

MEMORANDUM AS MOTIVATION
FOR DEPARTURES ON ERF 540
BLANCO, GEORGE.

OCTOBER 2025

Prepared For:
M & DC Kleynsmith
39 Voortrekker Street
Blanco, George.

Prepared by:
Longhouse Design Studio
2 Seventh Ave, Denneoord, George, 6529
charlopperman@hotmail.com
Pr. Arch.Draught (PAD21061)



SIMPLE. MODERN. RESIDENTIAL ARCHITECTURE.

charlopperman@hotmail.com

Content

1. Introduction
2. General information
3. Intent of the owner
4. Motivation
5. Conclusion

Annexure I: Memorandum as motivation. (This document)

Annexure II: Application forms

Annexure III: Locality plan (Also see under 4.4 – page 5)

Annexure IV: Site Development Plan

Annexure V: Copy of Title Deed

Annexure VI: SG Diagram

Annexure VII: Neighbors consent

Annexure VIII: Conveyancer Certificate

Annexure IX: Power of Attorney

1. Introduction

The owner of the Erf 540, Blanco, has instructed the undersigned to motivate the application for:

- 1.1. Application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure to allow for the relaxation of the Western side boundary building line from 2.0m to 1.330m for a new living area. (An encroachment of 670mm)

This memorandum outlines the required information of the proposed departure and promotes the necessity and desirability of the application to obtain the approval from the relevant authorities.

2. General information

2.1. Description of the existing property

Erf 540 is a residential property located in Blanco in the George Municipal District. The subject property borders Voortrekker Street on the Southern boundary, and developed residential erven 539, 538 & 1549 and 541 on the western, northern & eastern boundaries respectively (see attached locality plan).

2.2. Registered owner

Erf 540 – M & DC Kleynsmith

2.3. Title deeds

Erf 540 – T 000028323/2015 (attached as annexure V)

2.4. Size of properties

Erf 540 – 766 m²

2.5. Locality

Erf 540 is located in Voortrekker Street, Blanco in the George Municipal District. (See attached locality plan as Annexure III)

2.6. Current zoning

The subject property is currently zoned Residential I as defined in the applicable Zoning Scheme.

2.7. Current land use

Proposed new additions to an existing residential dwelling on Erf 540 and the buildings will still be used for residential purposes.

3. Intent of the owner

The owner intends to build a new living area on top of the existing double garage. The existing garage encroached the Western boundary building line by 670mm. The new Living area will be built on the existing garage walls which will cause the new living area to also encroach the Western boundary building line with 670mm as indicated in 1.1 above.

The intent is illustrated on the attached site development plan (see annexure IV)

The appointed consultants have been instructed to include in their planning and design all necessary consultations to ensure all raised concerns are addressed and mitigated.

4. Motivation

4.1. Does the proposal fit in with the existing area and surrounding land uses?

Blanco is a typical residential area and the proposed living area addition on top of the existing garage fits in with the existing area and surrounding land uses.

4.2. Impact on neighboring properties.

The new additions will be constructed and finished to match the existing house and used for residential purposes. The new living area addition will not have any windows on the Western elevation to preserve privacy. The proposal will have no negative impact on the neighboring properties.

4.3. Will the proposal fit in with the character of the neighboring area.

The character of the surrounding area can be described as a typical residential area, with mostly single residential dwelling houses. The new additions will match the existing house, which formed part of the original character of the street. The new additions will therefore fit in with the character of the neighboring area.

4.4. Location and accessibility.

The existing entrance for the residence has been closed off and moved to the Eastern side of the property and will provide access to the property. There is sufficient area in front of the existing garage as indicated on the plans.

No additional traffic will be generated and the need for a Traffic Impact Statement is not considered necessary. The proposal therefore will have no additional impact on traffic or parking in the area. (See Locality plan below)



4.5. Provision of services.

All services (i.e., water supply, sewer, storm water and electricity supply) are provided by existing approved connections on and along Voortrekker Street. No upgrades of the existing engineering services on the subject properties are required and/or foreseen.

4.6. Aesthetics.

As mentioned in 4.2 above, the new additions will be finished to match the existing house and there is no negative impact to the aesthetics of the existing house or surrounding properties.

4.7. Noise.

No additional noise apart from the usual noise from a domestic residence is foreseen.

4.8. Title deed conditions

The existing title deed has no restrictive conditions related to the proposal. See annexure V (Title Deed) & VIII (Conveyancer Certificate).

4.9. Mortgages & Bonds.

There is no bond registered to the property.

5. Conclusion.

Application is made for the relaxation of building lines as described in 1.1. The departure application in terms of Section 15(2)(b) of the Land Use Planning by Law for George Municipality 2023 meets the criteria as set out in the relevant legislation and it is therefore recommended that the application be supported and approved by the relevant authorities and the Municipality of George.

Signed on behalf of the proponent:



C Opperman

Pr. Arch.Draught. (SACAP 21061)

CONFIDENTIALITY NOTICE:

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GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

CONSENT USE AND/OR DEPARTURE FOR RESIDENTIAL AND AGRICULTURE ZONED PROPERTY ONLY

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	<input checked="" type="checkbox"/>	INCREASE IN COVERAGE		ADDITIONAL DWELLING	
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PROPERTY DETAILS

ERF NUMBER	540	EXTENSION/ AREA	Blanco
ZONING	Single Residential 1		
EXISTING LAND USE	Residential		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?				YES	<input checked="" type="checkbox"/> NO	
ADDRESS CORRESPONDENCE TO		OWNER	<input checked="" type="checkbox"/> APPLICANT	POST OR E-MAIL	POST	<input checked="" type="checkbox"/> E-MAIL
COLLECT BY HAND	YES	<input checked="" type="checkbox"/> NO	TELEPHONE NO	0826193236		

