



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED SUBDIVISION
FOR DEWEL PROPERTIES PTY LTD**

**ERVEN 3184, 22 MEYER STREET, GEORGE EAST
GEORGE MUNICIPALITY & DIVISION**



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Annexures

1. **Power of Attorney**
2. **Copy of Title Deed**
3. **SG Diagram**
4. **Conveyancer certificate**
5. **Locality plan**
6. **Subdivision plan**
7. **Site survey**
8. **Proposed additions & alterations to existing dwelling house**

Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED SUBDIVISION:
ERF 3184, 22 MEYER STREET, GEORGE
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION

Erf 3184 George is an 864m² residential property located within the urban edge in George East and is developed with a house and outbuilding thereon. The proposal entails the subdivision of the property to create two Single Residential Zone I properties, which aligns with the property’s locality within the densification zone off Knysna Road, located to the south.

DMC Town Planning has been appointed to address the necessary land use requirements to enable the desired subdivision of the property. The power of attorney attached as **Annexure 1**.

1.1 PROPERTY DETAILS

The table below includes relevant information regarding Erven 3184 George.

Physical Address	22 Meyer Street, George East
Size of the property	864m ²
Owner	Dewel Properties Pty Ltd
Title Deed	T11874/2026 (Annexure 2)
Bond	None
SG Diagram	10297/55 (Annexure 3)
Zoning	Single Residential Zone I (dwelling house)

The conveyancer’s certificate confirms that there are no restrictive conditions that affects this application and is attached as **Annexure 4**. Erf 3184 George was registered from George Schuin to Dewel Properties Pty Ltd on 3 March 2026 with the new deed not yet available. Attached as **Annexure 2** is a letter from the conveyancing attorney confirming registration, the deed search and a copy of the previous title deed. The new deed is expected in about 2 – 3 weeks’ time.

2. APPLICATION

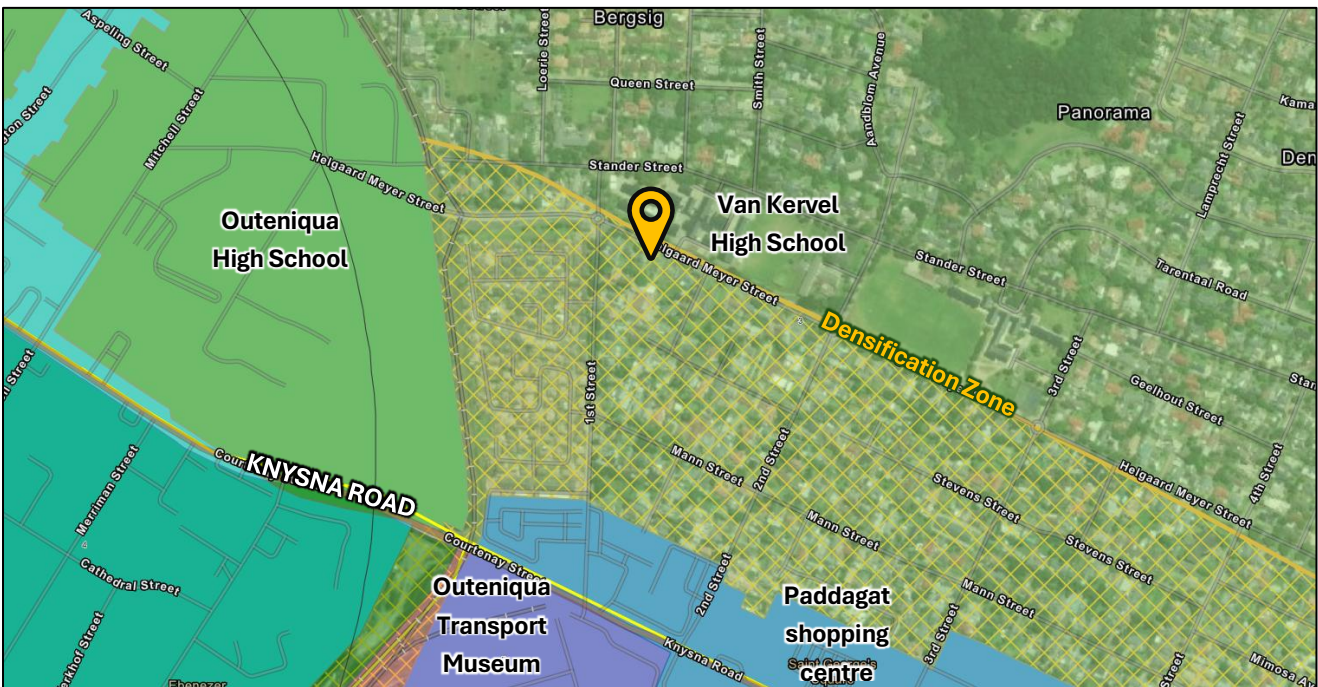
This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Erf 3184 George entails the following:

- **Subdivision** in terms of Section 15(2)(d) of said by-law of Erf 3184 George into two Single Residential Zone I erven namely Portion A (±452m²) and Remainder (±411m²).

3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

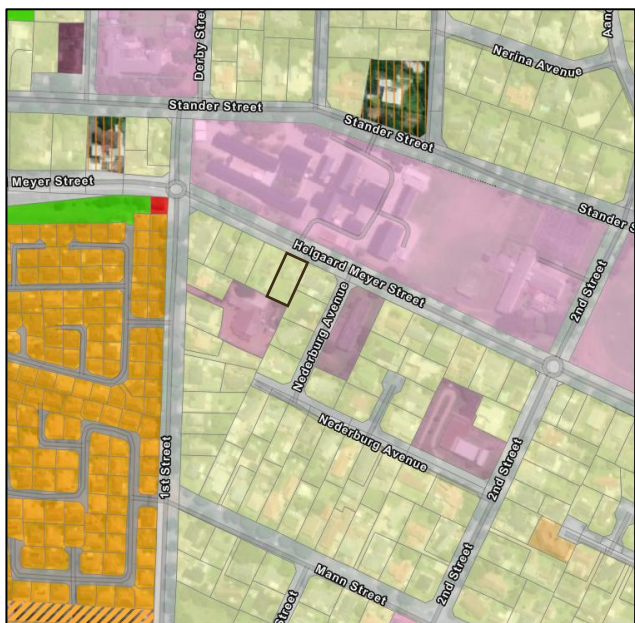
Erf 3184 George is a developed residential property located in Meyer Street, George East. The property is about 300m east of Outeniqua High School, about 450m northwest of the Knysna Street Commercial Corridor and Saint George’s Square shopping centre (Paddagat), and directly across the street from Van Kervel High School. The property also falls within the 500m densification buffer of Knysna Street. A locality map is attached hereto as *Annexure 5*.



