

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1356/2025

Our File Reference Number: Erf 4526, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendoff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendoff@stellenbosch.gov.za

PER E-MAIL

Sir/Madam

**APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION: ERF 4526, FLAMINGO STREET,
ONDERPAEGAIBERG, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the removal of title deed conditions in terms of Section 15(2)(f) of the Stellenbosch Land Use Planning Bylaw 2023, for the removal of Clause E 13(b) of T72342/2015 stating: "geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag nader as 6.3m van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3.15m van enige ander grens opgerig"

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.3 The development and building plans be generally in accordance with the set of floor plans, section and elevations as referenced on Drawing No. WD_101, dated 09/06/2025 and drawn by TJ for Niemann Architects, attached as **Annexure A**.

3.4 Building plans for all new structures and for all changes of use in the existing buildings be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

4. The **reasons** for the above decision are as follows:

4.1 The proposal is in keeping with the current residential land use of the subject property.

4.2 The removal of the title deed building line does not undermine the residential character of the area.

4.3 The removal of the restrictive title deed building lines will result in the property being regulated by the building line provisions of the Stellenbosch Zoning Scheme Bylaw.

5. **Matters to be noted:**

5.1 The applicant, after publication of a notice in Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Etf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

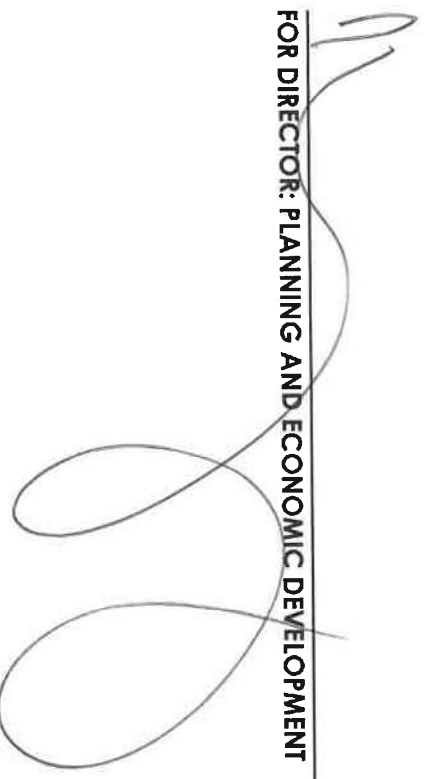
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