OWNER DETAILS

OWNER NAME	M & DC Kleynsmith				
STREET NAME	Voortrekker Street	HOUSE NUMBER	39		
POSTAL ADDRESS		SAME AS POSTAL ADDRESS	<input checked="" type="checkbox"/> YES	NO	
EXTENSION/AREA	Blanco	CODE	6529		
ID NUMBER	M: 700426 0008 086 DC: 670507 5083 087	E-MAIL ADDRESS	michellekleynsmith@gmail.com		
TELEPHONE NO		CELL NO	082 554 3283		

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME	Charl Opperman				
STREET NAME	Seventh Ave	HOUSE NUMBER	2		
POSTAL ADDRESS		SAME AS POSTAL ADDRESS	<input checked="" type="checkbox"/> YES	NO	
EXTENSION/AREA	Denneoord	CODE	6529		
TEL / CELL NO	082 619 3236	E-MAIL ADDRESS	longhouse.ds@gmail.com		
PROFESSIONAL CAPACITY	Pr.Arch.Draught - PAD21061	SACPLAN NO	n/a		

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?				YES	<input checked="" type="checkbox"/> NO
NAME OF BOND HOLDER	n/a				

TITLE DEED DETAILS

TITLE DEED NO.	T000028323/2015		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)	YES	<input checked="" type="checkbox"/> NO	
n/a			

APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Lateral boundary building line	2.000	1.330	New Living Area
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	<input checked="" type="checkbox"/> NO	%
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	<input checked="" type="checkbox"/> NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
			YES /NO

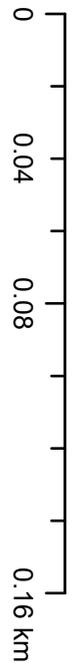
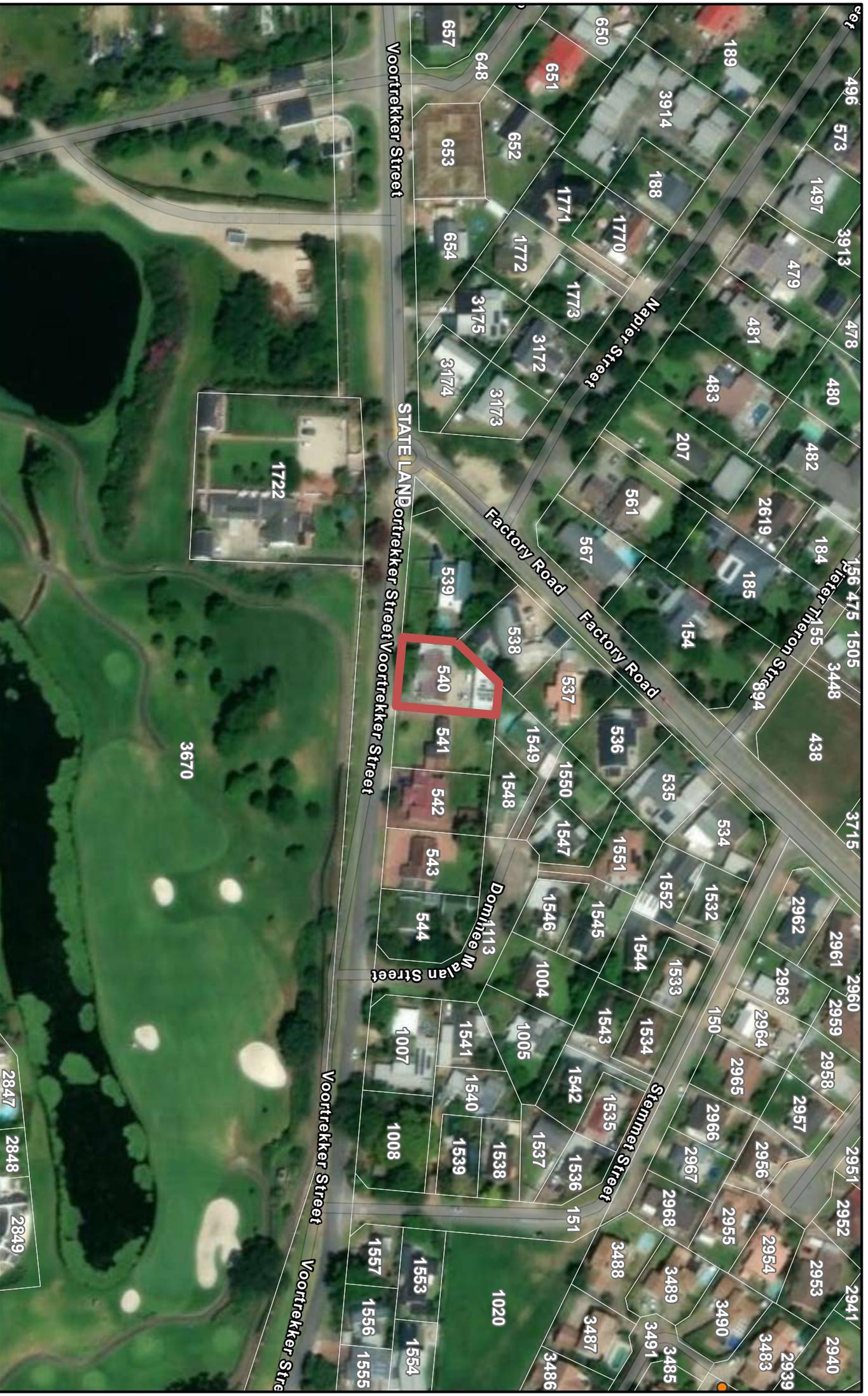
APPLICANT'S SIGNATURE		DATE	07 November 2025
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FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
Bond Holder Consent		Proof of Payment		2 Copies attached		Other (Specify)