3.2 ZONING

Erf 3184 George is zoned Single Residential Zone I (SRZI) and developed accordingly with a dwelling house and an outbuilding thereon. The property is abutted by other SRZI properties to the east, south, and west and is across the street from a place of instruction (Community Zone I - CZI) to the north.

The greater area is especially characterised by schools and related educational facilities and then mostly SRZI properties apart from the large group housing development just west in 1st Street. The zoning of the property will not change following this land use application. A new SRZI property will be created.



3.3 CHARACTER OF THE PROPERTY

Erf 3184 George is a developed residential property in Meyer Street in George East. The property is 864m² and has a flat topography. The house is positioned in the front section of the property and the outbuilding (single garage) at the rear of the property. The property currently has a 4.0m street building line and 2.0m side and rear building lines. Access to the property is from Meyer Street.

The following image shows the character of the property and the dwelling house.





4. DEVELOPMENT PROPOSAL

Erf 3184 George is currently a Single Residential Zone I property (dwelling house), ±864m² in extent and located in the Knysna Road densification area. It is proposed to subdivide the property into two SRZI properties to create an additional residential opportunity within the urban edge and support low-density infill development.

The existing dwelling house is to be retained on the Remainder (±411m²), while the existing outbuilding will be demolished to allow for accessibility to the proposed Portion A (±452m²). Portion A will be accessed via a panhandle. In terms of the zoning scheme, a panhandle is required to have a minimum width of 4.0m. The panhandle with the necessary requirement.

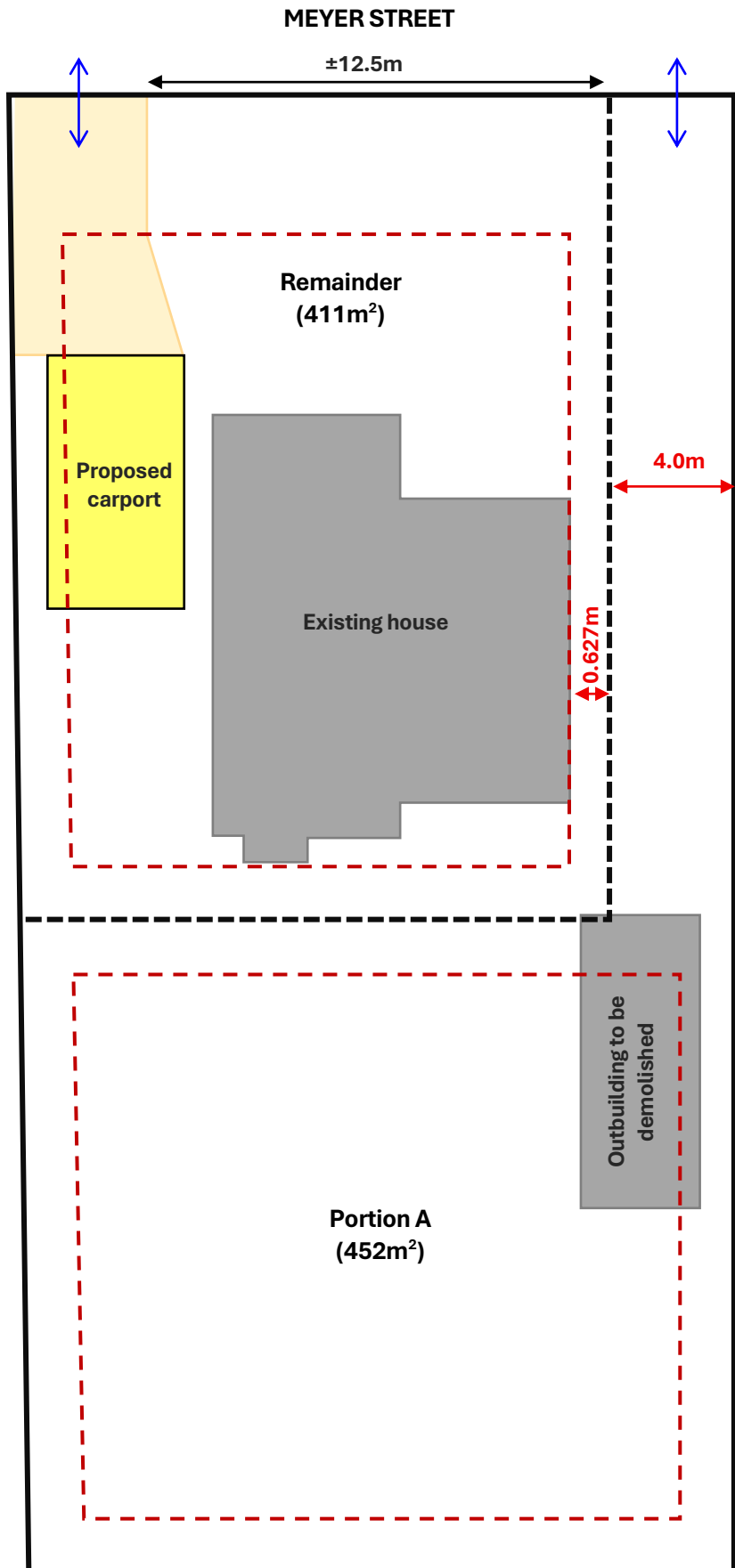
The subdivision plan is attached hereto as **Annexure 6**. Also see the site survey (**Annexure 7**).