DATE

5/6/2026

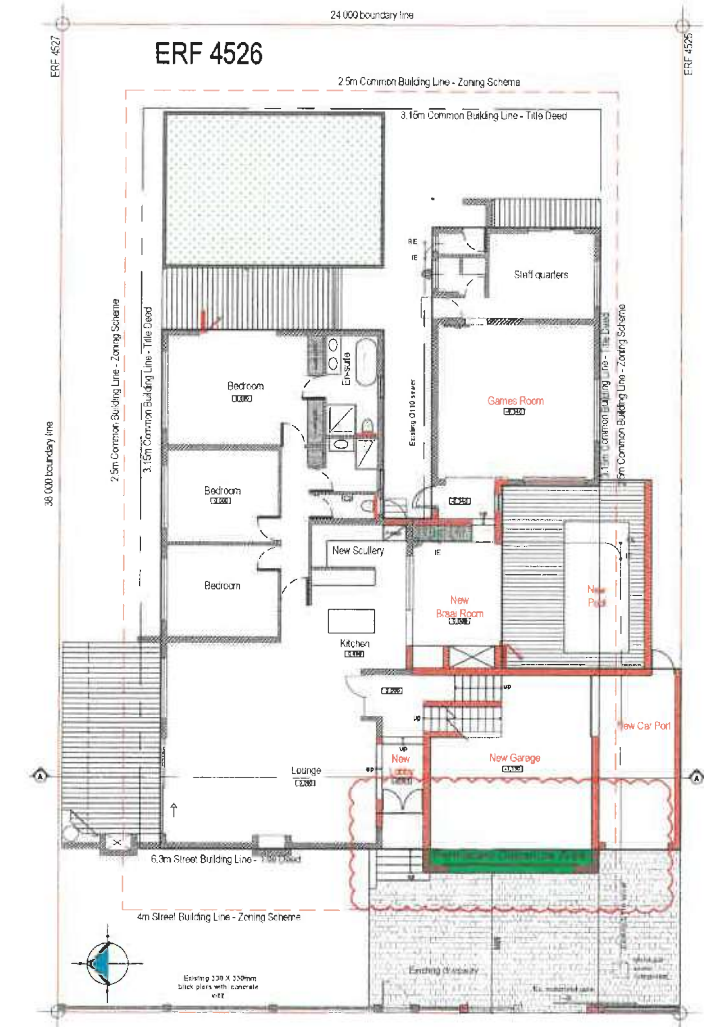


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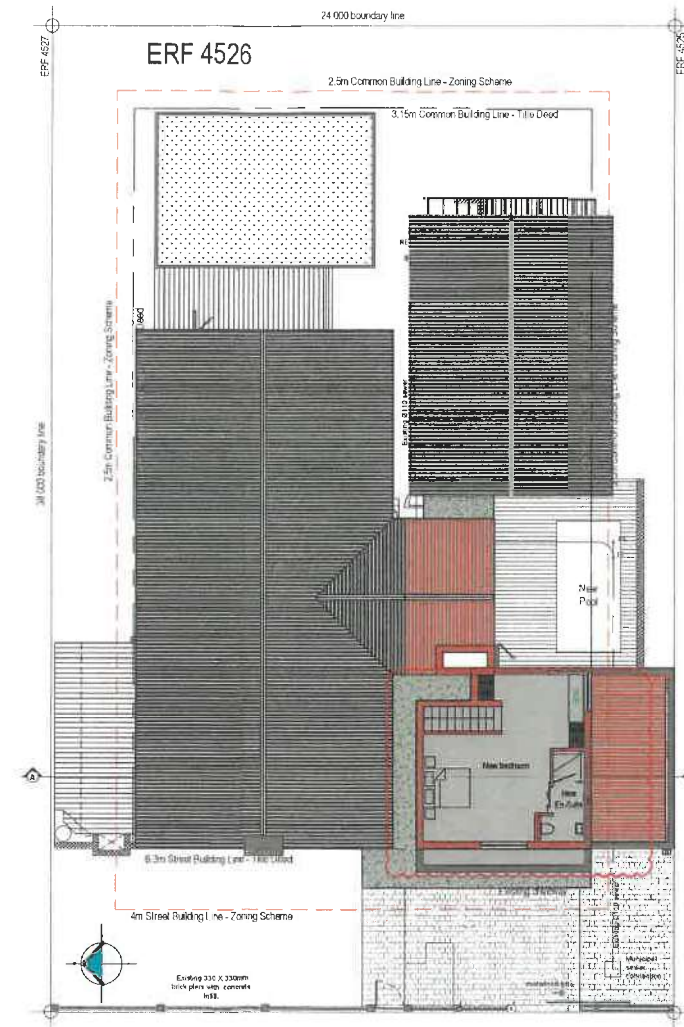
ANNEXURE A

SITE PLAN



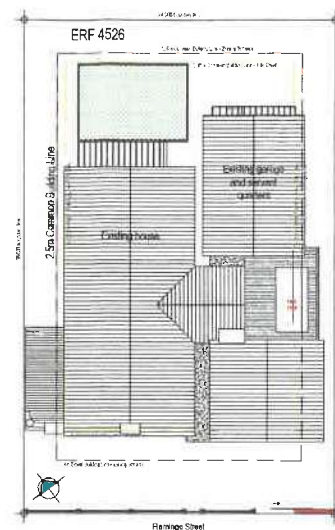
Ground Floor Plan - 1:100

Flamingo Street



First Floor Plan - 1:100

Flamingo Street



Site & Roof Plan - 1:200

ZONING INFORMATION	
Property zoning	Conventional residential
Building classification	H4 - Dwelling house
Erf size	912 m ²
Existing Property size	241 m ²
Addition Size	154 m ²
Total Area	395 m ²
Total Area of Footprint	352 m ²
Coverage (percentage)	max 50% 38.5%

GENERAL NOTES:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details to be taken from small scale drawings.
3. All work to be done in accordance National Building Regulations SABS 0409 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SABS 0409 Part 10 natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
5. All glass areas bigger than 1sqm and at a height of less than 1000mm from finished floor level to be safety glass.

REVISIONS:

No.	Date	Description
01.	10-11-25	Height Provided for all storeys Height of pool deck shown Bedroom amended to show it will not be used as a second dwelling.