CHECKED BY		DATE	
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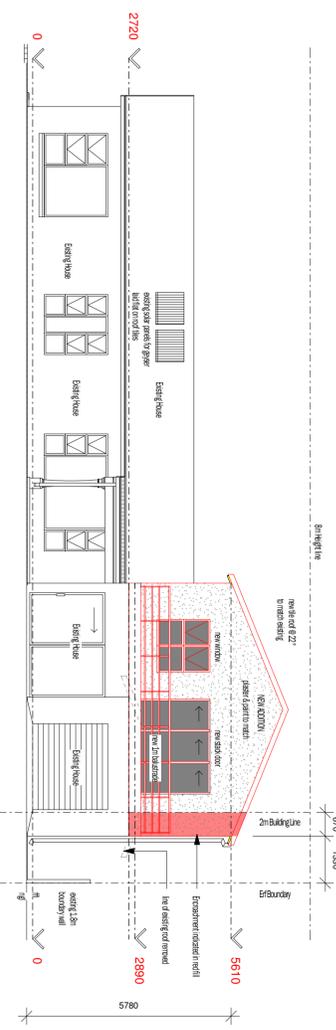
LOCALITY PLAN - ERF 540, BLANCO



Date: 10/16/2025 11:54 AM Scale: 1:2,083

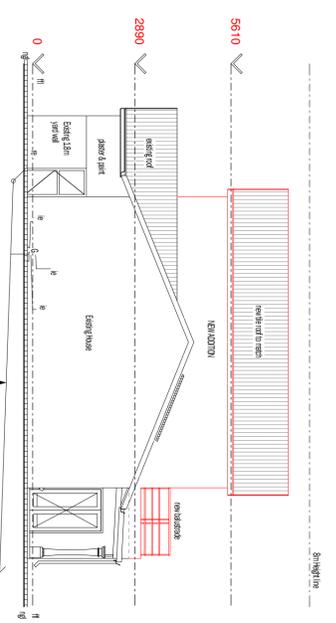


Disclaimer:
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise,
which may arise as a result of inaccuracies in the information supplied.

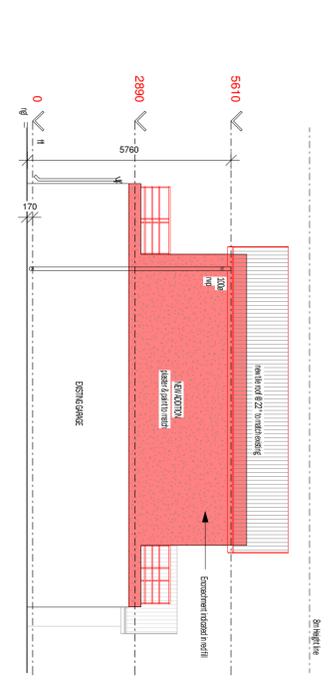


3 NORTH ELEVATION
1 : 100

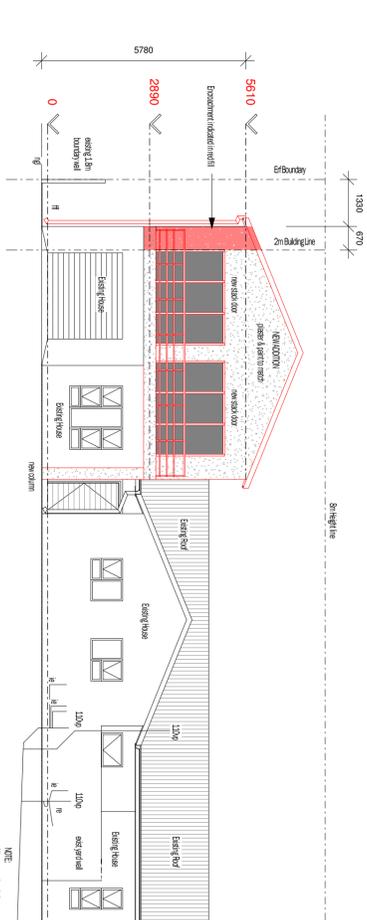
GENERAL NOTE:
Carport is open on 3 sides and MC and MH is accessible at all times



