STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

To verify the restrictive conditions in a property's title deed, ensuring they don't hinder a proposed development or land use change

I/We……..
……
(conveyancer's name and surname)

Practising at:
……
……
(firm and place of practice)

In respect of:
……
……
……
……
(full property description (erf / farm) as it appears in title deed of same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. ……
2. ……
3. ……
4. ……
5. ……
6. ……
7. ……
8. ……

For example, Deed of Transfer T12345/2000 or Certificate of Registered Sectional Title ST1234/2000 (description of title deed number and date)

I found that there are ☐ / are not ☐

restrictive title deed conditions, registered against all relevant properties listed above, that prohibit it from being utilised/developed for the following purposes *(Application detail will be elaborated on in the accompanying application)*

List applicable application(s):

……

……

……

……

A. IDENTIFY RESTRICTIVE TITLE CONDITIONS THAT REQUIRE A MANDATORY APPLICATION (if any)

Categories		**Are there deed restrictions (indicate below)**		**Title Deed and Clause number of affected restrictive conditions against proposed development on the property, which required a mandatory application to be submitted to this municipality.**	
				Title Deed No.	**Clause Number**
1.	Use of and	Y	N		
2.	Building lines	Y	N		
3.	Height	Y	N		
4.	Number of dwellings	Y	N		

5.	Bulk floor area	Y	N		
6.	Coverage/built upon area	Y	N		
7.	Subdivision	Y	N		
8.	Servitudes that may be registered over or in favour of the property	Y	N		
9.	Other Restrictive Conditions	Y	N		

B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

In respect of which it was found that there *are/are no restrictive conditions with reference to Section 33(4) (a, b or c) of the Land Use Planning By-law registered against such property (ies) prohibiting it from being utilised/developed for the purposes as elaborated in the accompanying application:

1.	Organ(s) of State that might have an interest in the restrictive condition. List specified state departments.	
2.	Persons whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
3.	All persons mentioned in the deed for whose benefit the restrictive condition applies. If all properties in affected township, attach a copy of the approved general plan.	
4.	List properties or individuals affected by decision. Developer details (if still alive). Company details (if not deregistered).	

C. PROCESS BY WHICH RELEVANT CONDITIONS IN "A" ABOVE WILL BE ADDRESSED

Tick appropriate box

1.	Application for removal / suspension / amendment of restrictive condition in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law	
2.	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	
3.	Action by way of court order (Submit Copy of the Court Order)	
4.	If Other, Please Specify: ……..	

Signed at..... (Place) **on this**..... (Day) .....(Month) **of 20**.....

Full names and Surname: .....

Tel: …… **Email:** ……..

Signature: ……

Certificate endorsed by affixing official stamp and initials