DEVELOPMENT OCCUPANCY CLASSIFICATIONS



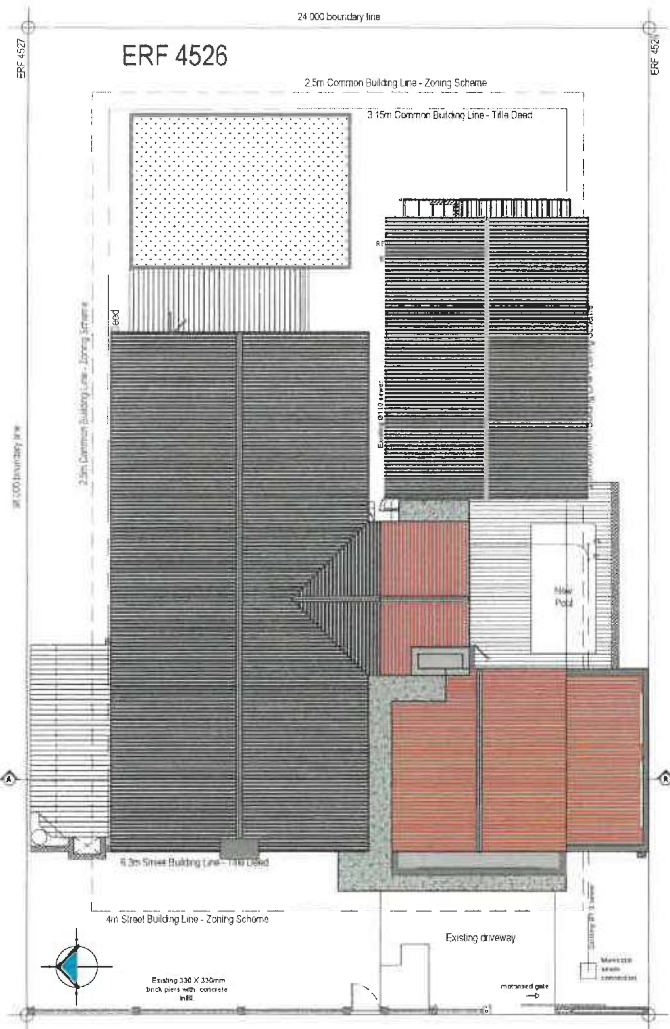
CLIENT: Phillip Niemann

PROJECT TITLE: Additions & Alterations
Erf 4526

DRAWING TITLE: Building Line Relaxation application

PROJ. NO.	NAA_14_24	DRAWING NUMBER	WD_101
SCALE	1:100	DATE	09/06/2025
REV	1	BY	TJ
	1 OF 2	CHECKED BY	JN

COUNCIL SUBMISSION



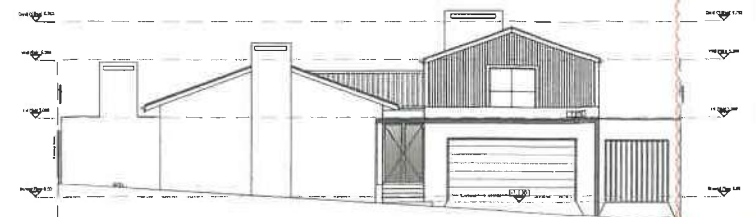
Roof & Site Plan 1:100

ZONING INFORMATION	
Property zoning	Conventional residential
Building classification	H4 - Dwelling house
Erf size	912 m ²
Existing Property size	241 m ²
Addition Size	154 m ²
Total Area	395 m ²
Total Area of Footprint	352 m ²
Coverage (percentage)	max 50% 38.5%

Flamingo Street



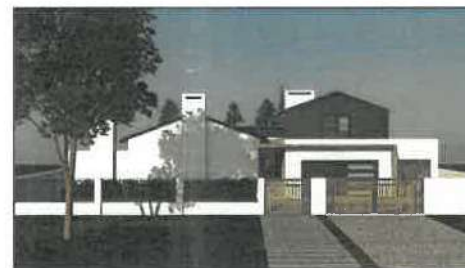
Section A-A - 1:50



West Elevation - 1:100



South Elevation 1:100



3D Artists Impression



3D Artists Impression

GENERAL NOTES:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in reference to scaled measurements and large scale details supersede small scale drawings.
3. All work to be done in accordance National Building Regulations 2012 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SABS 0400 Part 2 natural light max min 10% of floor area and natural ventilation: min 1% of floor area.
5. All glass areas bigger than 10mm and at a height of less than 300mm from finished floor level to be given safety glass.

REVISIONS:

No.	Date	Description
01.	10-11-25	1-Height Provided for all storerooms
		Height of pool deck shown
		Bedroom amended to show it will not be used as a second dwelling.