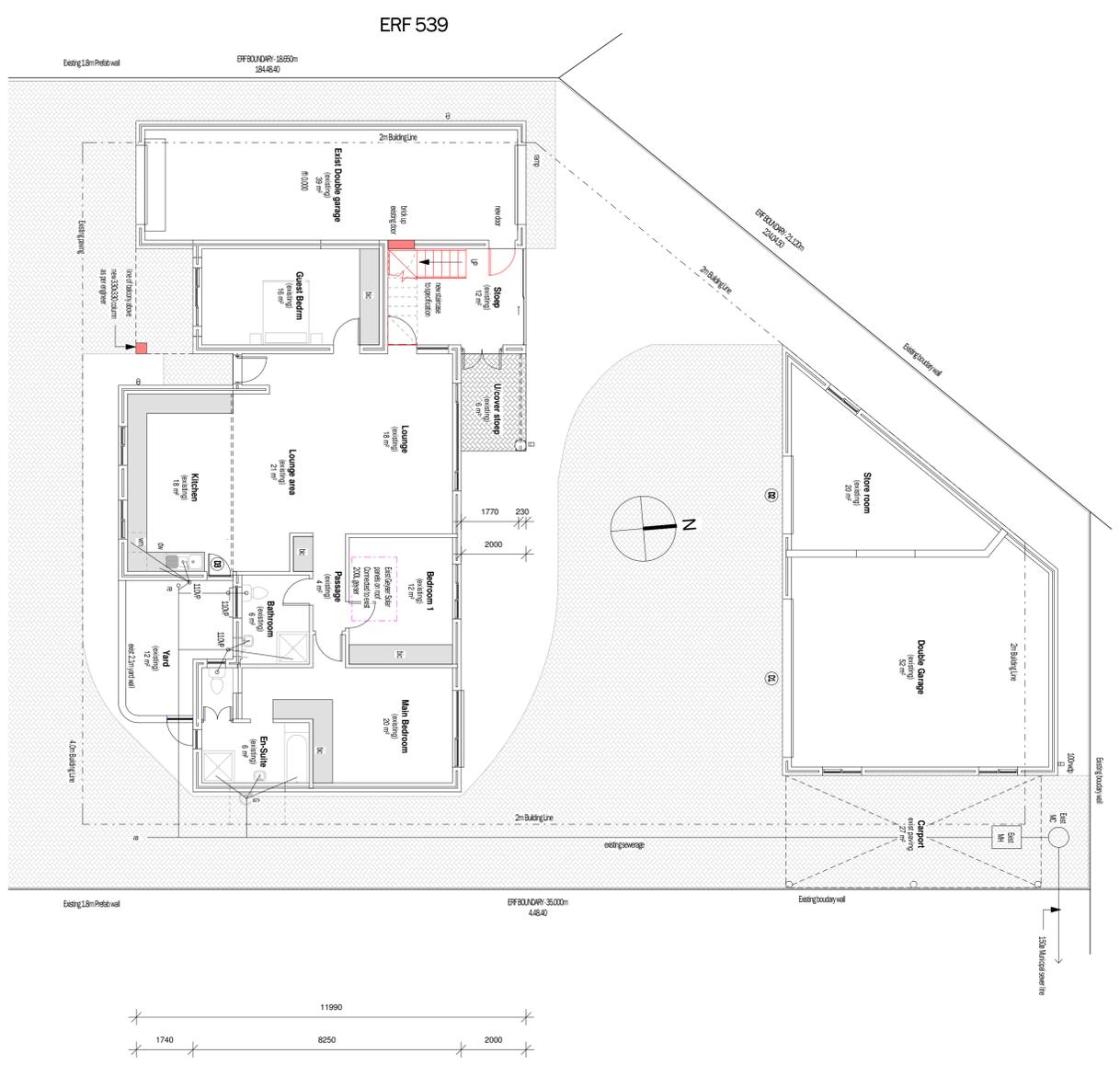
5 EAST ELEVATION
1 : 100



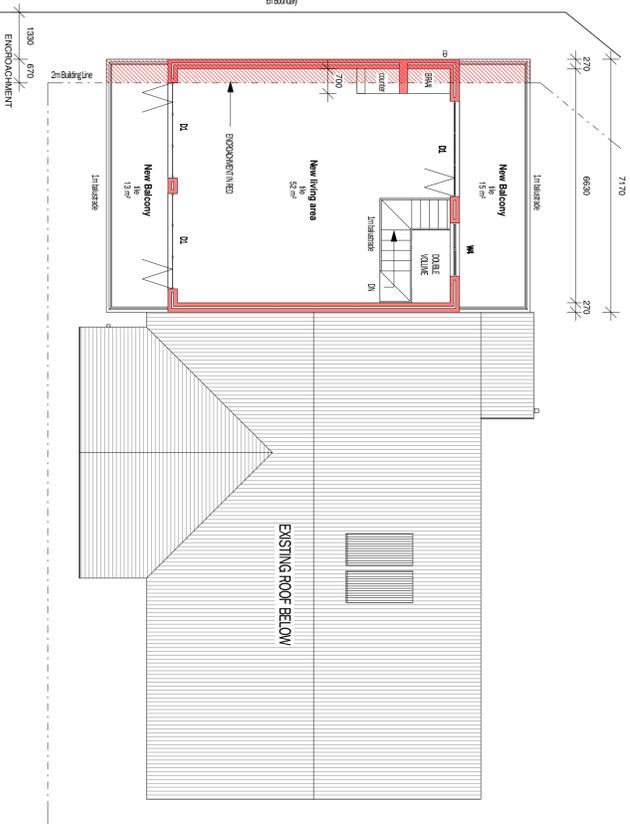
7 WEST ELEVATION
1 : 100



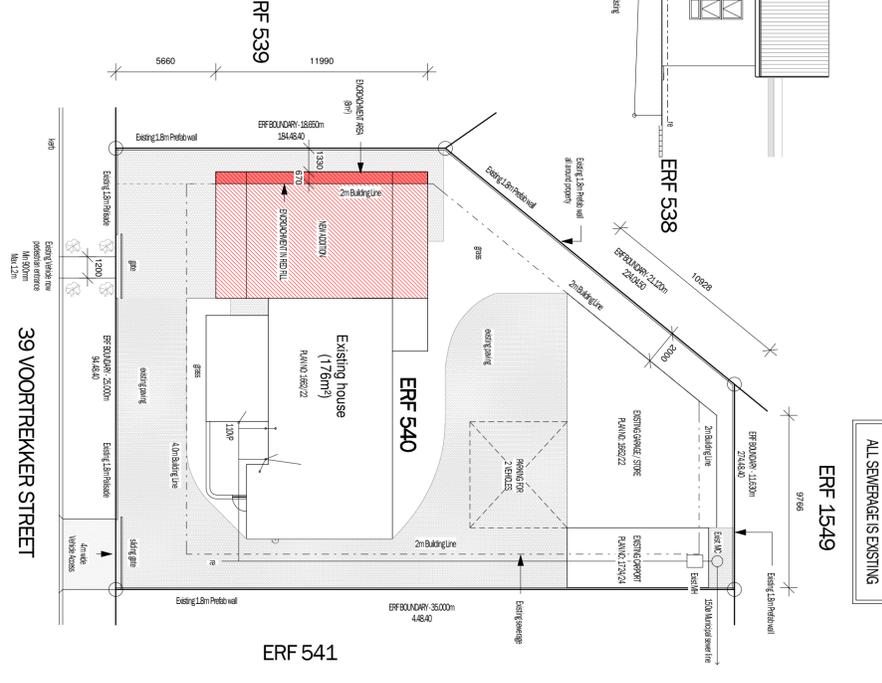
6 SOUTH ELEVATION
1 : 100



4 GROUND FLOOR PLAN
1 : 100



2 First Floor
1 : 100



1 SITE PLAN
1 : 200

Specifications:

- Foundations and floors: Continuous concrete strip foundation by engineer. Min 100kg @ 28 days. Min 200kg/m³ concrete. All according to SANS 10400-H.
- Roofing: Polystyrene waterproofing membrane (DAB'S S22) with 600mm sealed overlaps as per manufacturer, on 50mm sand layer, on approved filling in walls.
- Walls: 200mm clay brick cavity walls. Color to match existing.
- Exterior: Smooth plaster and paint. Color to match existing.
- Windows: PVC-framed windows and doors. Every 5th layer in foundation walls and every layer above windows and doors.
- Floor: Floor finish at 2nd and overhangs to match existing.
- Roof: The roof to match existing on 30/35/50 rafters.
- Rainwater: Rainwater to be collected in a tank.
- Rainwater Goods: PVC pipes and large tanks to match existing.
- Doors, Windows & Shutters: As per window & door schedule.
- Windows Sills: To match existing house.
- Painting: To match existing house.
- Fencing: To match existing house.
- General: Filling to be min 10% light & 5% vermiculite per floor area.
- Footcandle rooms to have min 10% light & 5% vermiculite per floor area.

ALL SEWERAGE IS EXISTING

LONGHOUSE DESIGN STUDIO
12 Sandvlei Ave, Benmore, Durban 4001
031 400 1234
info@longhousestudio.com

Project: Proposed new additions to existing house on ERF 540, Benmore, Durban.

ARCHITECT:	BRF 540, Benmore, Durban
ZONING:	Single Residential 1, SCTL
DATE:	08/08/2025
DRAWN BY:	BRF 540, Benmore, Durban