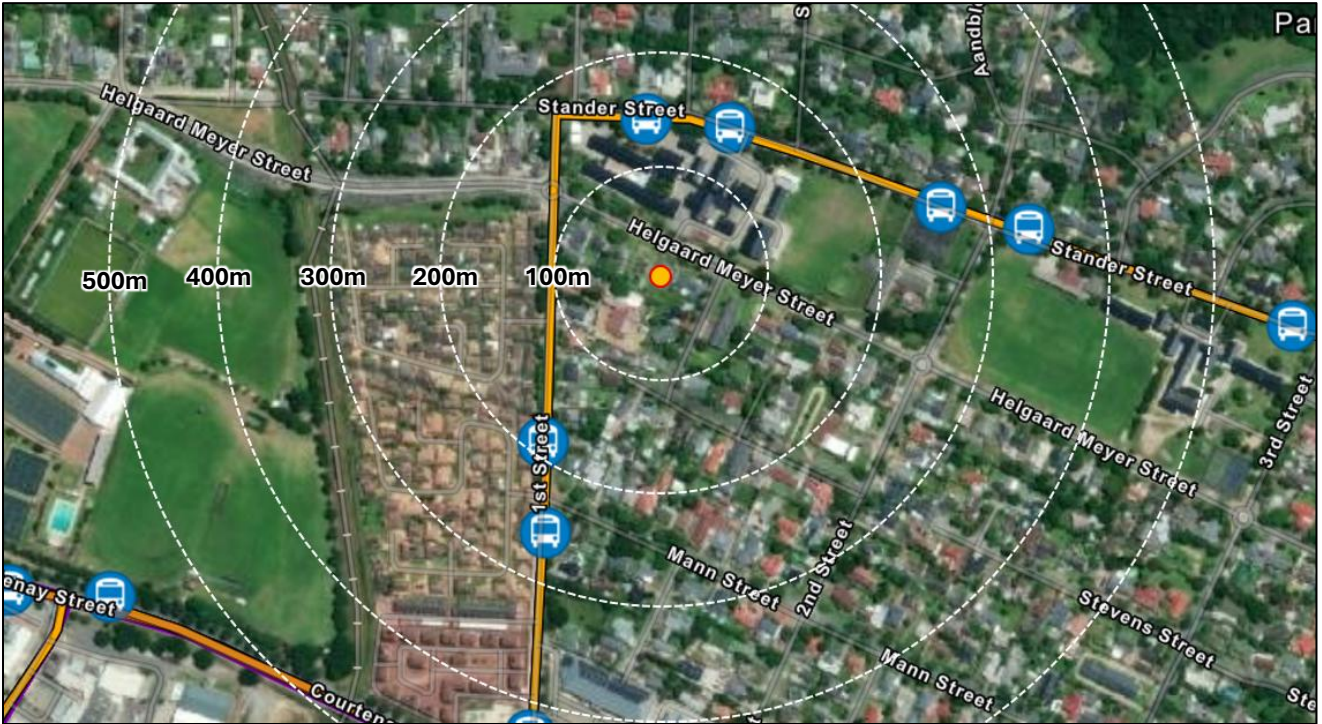
4.3. FURTHER CONSIDERATIONS

4.3.1. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services currently provided will be expanded as necessary to accommodate a new SRZI property.

The property also has walkability / accessibility to bus stops and a GoGeorge-route. See image below to indicate.





4.3.2. PUBLIC INTEREST

The public interest associated with this application is limited as the ‘outcome’ of this subdivision will be the same as if the unsubdivided erf had a second dwelling and even a third dwelling. The properties will still be zoned SRZI to reflect the low-density residential nature of the area and will have a ‘density’ of 23 du/ha following the subdivision.

The existing house will be retained to ensure the very specific character of the property within its directly surrounding area, remains as it is, especially given that it is part of a small cluster of similar 1940’s dwellings. Both erven will have a 0.0m side building line on one of their sides and 1.5m building lines on their other side and rear boundaries. The Remainder will have a 3.0m street building line. Any future development on Portion A will be able to comply with the development parameters that will be applicable. The subdivision is also done in such way that the existing house will comply with its new building lines.

4.3.3. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

The property is within the urban edge the established residential neighbourhood of George East. No environmental issues such as watercourses and protected vegetation affect this proposal.

The house and outbuilding are older than 60 years and protected in terms of the National Heritage Resources Act of 1999. The required process to obtain a permit from Heritage Western Cape (HWC) for the proposed internal alterations to the dwelling house and demolition of the outbuilding is currently underway. The public participation process for the permit application ends 02 April 2026. The permit will be provided to the Municipality as soon as available within the not-so-distant future.

4. NEED & DESIRABILITY

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed subdivision of Erf 3184 George is responsive to the property's locality in the urban edge and the densification zone. The proposed subdivision will not negatively impact surrounding properties, the visual landscape, or the natural environment as discussed earlier in this report. Furthermore, the proposal fulfils the property owner's goal of reasonably creating an additional residential opportunity within the urban edge and densification zone.

Desirability

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the properties, existing planning in the area, character of the area, the locality and accessibility of the properties as well as the provision of services.

Physical characteristics of the properties

The physical characteristics of the property will not change following this application. The property is level with ample space to create an additional residential opportunity.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

This land use application will not negatively affect the character of the area as shown earlier in this report. It will support infill development within the urban edge and a densification zone.

Provision of services

Existing municipal infrastructure is to be provided as needed for two SRZI properties.

Economic impact

This land use application will have no expected negative economic impact. It is expected that an additional residential opportunity in the densification zone could directly support the commercial corridor and even the public transport system in place.

Direct impact on surrounding properties

No neighbours are expected to be impacted on negatively as discussed throughout this report.

It is our view that the need and desirability of the proposed subdivision on Erf 3184 George shows no negative impacts.

5. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

5.1. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

5.1.1. FIVE DEVELOPMENT PRINCIPLES

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed development holds no expected negative environmental impact.
- The effective and equitable functioning of land markets are not negatively affected by this application but supported. An additional residential opportunity will directly contribute to the local economy, and a new ownership opportunity will be created within the current urban edge.
- No negative impacts are expected on surrounding properties.
- Land within the urban edge will be optimally utilised.
- Agricultural land and our rural areas cannot be negatively affected.

Efficiency as described in Section 7(c) of SPLUMA is relevant as it can be stated that the property is being developed more efficiently without compromising the character of the area.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 3184 George supports the relevant development principles of SPLUMA.

5.2. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 3184 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

5.3. GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

5.4. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 3184 George is currently zoned Single Residential Zone I (SRZI) and developed with a dwelling house and outbuilding as described and shown earlier in this report. The property currently has a 4.0m street building line and 2.0m side and rear building lines. Following the proposed subdivision into two SRZI properties (Portion A ±452m²; Remainder ±411m²), the proposed Remainder will be subject to a 3.0m street building line, a 0.0m building line on one side boundary, and 1.5m building lines on its other side and rear boundaries. The same will apply to the proposed Portion A except for having no street building line due to its position away from Meyer Street.