DEVELOPMENT OCCUPANCY CLASSIFICATIONS



CLIENT: Phillip Niemann

PROJECT TITLE: Additions & Alterations Erf 4526

DRAWING TITLE: Building Line Relaxation application

PROJ. NO. N&A_14_24	DRAWING NUMBER: WD_101
SCALE: 1:100	DATE: 09/05/2025
REV: 1	SHEET: 2 OF 2

COUNCIL SUBMISSION



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ANNEXURE B

TITLE DEED

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

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

(c) Notas/Notes:

OFFICE USE
BOOK
02 DEC 2015
TALLAARD DEBRA

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

Kantoor instruksies/Office instructions:

Seksie/Section:

Rekeningnr.
CTN

151

Kort beskrywing van eiendom (stegs para 1 in Akte) Brief description of property (merely para 1 in Deed)

ERF 4526 KUILSRIVIER

Waltons Stationery Co. Ref HLD 8895

TEL: (021) 423-4250

UITVOERING/EXECUTION

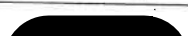
Datum van indiening/Date of lodgement:

02 DEC 2015

Ref No./Verw Nr. W 89189 L I Z E L L E

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

LOADED
2015-11-18
INDEXED

Ondersoekers/Examiners		Kamers/ Rooms	Skakeling/Linking		Reject/ Verwerp	Passeer/Pass
1.		1254	2	1		
2.		103				
3.						

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

000072342 / 2015

T 000070584/2015

Skakeling/Linking

Titelaktes, ens. binne/Titeldeds, etc. within

2

1

T

GELYKTYDIGES/SIMULS

No. in ste/batch	Kode Code	Name van Partye/Names of Parties	Name van Firma/Names of Firm	Firma Firm No
1			MMY	15
2			FOR EXECUTION	1039
3				
4			2015-12-03	
5			CAPE TOWN	
6			HANDED IN FOR EXECUTION	
7				
8				
9				
10				
11				

2015-12-03
CAPE TOWN
HANDLED IN FOR EXECUTION



8 14

① Cherry I.T.O 72/86 ✓ Done

2) Cherry regarding identity number of P. ✓ Done

08/12/2013

151

MARAIS MÜLLER YEKISO
VAN RIEBEECK WEG 58, KUILSRIVIER,

7580

Opgestel deur my

TRANSPORTBESORGER
PREISS BRINK

Fee endorsement		Office fee
Purchase price/Value	R. 2250 000,00	R. 1169,00
Mortgage capital amount	R.	R.
Reason for exemption	Exempt i.t.o.	
	Cat. section Act	

VERBIND	MORTGAGED
VIR FOR R. 2 005 700,00.	
B 000034462/2015	REGISTRATEUR/REGISTRAR
04 DEC 2015	

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

LYNNE BOTHA

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom verleen deur

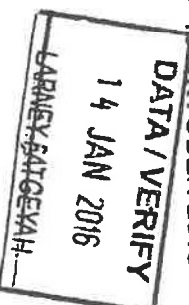
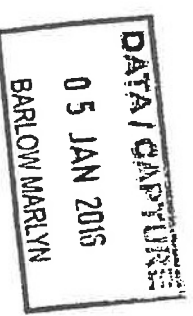
DIRK VAN DER EEMS

IDENTITEITSNOMMER: [REDACTED]
EN

EELKJE VAN DER EEMS

IDENTITEITSNOMMER: [REDACTED]
GETROUD BINNE GEMEENSAP VAN GOED MET MEKAAR

geteken te KUILSRIVIER op 13 OKTOBER 2015



En genoemde Komparant het verklaar dat sy prinsipaal, op **13 JUNIE 2015**, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

1. F [REDACTED]
IDENTITEITSNOMMER: [REDACTED]
GETROUD BUITE GEMEENSAP VAN GOED

2. [REDACTED]
IDENTITEITSNOMMER: [REDACTED]
GETROUD BUITE GEMEENSAP VAN GOED

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes,

ERF 4526 STELLENBOSCH
IN DIE STELLENBOSCH MUNISIPALITEIT
AFDELING STELLENBOSCH; PROVINSIE WES-KAAP

GROOT 912 (NEGE HONDERD EN TWAALF) VIERKANTE METER

AANVANKLIK oorgedra en steeds gehou kragtens Transportakte Nr T24936/1975 met Algemene Plan van die Dorpsgebied nr. TP 8314 wat daarop betrekking het.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat van Dorpsitel Nr. 4385 gedateer 22 Februarie 1974.

B. NIE ONDERHEWIG aan Voorwaarde B op bladsy 3 van Transportakte Nr T24936/1975, kragtens Artikel 53 van die Wysigings Wet op die Registrasie van Myntitels nr. 24 van 2003.

C. ONDERHEWIG aan die volgende voorwaarde vervat in Stellenbosch Grondbrief Boekdeel 8 nr. 15 gedateer 22 Junie 1908, wat as volg lees:-

"Subject, however to all such Duties and regulations as either are already or shall in future be established with regard to such lands."