CHECKED BY:	BRF 540, Benmore, Durban
SCALE:	As per drawings
TOTAL COVER:	41,50%

DATE: 08/08/2025
SCALE: A1/01

Vertical line of text or markings on the left side of the page.

KOK & VAN STADEN

PROKUREURS, TRANSPORTBESORGER, BOEDELBEREDDERAARS
& NOTARISSE
ATTORNEYS, CONVEYANCERS, ADMINISTRATORS
& NOTARIES

ONS VERW: S VOSSER/TK/ES/AK13212

YOUR REF:

TEL: 018 - 2931891
FAKS / FAX: 018 - 2931892
LUKESTRAAT 9 LUKE STREET
POSBUS / P.O.BOX 2546
POTCHEFSTROOM, 2520
DOCEX: 11 POTCHEFSTROOM
EPOS: kvsbonds@iafrica.com

DATUM: 16 November 2015

DIE BESTUURDER
STANDARD BANK VAN SA
DOCEX: 100
JOHANNESBURG

VERBAND: DC & M KLEYNSMITH // STANDARD BANK
VERBAND NR: 368939782

Ons verwys na bogemelde registrasie wat op 29 Mei 2015 plaasgevind het.

Ons heg hierby aan die volgende aktes:

1. Oorspronklike Transportakte T28323/2015
2. Oorspronklike Vebandakte B13978/2015

Geliewe ontvangs te erken.

Vriendelik die uwe

SURINA VOSSER
KOK & VAN STADEN PROKUREURS



VENNOTE:
JOSEF BENJAMIN KOK (B.PROK) & DEON VAN STADEN (B.JURIS, L.D.B.)

BYGESTAAN DEUR:
HERMAN VORSTER (B.COMM, DIP LABOUR LAW)

1082

Symington and De Kok
Vineyard Square South
The Vineyard Office Estate
Jip de Jager Straat 99
Bellville

Opgestel deur my

7300		By aankoop	Chiffre R
Purchase price/Value	R 600 000,00	Amount	R 530,00
Mortgage capital amount	R		R
Reason for registration	Cat	Section	Exempt I.L.O

[Signature]
TRANSPORTBESORGER
JANINE FOUCHÉ

VERBIND **MORTGAGED**

VR FOR R 600 000,00

B 000013978/2015

29 MAY 2015

[Signature]
REGISTRATEUR/REGISTRAR

T 000028323/2015

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

JANINE FOUCHÉ

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

CYNTHIA SELMA GERBER
Identiteitsnommer 520222 0050 08 9
Getroud buite gemeenskap van goed

