed by the Company for that purpose. The walls of any such building shall be of brick and/or stone and/or concrete and the roof of tiles, thatch, slate, shingles or other material approved by the Company's architect.
- (iv) Every erf shall on its street boundary or boundaries be enclosed by a wall of brick, stone and/or concrete of a design approved by the Company's architect.
- (v) No garage or building for housing motor cars or other vehicles shall be constructed on this erf except to such extent as may be necessary for the use of persons residing upon this erf.

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

ROBIN RAYNE FOURIE, Unmarried

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

1. **ALTUS FOURIE, Married as aforesaid**
2. **ANKE FOURIE, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are 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 650 000,00 (ONE MILLION SIX HUNDRED AND FIFTY 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 Cape Town on

30 April

2013

In my presence

REGISTRAR OF DEEDS

q.q.

Your ref:

Our ref: CF-24/00047

Date: 21 June 2024

Who deals with this: Mr M Msimanga

Tel: +27 (0) 41 506 1095

Fax: +27 (0) 41 506 3430

PO Box 9, Port Elizabeth, 6000

Republic of South Africa

e-Mail: mmsimanga@mandelametro.gov.za

PER EMAIL

maartje@route2.co.zaRoute² EC
Private Bag X0002
SUNRIDGE PARK
6008

Dear Madam

REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) : ERF 47, SUNRIDGE PARK

I refer to previous correspondence in this regard and wish to advise that, by resolution of full Council at its meeting held on 16 July 2015 and in terms of Section 24(2) of the Spatial Planning and Land Use Management By-Law 2023, and Section 42 of the Spatial Planning and Land Use Management Act 16 of 2013, the Authorised Official on 19 June 2024 resolved as follows:

That, the application for the Removal of Restrictive Title Deed Conditions B.(3)(a), B.(3)(b), B.(3)(c), B.(3)(d) and B.(3)(e) as contained in Deed of Transfer No. T19562/2013 and any subsequent Deed in respect of Erf 47, Sunridge Park, **BE APPROVED**, subject to:

- (i) compliance with the requirements of the Registrar of Deeds;
- (ii) the provisions of applicable zoning scheme regulations applying;
- (iii) compliance with the provisions of the National Building Regulations and Building Standards Act 103 of 1977;
- (iv) the approval granted lapsing after 5 years, in terms of Section 43(2) of the Spatial Planning and Land Use Management Act 2013 (SPLUMA) if conditions imposed are not complied with within the stated period.

The Authorised Official's decision was based on the following reasons:

- The proposal is in line with the vision of the Cape Road Local Spatial Development Framework Plan, 2014.
- The proposal is in accordance with the following principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013): Spatial Justice, Spatial Sustainability, Efficiency, Spatial Resilience and Good Administration.
- The proposal is envisaged to promote optimal utilisation the existing resource and infrastructure.
- The approval of this application does not demonstrate any sign of posing negative impact on the surrounding property owners and public in general.

The approval of this application does not demonstrate any sign of posing negative impact on the surrounding property owners and public in general.

Please note, should you have any query relating to the above decision, please contact Ms N Ketelo, 506 3324 (Town Planning Admin), alternatively Town Planning Reception, 506 2241.

Your attention is drawn to the provisions of Section 43 of the Spatial Planning and Land Use Management Act in respect of the lapsing of applications.

Furthermore, your attention is also drawn to the provisions of Section 51 of the Spatial Planning and Land Use Management Act in terms of which a right of appeal exists. Should you wish to exercise your right in terms hereof, such an appeal, accompanied by proof of payment in the amount of R4307,00 (VAT included) in favour of the Nelson Mandela Bay Municipality, must be directed to the Office of the City Manager (mailto:sthebe@mandelametro.gov.za, Attention: Senior Director: Strategic Planning and Co-ordination), Nelson Mandela Bay Municipality, P O Box 9, Port Elizabeth, 6000 within 21 days of the date of notification of the decision. (please refer to the attached Appeal Application Form)

In terms of the above Act, you are required to arrange for the publication of the notice of approval in the Provincial Gazette: Eastern Cape. Kindly therefore email your draft notice to info.egazette@gpw.gov.za in order to obtain a quote, application form and the bank details from the Government Printer. Please also note that the notice together with the proof of payment and the completed form should be emailed to subinil.egazette@gpw.gov.za for the Publication Department to place the notice in the Provincial Gazette.

Kindly arrange for the endorsement of your Title Deed with the Registrar of Deeds, King William's Town to ensure that the conditions/clause are/is removed once the notice has been published in the Provincial Gazette: Eastern Cape.

Below is an example of the Provincial Gazette Notice:

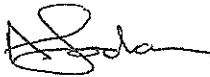
Nelson Mandela Bay Municipality (EASTERN CAPE)

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

ERF, (erf no. and area), 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, a notice is hereby given that condition/s..... in Deed of Transfer No. T..... applicable to Erf is/are hereby removed.

Yours faithfully



SENIOR DIRECTOR: LAND PLANNING AND MANAGEMENT

ENCLOSURE : As stated

47-SunridgePark-Route2/MMsimanga





This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI) and shall not be used for marketing purposes.

*** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

Search Date	2024/07/16 16:06	Erf Number	47
Reference	-	Portion Number	-
Report Print Date	2024/07/16 16:13	Deeds Office	King Williams Town
Township	SUNRIDGE PARK	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T2485/1957
Township	SUNRIDGE PARK	Local Authority	PORT ELIZABETH MUN
Erf Number	47	Province	EASTERN CAPE
Portion Number	0	Extent	1884.0000SQM
Registration Division	NOT AVAILABLE	LPI Code	C05900350000004700000
Previous Description	-	Co-ordinates (Lat/Long)**	-33.950611 / 25.533429
Suburb / Town**	SUNRIDGE PARK		

OWNER INFORMATION (2)

FOURIE ALTUS				Owner 1 of 2
Person Type**	PRIVATE PERSON	Document	T19562/2013CTN	
ID Number	7903095138085	Microfilm / Scanned Date	-	
Name	FOURIE ALTUS	Purchase Price (R)	1 650 000	
Multiple Owners**	NO	Purchase Date	2013/01/24	
Multiple Properties**	NO	Registration Date	2013/04/30	
Share (%)	50			
FOURIE ANKE				Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	T19562/2013CTN	
ID Number	8410090231088	Microfilm / Scanned Date	-	
Name	FOURIE ANKE	Purchase Price (R)	1 650 000	
Multiple Owners**	NO	Purchase Date	2013/01/24	
Multiple Properties**	NO	Registration Date	2013/04/30	
Share (%)	50			

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ENDORSEMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B10752/2013CTN	FIRSTRAND BANK LTD	1 620 000	-
2	CONVERTED FROM CTN	-	-	-

HISTORIC DOCUMENTS (6)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B90799/1994CTN	STANDARD BANK	240 000	-
2	B25864/2011CTN	-	-	-
3	B54793/2006CTN	-	-	-
4	T8694/1977CTN	LAWSON MICHAEL DAVID	Unknown	-
5	T45516/1983CTN	LAIRD CHARLES CAMPBELL MAGILL	Unknown	-
6	T91426/1994CTN	FOURIE ROBIN RAYNE	280 000	-

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