D. GEREGTIG op die voordele van die twee Serwitlute endossemente gedateer 20 September 1938 op voormelde Stellenbosch Grondbrief Boekdeel 8 nr. 15, wat as volg lees:-

"Remainder

REGISTRATION OF SERVITUDE

Transfer 9729/1938 dated 20/9/1938 (a) a right of way 24 feet wide over property thereby conveyed and numbered zhg and 1.2 on the diagram thereto annexed joining up with the right of way from g to 1 indicated on the said diagram has been granted in favour of the owner and his successors in title of the property held hereunder; (b) a strip of land 20 feet wide along the boundary marked gp on the said diagram shall not be cultivated by the owner of the thereby conveyed but only be used for road purposes, as will more fully appear on reference to the said Transfer:

Remainder:

REGISTRATION OF SERVITUDE:

Transfer 9730 dated 20/9/1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder as will more fully appear on reference to the said Transfer.

E. **ONDERHEWIG** aan die voorwaarde geskep in Transportakte Nr 24936/1975 en opgelê deur die Administrateur van die Kaap Provinsie by goedkeuring van die Dorp Onder Papegaaiberg Uitbreiding nr. 1, welke voorwaardes as volg lui:-

8. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing nr. 383 van 13 Junie 1958.
9. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepallings daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepallings van artikel 146 van Ordonnansie nr. 15 van 1952 soos gewysig, vervang nie.
10. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade en hoof- en/of ander watertype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.



11. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

12. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.

13. (a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd na ooreenkoms met die Dorpekommissee en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaantlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

⇒(b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag nader as 6.30 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3.15 meters van enige ander grens opgerig word nie.

(c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as dié wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit een erf is.

(d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- of dergelyke doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.



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

**DIRK VAN DER EEMS EN EELKJE VAN DER EEMS
GETROUD SOOS VERMELD**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

1. **GETROUD SOOS VERMELD**
2. **GETROUD SOOS VERMELD**

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprys die bedrag van **R2 250 000,00 (TWEË MILJOEN TWEE HONDERD EN VYFTIG DUISEND RAND)** beloop.

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

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

4 Mei 2015.



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

151

MARAIS MÜLLER YEKISO
VAN RIEBEECK WEG 58, KULSRIVIER,
7580

Opgestel deur my

TRANSPORTBESORGER
PREISS BRINK

VOLMAG OM TRANSPORT TE GEE

Ons, die ondergetekendes

IDENTITEITSNOMMER [REDACTED]

IDENTITEITSNOMMER [REDACTED]

GETROUD BINNE GEMEENSKAP VAN GOED MET MEKAAR

benoem hiermee [REDACTED]

met mag van substitusie om as ons ware en wetlige Gemagtigde en Agent te verskyn voor die REGISTRATEUR VAN AKTES te KAAPSTAD, en daar en dan namens ons transport uit te maak aan

1. [REDACTED]

IDENTITEITSNOMMER [REDACTED]

GETROUD BUITE GEMEENSKAP VAN GOED MET MEKAAR

2. [REDACTED]

IDENTITEITSNOMMER [REDACTED]

GETROUD BUITE GEMEENSKAP VAN GOED MET MEKAAR

van die volgende eiendom

ERF 4526 STELLENBOSCH
IN DIE STELLENBOSCH MUNISIPALITEIT
AFDELING STELLENBOSCH; PROVINSIE WES-KAAP

GROOT: 912 (NEGE HONDERD EN TWAALF) VIERKANTE METER

GEHOU KRAAGTENS TRANSPORTAKTE NOMMER T24936/1975

wat verkoop is aan die koper/s deur die verkoper/s op 13 JUNIE 2015, vir die bedrag van R2 250 000,00 (TWEË MILJOEN TWEE HONDERD EN VYFTIG DUISEND RAND), in volle en vrye eiendom.

Wat behoorlik betaal of verseker is, en in die algemeen, ten einde voorgenoemde doeleindes uit te voer of te laat doen as wat nodig is, net so volmaak en doeltreffend asof ons teenwoordig was en hierin gehandel het, en hiermee word bekragtig en toegestaan en word belowe en ooreengekom om te bekragtig en toe te staan, alles en wat ook genoemde Prokureur en Agent kragtens hierdie akte wettiglik doen en laat doen.