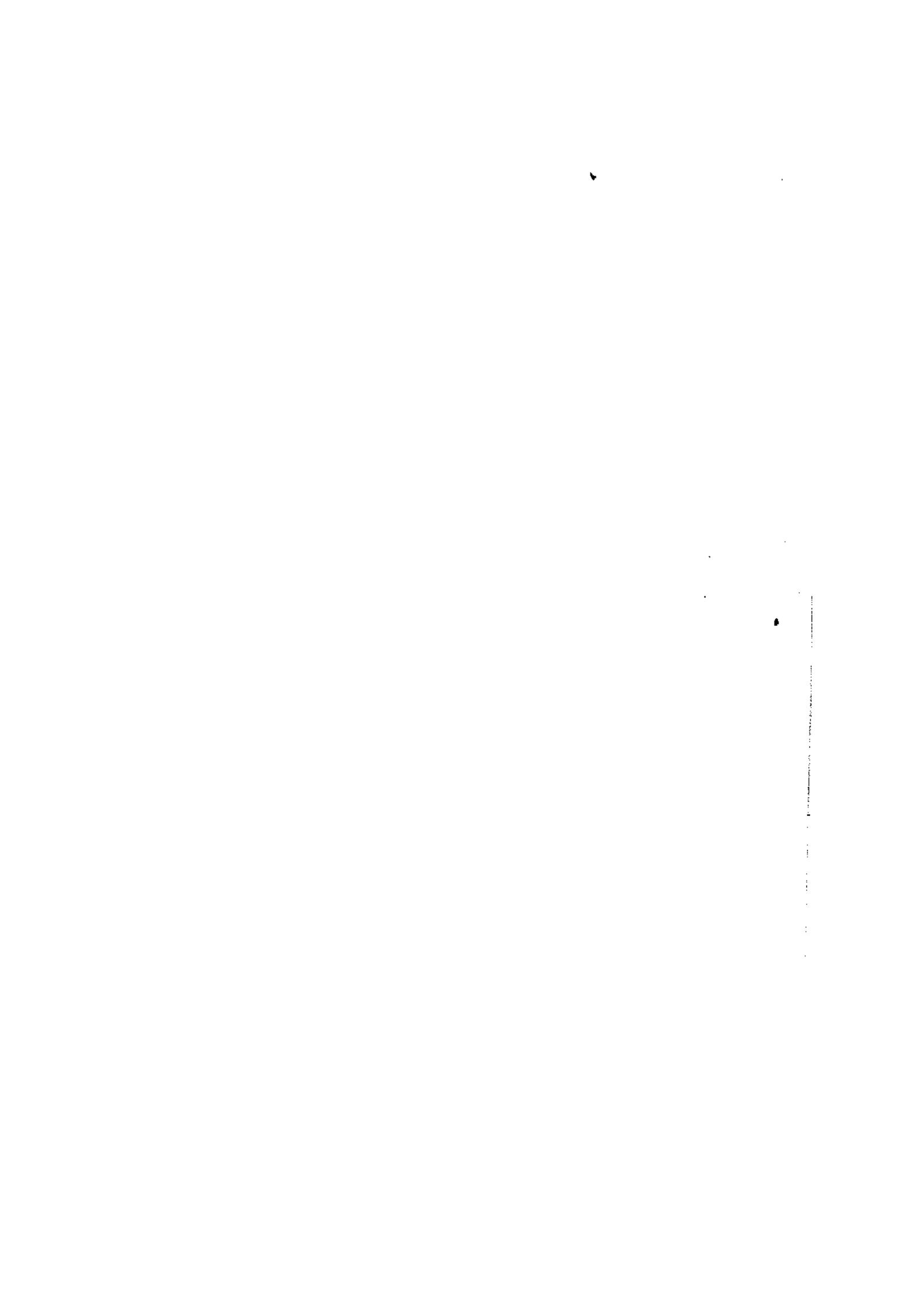
geteken te GEORGE op 29 Maart 2015

DATA / CAPTURE
08 JUN 2015
MITYATYAMBA NOLUVUYO

DATA / VERIFY
09 JUN 2015
LARNNEY FATGEYAH

[Signature]
GhostConvey 15.3.6.9

[Handwritten mark]



En genoemde Komparant het verklaar dat sy prinsipaal, op 2 Februarie 2015, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

MICHELLE KLEYN SMITH
Identiteitsnommer 700426 0008 08 6
en
DIRK CORNELIUS KLEYN SMITH
Identiteitsnommer 670507 5083 08 7
Getroud binne gemeenskap van goed met mekaar