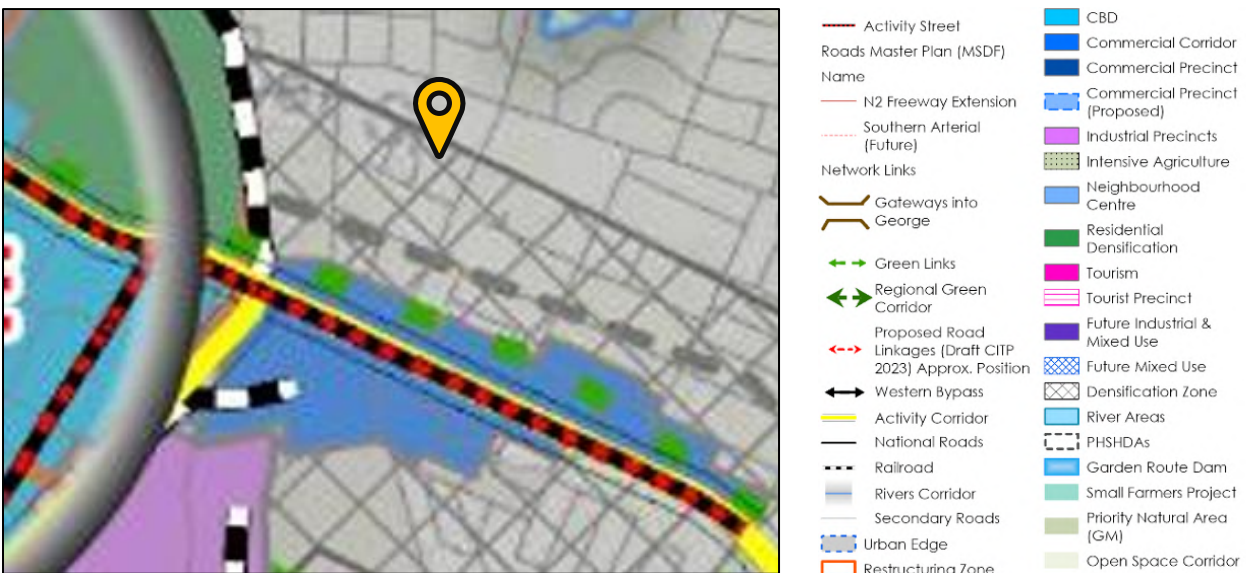
The zoning scheme requires a minimum panhandle width of 4.0m. The proposed panhandle access will be 4.0m wide. The existing house’s window on the southeastern side of the panhandle boundary is to be built closed so it would not prohibit circulation around the house. See the proposed plans showing the additions and alterations to the existing dwelling house attached hereto as **Annexure 8**. The dwelling house on the proposed Remainder will be 0.6198m from the southeastern side boundary which is compliant with the 0.0m building line on this boundary.

For the proposed Remainder a new carport is also proposed on the northwestern side of the property, 1.055m from the side boundary. It ensures that 1.0m is open from the front to the rear of the property (although the carport is also open). A carport can be closer to a side boundary as long as the structure complies with the street building line. This carport will be about 8.0m from the Meyer Street boundary. This is all in compliance with the provisions of the zoning by-law.

The proposed Remainder and Portion A is to comply with all relevant development parameters.

5.5. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 3184 George is not addressed specifically in the GMSDF. The property is in a residential neighbourhood and is in the densification zone of the commercial corridor of Knysna Road. See the extract from the GMSDF to follow.



The property is walking distance from the public transport and many amenities as also indicated earlier in this report, making it directly supportive of the MSDF and the greater spatial objectives for George.

The GMSDF identifies a 500m walkable residential densification zone along the principal public transport corridors, which is read with the system of land use intensification areas.

A key strategy of this GMSDF is infill development of strategic sites in urban areas. Urban infill is largely applied to prevent urban sprawl outside the urban edge and to efficiently use space available inside the urban edge.

The proposed subdivision of Erf 3184 George directly supports the GMSDF by supporting a compact urban form within the urban edge and Spatial Element 1b and Policy 4.5.3.2 C2 (Compact Growth Absorption) of the MSDF by proposing low density residential use and infill development within the urban edge in the CBD.

This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

6. CONCLUDING

The proposed subdivision of Erf 3184 George represents a logical and appropriate form of low-density infill development within the urban edge and the Knysna Road densification zone. The proposal is modest in scale, retains the existing heritage structure on the Remainder, and introduces an additional residential opportunity without changing the residential character of the area.

The proposal is consistent with the relevant planning legislation and supports the development principles of SPLUMA and LUPA by promoting efficient land use within the urban edge.

In conclusion, the proposed subdivision is reasonable and supported from a planning perspective.