Geege onder ons hand te **KULSRIVIER** op **13 OKTOBER 2015** in teenwoordigheid van die ondergetekende getuies:

AS GETUIES:

1.  DIRK VAN DER EEMS

2.  EELKJE VAN DER EEMS



2
A

Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE017940C

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name
ID Number
Company / CC / Trust Reg No.
Marital Notes if applicable
Spouse ID Number

Full Name
Date of Birth (CCYYMMDD)
Marital Status
Spouse Initials
Spouse Passport Number

Details of Seller / Transferor / Time Share Company

Surname / Registered Name
ID Number
Company / CC / Trust Reg No.
Marital Notes if applicable
Spouse ID Number

Full Name
Date of Birth (CCYYMMDD)
Marital Status
Spouse Initials
Spouse Passport Number

Details of Purchaser / Transferee

Full Name
Date of Birth (CCYYMMDD)
Company / CC / Trust Reg No.
Marital Status

Surname / Registered Name
ID Number
Marital Notes if applicable
Spouse Initials

Details of Purchaser / Transferee

Full Name
Date of Birth (CCYYMMDD)
Company / CC / Trust Reg No.
Marital Status

Surname / Registered Name
ID Number
Marital Notes if applicable
Spouse Initials

Details of the Property

Date of Transfer/Acquisition (CCYYMMDD)
Total Fair Value

2015-06-13
R 2250000.00
Total Consideration R 2250000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 2250000.00

Property Description

1 ERF 4328 STELLENBOSCH IN THE STELLENBOSCH MUNICIPALITY DIVISION STELLENBOSCH, PROVINCE WESTERN CAPE IN EXTENT 912 (NINE HUNDRED AND TWELVE) SQUARE METRES

Receipt

Receipt Details

Transfer Duty Reference Number TDE017940C
Receipt Amount R 85000.00

Receipt No.

1200321027

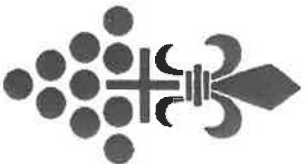
Declaration by Conveyancer / Attorney

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.

XXXXXXXXXXXXXXXXXXXX
XXXXXX
XXXXXXXXXXXXXXXXXXXX

Signature of Conveyancer / Attorney
Date 2 June 2015

Date (CCYYMMDD): 20151017
For Enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000(ACT No. 32 of 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY STELLENBOSCH MUNICIPALITY

**Authority is hereby granted in terms of Section 118 of the Local Government
Municipal Systems Act, 2000 (32 of 2000), for the registration of the transfer of
the property/ies mentioned herein.**

Property Description:

ERF 4526 STELLENBOSCH
IN DIE STELLENBOSCH MUNISIPALITEIT
ADELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT: 912 (NEGE HONDERD EN TWAALF) VIERKANTE METER

GEHOU KRAFTENS TRANSPORTAKTE NOMMER T24936/1975

Municipal Reference Number/ 21 Digit Code: C06700220000452600000

Registration division/Administrative District: STELLENBOSCH MUNICIPALITY

Registered Owner:

IDENTITEITSNOOMMER [REDACTED]
[REDACTED]
[REDACTED]
IDENTITEITSNOOMMER [REDACTED]
[REDACTED]

Name and Identity/ Registration number of all purchaser/s:

1. [REDACTED]
IDENTITEITSNOOMMER [REDACTED]
GETROUD BIJTE GEMEENSKAP VAN GOED
2. [REDACTED]
IDENTITEITSNOOMMER [REDACTED]
GETROUD BIJTE GEMEENSKAP VAN GOED

This certificate is valid until: ...18 January 2016...

Given under my hand at ...Stellenbosch..., on ... 16 November 2015

.....
For: Municipal Manager
Stellenbosch Municipality

Date Issued:
MUNISIPALITEIT STELLENBOSCH
2015 -11- 16
FINANSIELE DIENSTE

Authorised Official: L. Anthony

4

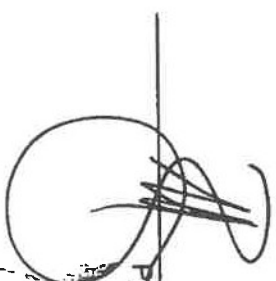
CONVEYANCER CERTIFICATE

I, [REDACTED] hereby certifies as follows:

THAT the Identity Number of [REDACTED] has changed in terms of Act 72 of 1986; and

THAT the Identity Number of [REDACTED] should read as follows on the Rates Clearance Certificate: [REDACTED]

Dated at KUILS RIVER on 02 DECEMBER 2015.