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

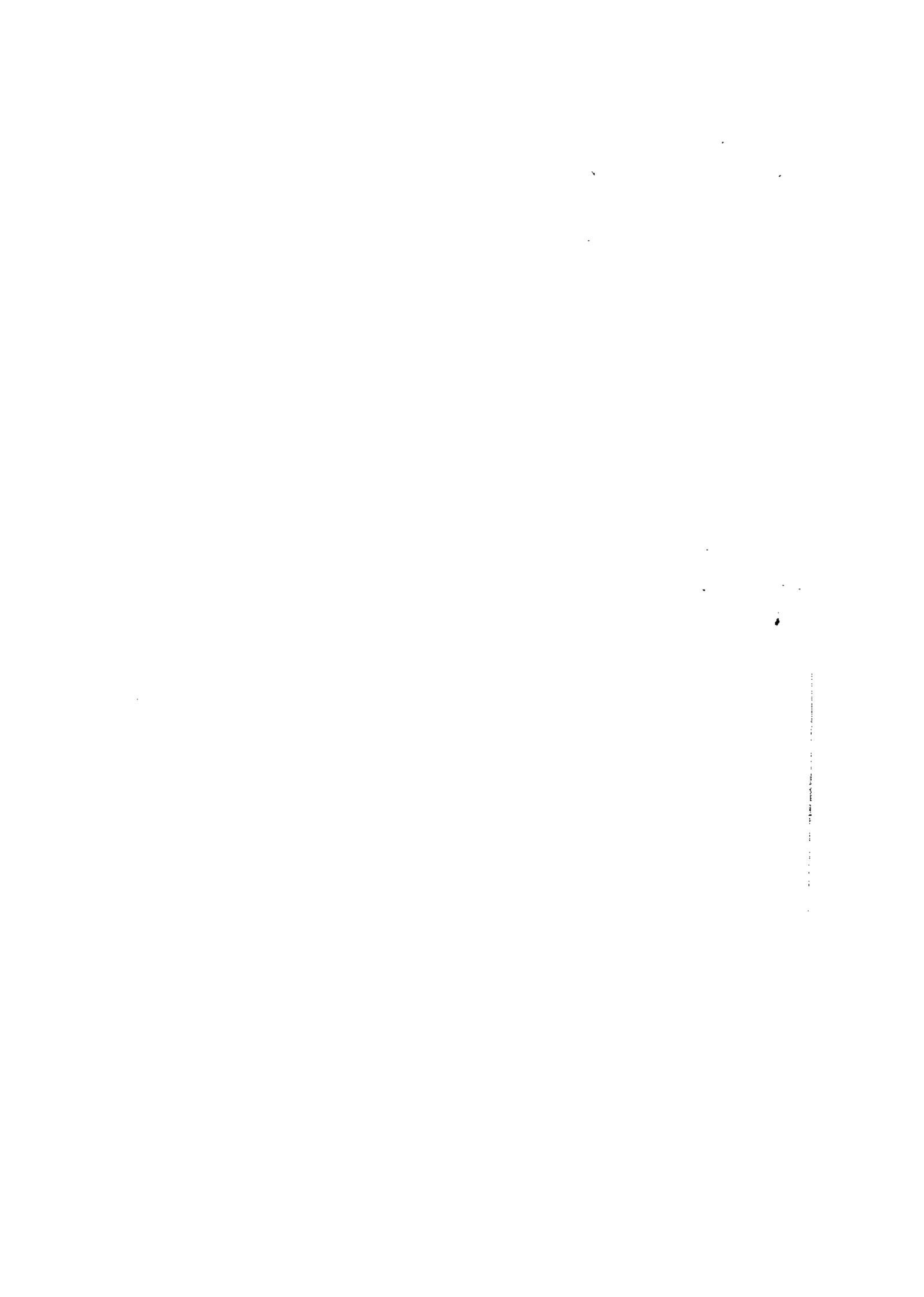
ERF 540 BLANCO,
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE,
PROVINSIE WES-KAAP

GROOT 766 (SEWE HONDERD SES EN SESTIG) Vierkante meter

AANVANKLIK OORGEDRA kragtens Transportakte Nommer T 44535/1984 met Kaart Nr. SG 2096/84 wat daarop betrekking het en gehou kragtens Transportakte Nommer T86097/1996

- A. ONDERHEWIG aan die voorwaardes verwys na in Sertifikaat van Gewysigde Titel nr 2403/1924.
- B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Transportakte nr T44535/1984 opgelê deur die Administrateur van die Kaapprovinsie kragtens artikel 9 van Ordonansie 33 van 1934 by goedkeuring van die onderverdeling van erf 151 Blanco:
- (a) The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon 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 reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
 - (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.





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

CYNTHIA SELMA GERBER, Getroud soos vermeld

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

MICHELLE KLEYNSMITH en DIRK CORNELIUS KLEYNSMITH, Getroud soos vermeld

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R600 000,00 (Ses Honderd 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

29 MAY 2015


q.q.

In my teenwoordigheid

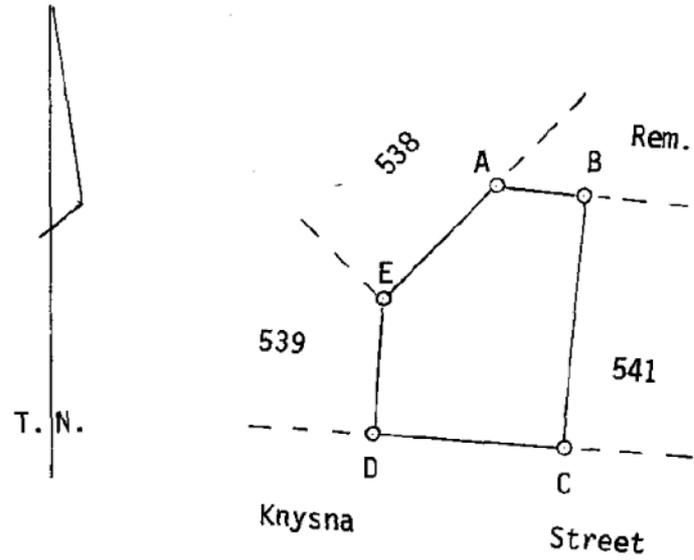

REGISTRATEUR VAN AKTES



SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo. 23° X			S.G. No. 2096-84 Approved <i>Dominic</i> Surveyor-General 1984-05-14.
		Y	X		
	Constant			+ 3 700 000	
AB	11,63	274 48 40	A	+ 54 005,01 + 57 917,25	
BC	35,00	4 48 40	B	+ 53 993,41 + 57 918,23	
CD	25,00	94 48 40	C	+ 53 996,35 + 57 953,11	
DE	18,65	184 48 40	D	+ 54 021,26 + 57 951,01	
EA	21,12	224 04 50	E	+ 54 019,70 + 57 932,43	
	▲ Geo 9			+ 50 788,32 + 55 472,51	
	▲ Oud 7			+ 56 603,60 + 51 940,04	

Beacons

All beacons are 16 mm iron pegs



Scale: 1 : 1 000

The figure **A B C D E** represents **766 square metres** of land, being **Erf 540 (portion of Erf 151), Blanco** situate in **the Municipality and Administrative District of George** Province of Cape of Good Hope. Surveyed in **February - March 1984** by me, *H. Blomberg* Land Surveyor

This diagram is annexed to Deed of Transfer No. T.44535/1984 dated i.f.o. Registrar of Deeds	The original diagram is No. 2850/1924 annexed to Transfer/Grant No. 1924 - 202 - 9051	File No. S/7767/2 S.R. No. E 674/84 Comp. BL-7DD/V24 (1734)
		B C

CONVEYANCER CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW

APPLICATION DETAILS:

Date of Application:

Applicable Subsection/s: Section 15(2)(b) of the George Municipality: Land Use Planning By-Law 2023.