PREISS BRINK

6 AL

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS88236 - NOOGWANA PRINCELOPE

DATE : 20151118 TIME : 13:21:10.2 PAGE :

1

TRACK NUMBER : 88866156323

BLACK-BOOKING BIDDERY ON NAME

ID NUMBER -

BIRTH DATE -

MARITAL STATUS

MAIDEN NAME -

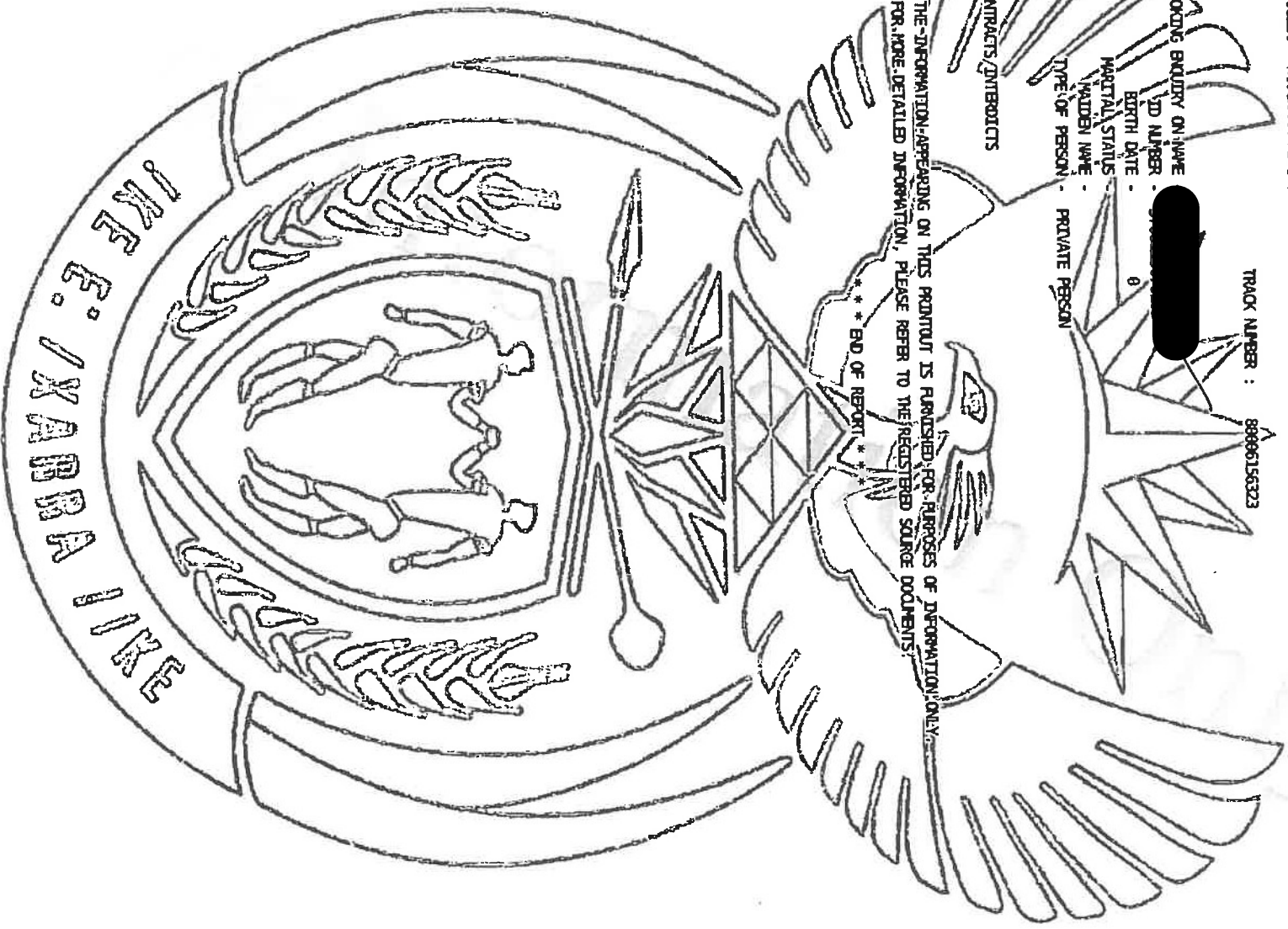
TYPE OF PERSON -

PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERESTS

** PLEASE NOTE : THE INFORMATION-APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



6 AL

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS88236 - NOOGWANA PHELOPE

DATE : 28151118 TIME : 13:21:21.6 PAGE : 1

TRACK NUMBER : 88886156323

BLACK-BOOKING ENQUIRY ON NAME -

ID NUMBER -

BIRTH DATE -

MARITAL STATUS -

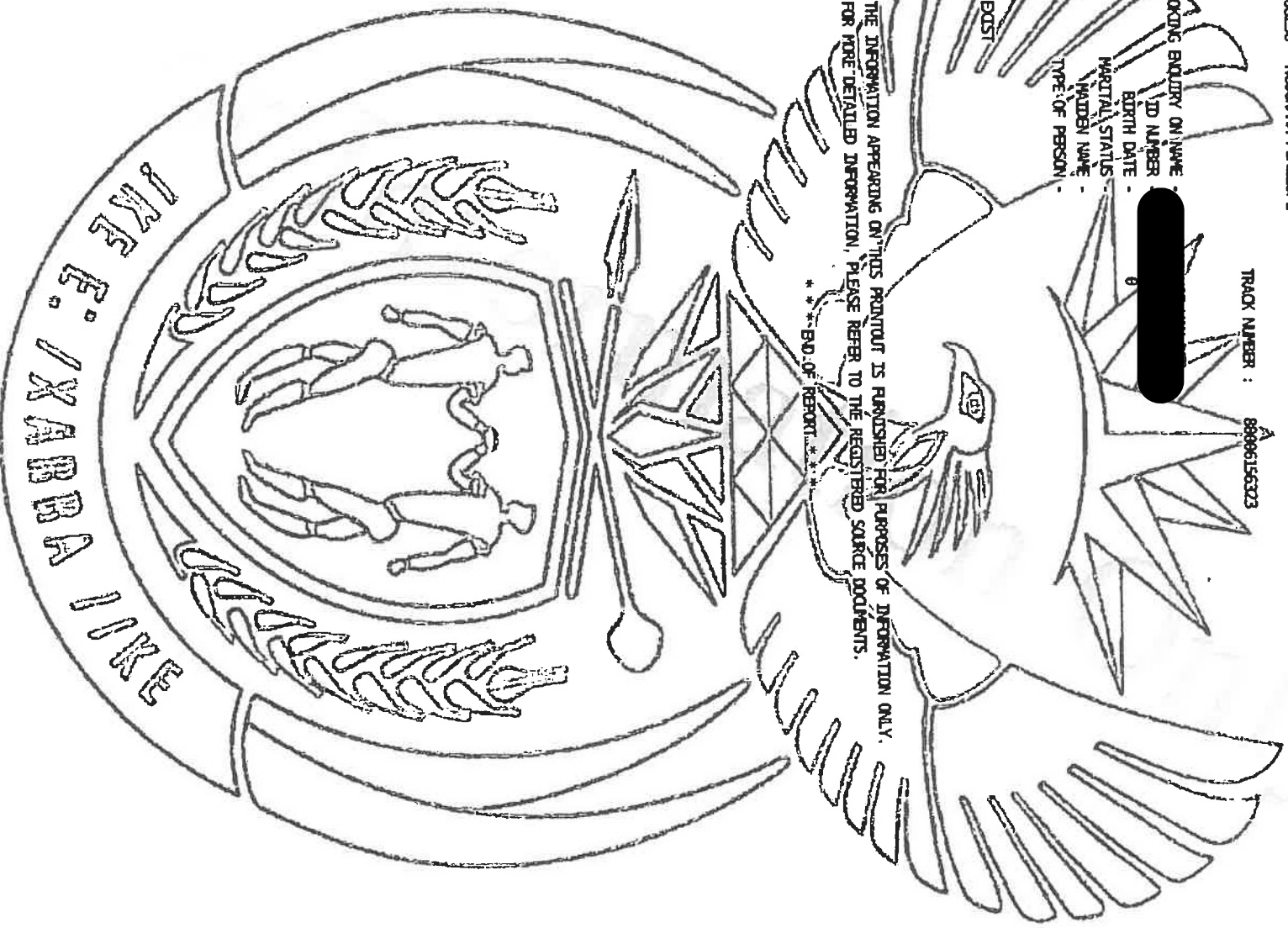
MAIDEN NAME -

TYPE OF PERSON -

PERSON DOES NOT EXIST

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

END OF REPORT



07
AL

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DCS68236 - MAGAWA PERELOPE

DATE : 20151118 TIME : 13:21:28.6 PAGE : 1

TRACK NUMBER : 80066156323

PROPERTY DETAILS PRINT FOR PORTION 8
ERF NO 4526
TOWNSHIP STELLERBOSCH
REG DIV STELLERBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION TP8314
DIAGRAM DEED NO 174936/1975
EXTENT 912.504
CLEARANCE STELLERBOSCH MUN

NO INTERDLICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
EBBS OTIK VAN DER

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED
3/08/15 878182 174936/1975

MFD MICROFILM REF
6822 201089218112731

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*** BO OF REPORT ***