In terms of Section 15(2) of the Bylaw

I, the undersigned

DIRK JACOBUS DURAND SCHOEMAN (LPCM 57922)

a duly qualified and admitted Conveyancer, practicing at:

KRUGER-SCHOEMAN ATTORNEYS INC, 4 BARON VAN REEDE STREET, OUDTSHOORN

[Firm name and Address],

do hereby certify as follows:

1. I have perused the following Title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T28323/2015 [Current Title Deed]

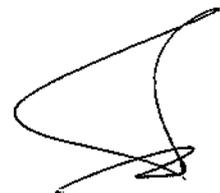
In respect of:

ERF 540 BLANCO

IN THE UNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT: 766 (Seven Hundred and Sixty Six) square meters



HELD BY DEED OF TRANSFER NUMBER T28323/2015

REGISTERED in the name of

MICHELLE KLEYNSMITH

IDENTITY NUMBER: 700426 0008 08 6 and

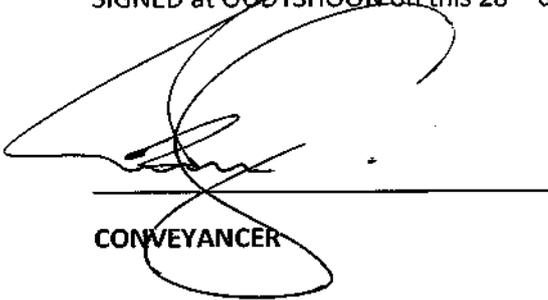
DIRK CORNELIUS KLEYNSMITH

IDENTITY NUMBER: 670507 5083 08 7

2. I have appraised myself with the details of the abovementioned Land Development Application.

3. The abovementioned Title Deed/s contains no conditions restricting any of the contemplated Land Uses in terms of the abovementioned Land Development Application.

SIGNED at OUDTSHOON on this 28th day of OCTOBER 2025



CONVEYANCER

POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

OWNER NAME	M & DC Kleynsmith	ID NUMBER	M: 700426 0008 086 DC: 670507 5083 087
ERF	540	EXTENSION AREA	Blanco
AUTHORISED REPRESENTATIVE	C Opperman	ID NUMBER	771206 5057 088
SIGNATURE OF OWNER		DATE	03/11/2025
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	03/11/2025

11

1082

Symington and De Kok
Vineyard Square South
The Vineyard Office Estate
Jip de Jager Straat 99
Bellville
7530

Opgestel deur my

[Signature]
TRANSPORTBESORGER
JANINE FOUCHÉ

Sec edortsement		Office fee
Amount		
Purchase price/Value	R. 600 000,00	R. 530,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t.o	
Col.	Section.	

VERBIND		MORTGAGED	
VIR FOR R. 600 000,00		B 000046633 / 2022	
B 000013978 / 2015		GKANSLEER CANCELLED	
29 MAY 2015		REGISTRATEUR/REGISTRAR	
<i>[Signature]</i>		31 OCT 2022	

T 000028323 / 2015

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

JANINE FOUCHÉ

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

CYNTHIA SELMA GERBER
Identiteitsnommer 520222 0050 08 9
Getroud buite gemeenskap van goed

geteken te GEORGE op 29 Maart 2015

DATA / CAPTURE
08 JUN 2015
MITYATYAMBA HOLLUVUYO

DATA / VERIFY
09 JUN 2015
LARNEY FATGEYAH

En genoemde Komparant het verklaar dat sy prinsipaal, op 2 Februarie 2015, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

MICHELLE KLEYN SMITH
Identiteitsnommer 700426 0008 08 6
en
DIRK CORNELIUS KLEYN SMITH
Identiteitsnommer 670507 5083 08 7
Getroud binne gemeenskap van goed met mekaar

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

ERF 540 BLANCO,
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE,
PROVINSIE WES-KAAP

GROOT 766 (SEWE HONDERD SES EN SESTIG) Vierkante meter

AANVANKLIK OORGEDRA kragtens Transportakte Nommer T 44535/1984 met Kaart Nr. SG 2096/84 wat daarop betrekking het en gehou kragtens Transportakte Nommer T86097/1996

- A. ONDERHEWIG aan die voorwaardes verwys na in Sertifikaat van Gewysigde Titel nr 2403/1924.
- B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Transportakte nr T44535/1984 opgelê deur die Administrateur van die Kaapprovinsie kragtens artikel 9 van Ordonansie 33 van 1934 by goedkeuring van die onderverdeling van erf 151 Blanco:
- (a) The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon 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 reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
 - (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

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

CYNTHIA SELMA GERBER, Getroud soos vermeld

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

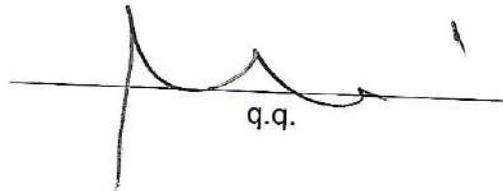
MICHELLE KLEYNSMITH en DIRK CORNELIUS KLEYNSMITH, Getroud soos vermeld

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R600 000,00 (Ses Honderd 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

29 MAY 2015


q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES