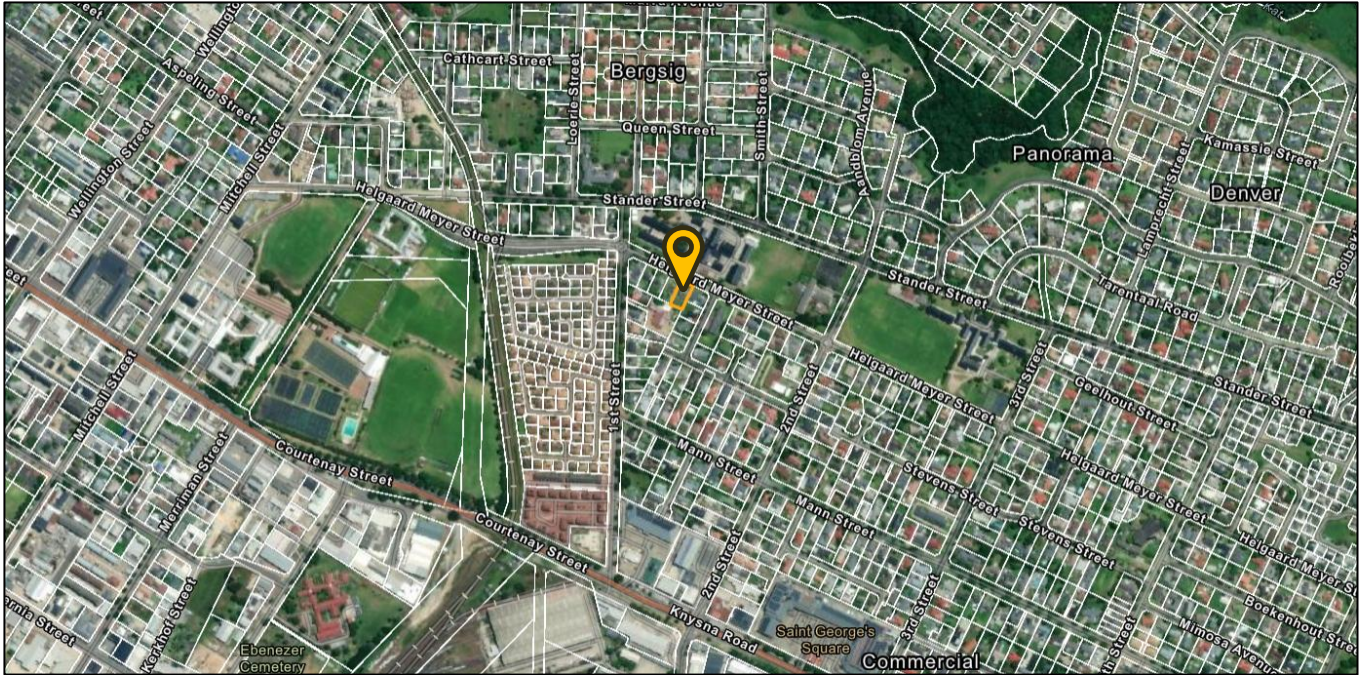


MARLIZE DE BRUYN Pr. Pln



DENISE JANSE VAN RENSBURG

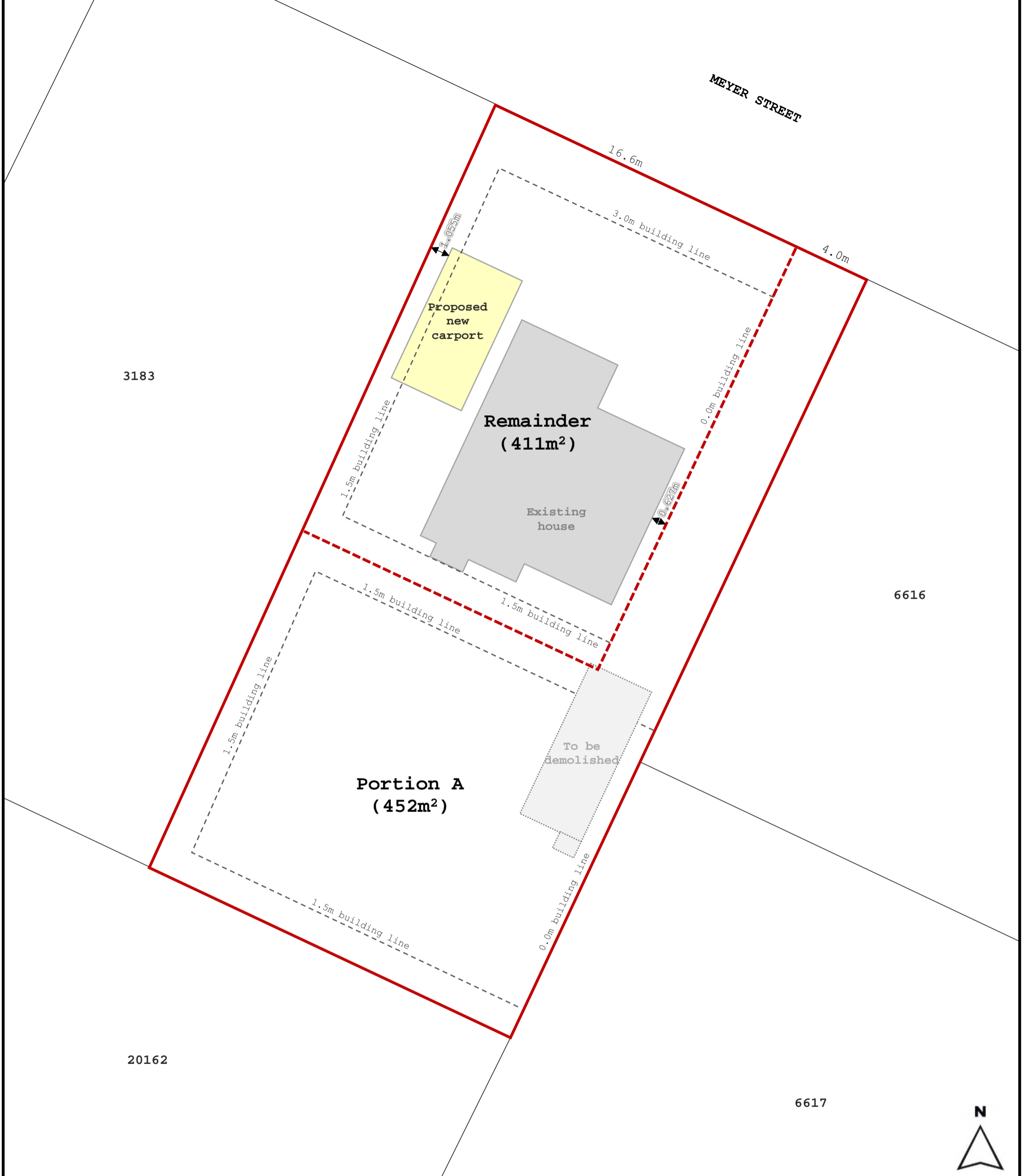
MARCH 2026



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ERF 3184
22 MEYER STREET, GEORGE EAST
GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.



SUBDIVISION PLAN:

ERF 3184
22 MEYER STREET
GEORGE EAST
GEORGE MUNICIPALITY & DIVISION

Subdivision of Erf 3184 George in terms of Section 15(2)(d) of the George Municipality Integrated Land Use Planning By-law (2023) in the following portions:

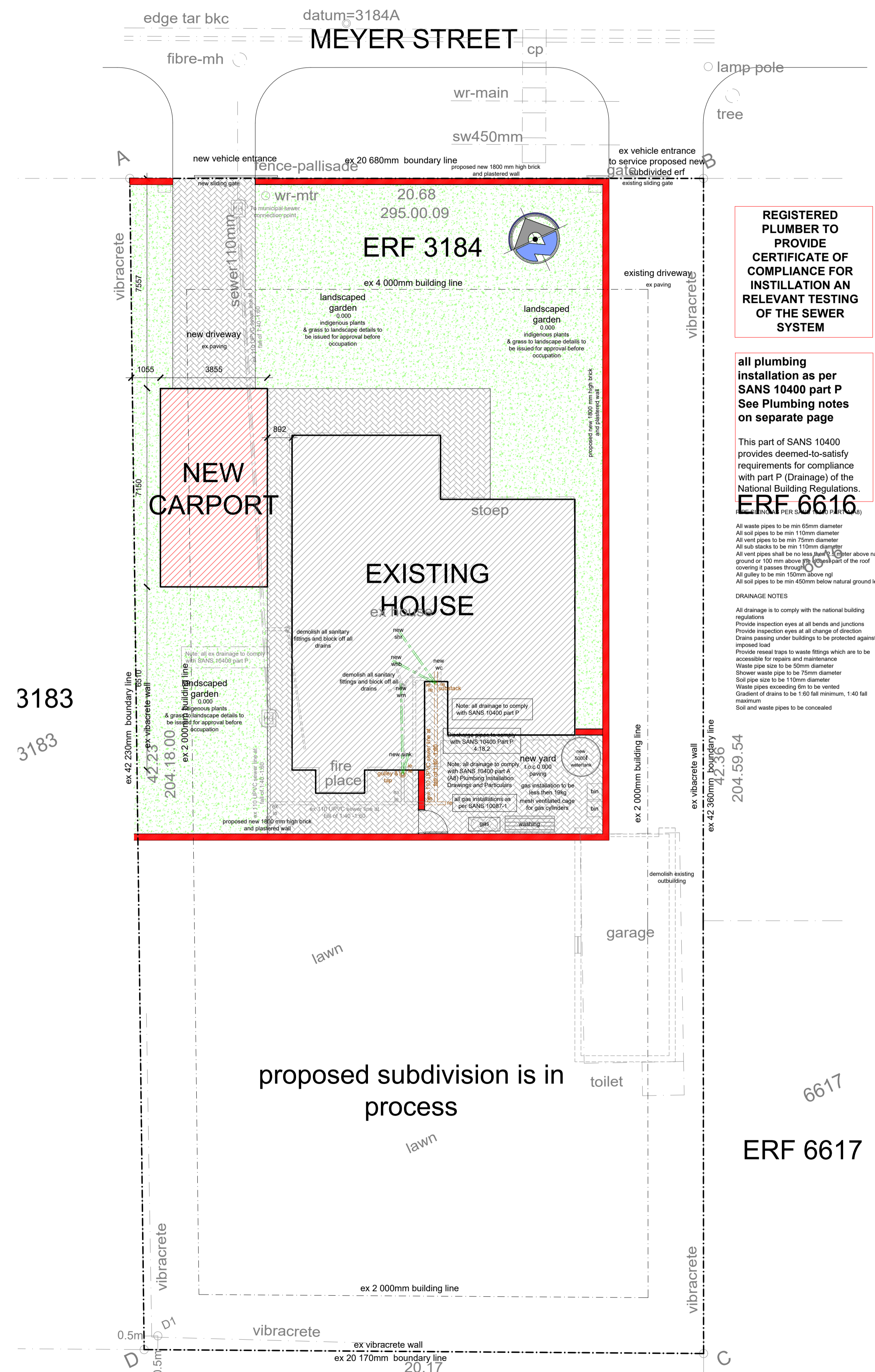
- Portion A ($\pm 452\text{m}^2$)
(Single Residential Zone I)
- Remainder ($\pm 411\text{m}^2$)
(Single Residential Zone I)

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

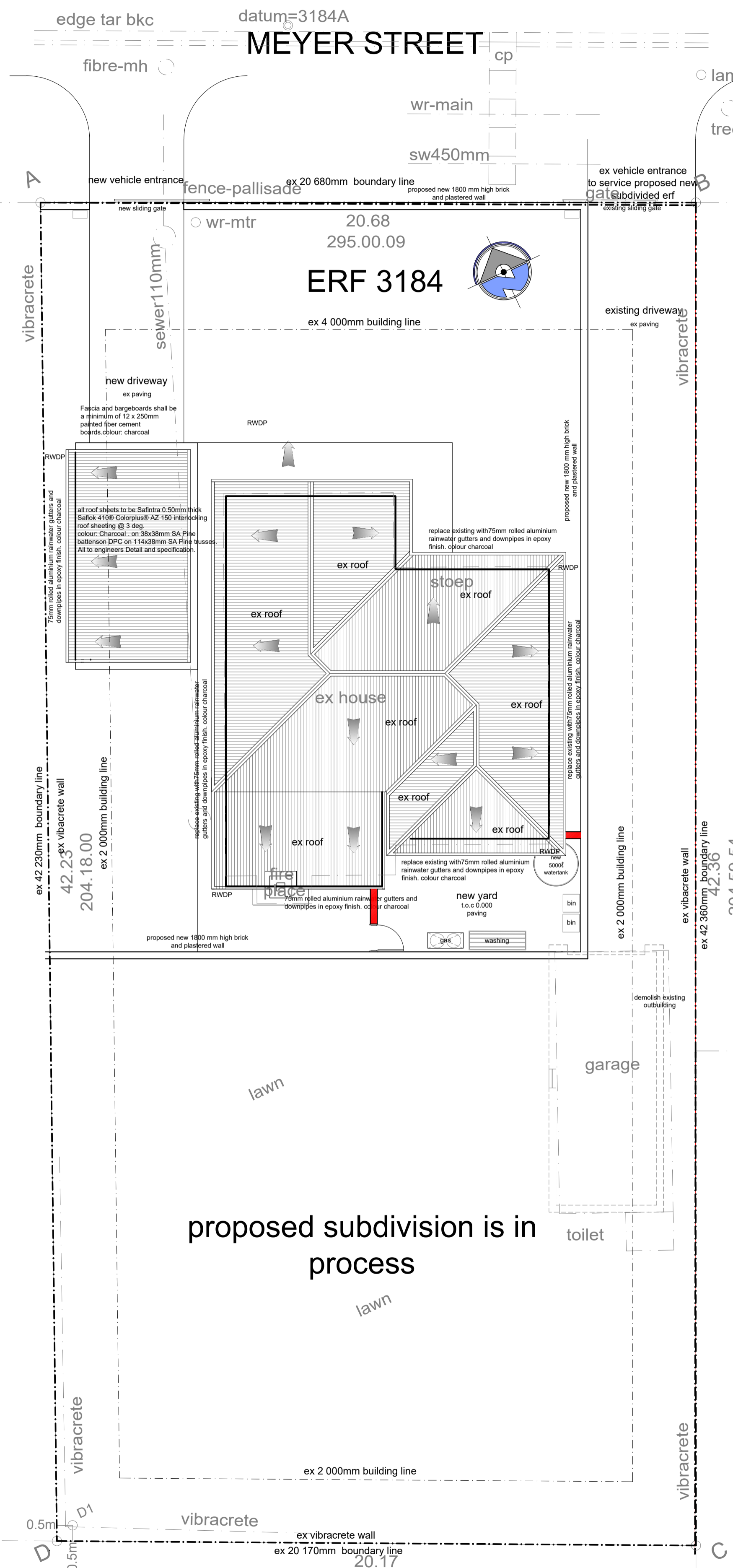
LEVELS AND DIMENSIONS.
 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.
 FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

AREA SCHEDULE:

DESCRIPTION	TOTAL
ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE ON ERF 3184 GEORGE	
EX HOUSE	104m ²
NEW CARPORT	27m ²
TOTAL	131m²
GROUND STOREY:	
ERF AREA	873m ²
NEW COVERAGE	131m ²
TOTAL COVERAGE	15.00%



SITE PLAN - scale 1 : 100
 ERF 3186



ROOF PLAN - scale 1 : 100
 ERF 3186

REGISTERED PLUMBER TO PROVIDE CERTIFICATE OF COMPLIANCE FOR INSTALLATION AN RELEVANT TESTING OF THE SEWER SYSTEM

all plumbing installation as per SANS 10400 part P See Plumbing notes on separate page

This part of SANS 10400 provides deemed-to-satisfy requirements for compliance with part P (Drainage) of the National Building Regulations. **ERF 6616**

DRAINAGE NOTES
 All drainage to comply with the national building regulations
 Provide inspection eyes at all bends and junctions
 Provide inspection eyes at all change of direction
 Drains passing under buildings to be protected against the imposed load
 Provide reset traps to waste fittings which are to be accessible for repairs and maintenance
 Waste pipe size to be 50mm diameter
 Shower waste pipe to be 75mm diameter
 Soil pipe size to be 110mm diameter
 Waste pipes exceeding 6m to be vented
 Gradient of drains to be 1:60 fall minimum, 1:40 fall maximum
 Soil and waste pipes to be concealed

No. Nr.	Date Datum	Description Beskrywing	By Deur



Client/Klient
MR DEON WELGEMOED

Project/Projek
Proposed Additions & Alterations on Erf 3184 Loerie Park

Drawing Title/Tekening Titel
 SITE PLAN & ROOF PLAN

Drawing Number/Tekening Nummer
 BA26-004 2-01 MS

Scale/Skaal
 AS SHOWN

Designed/Ontwerp
 RIAAN LE ROUX

Drawn/Geteken
 RIAAN LE ROUX

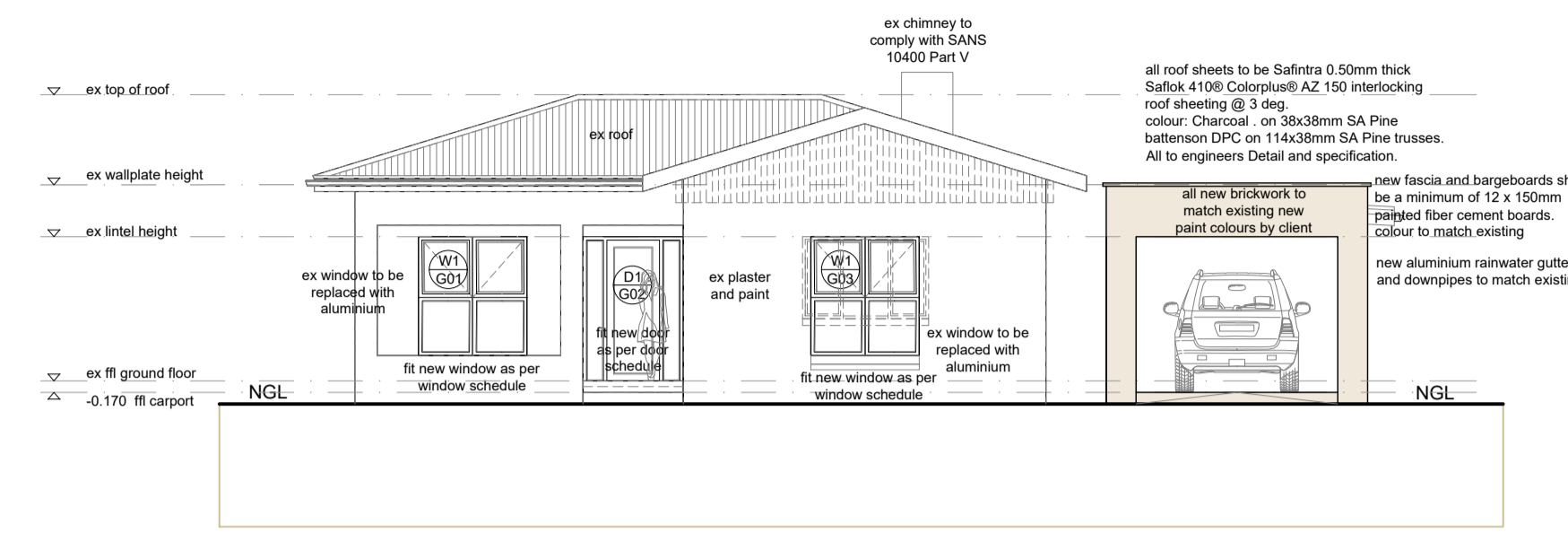
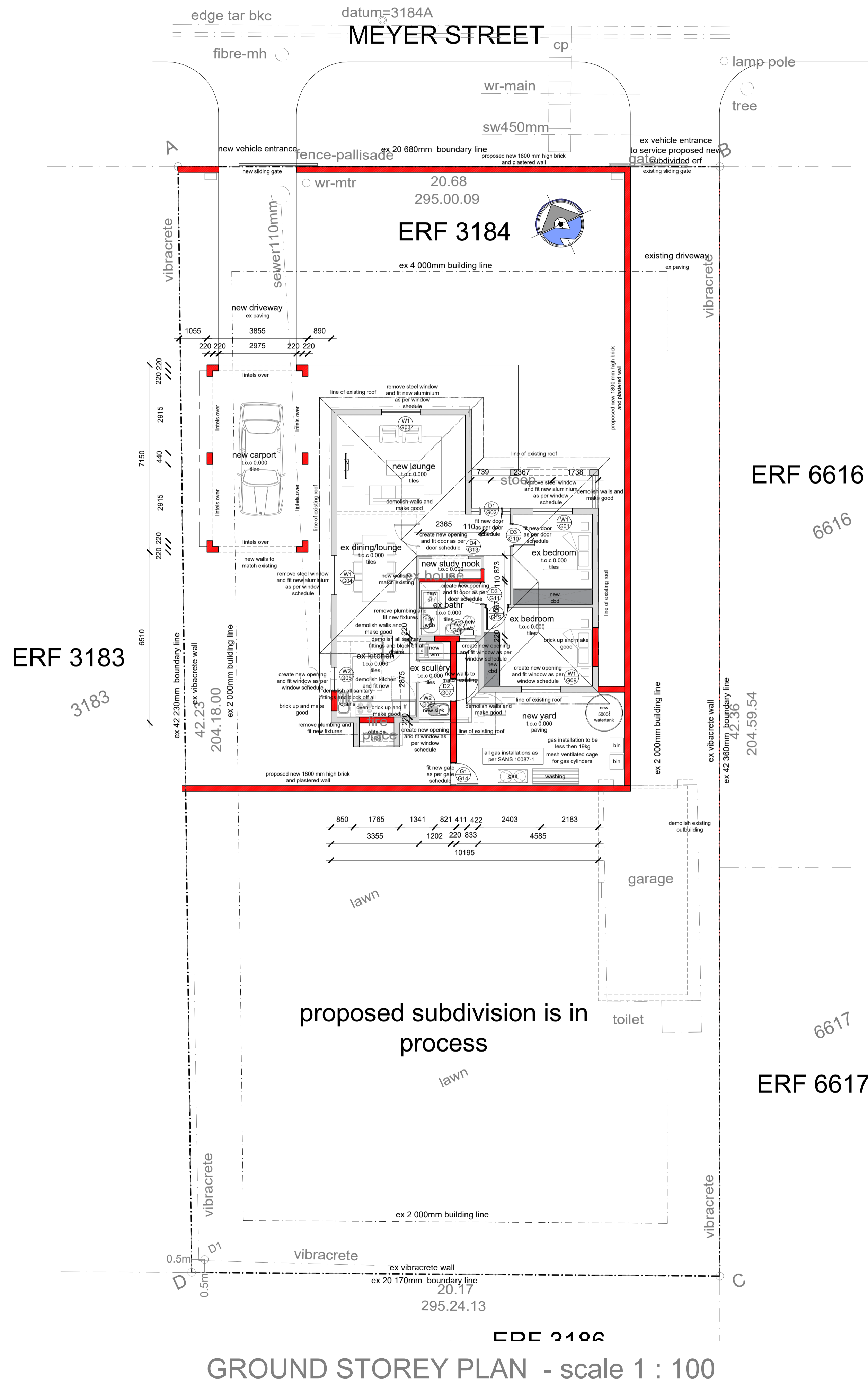
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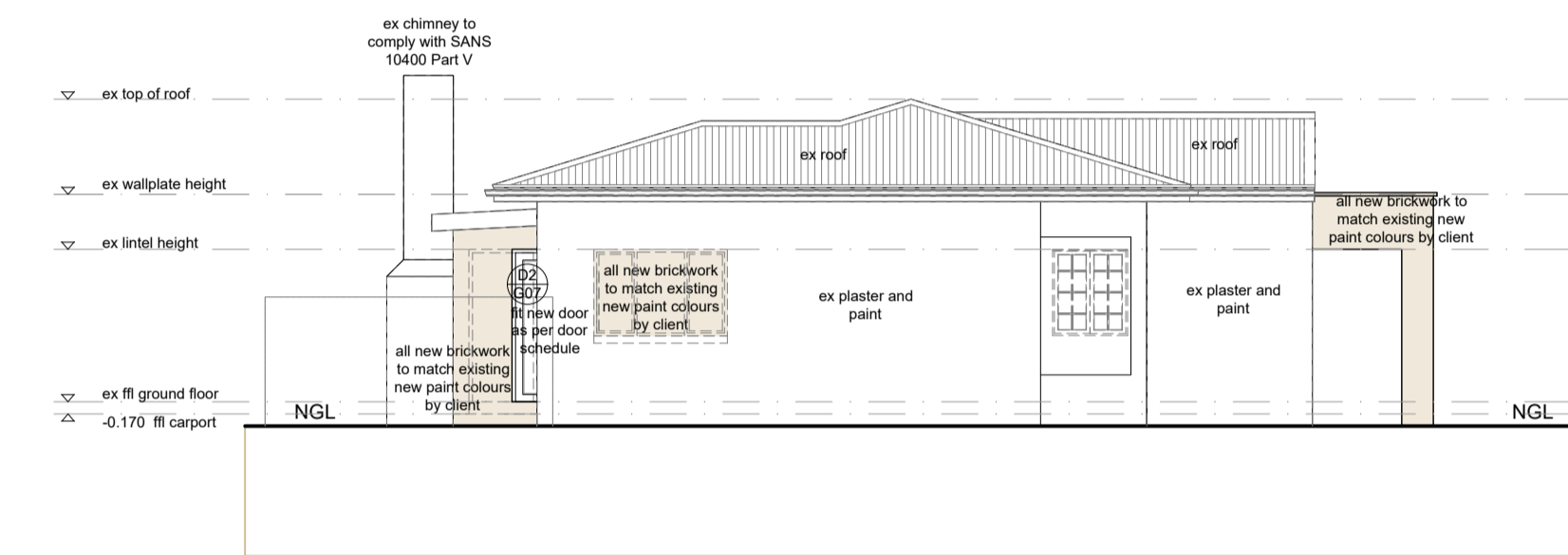
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 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

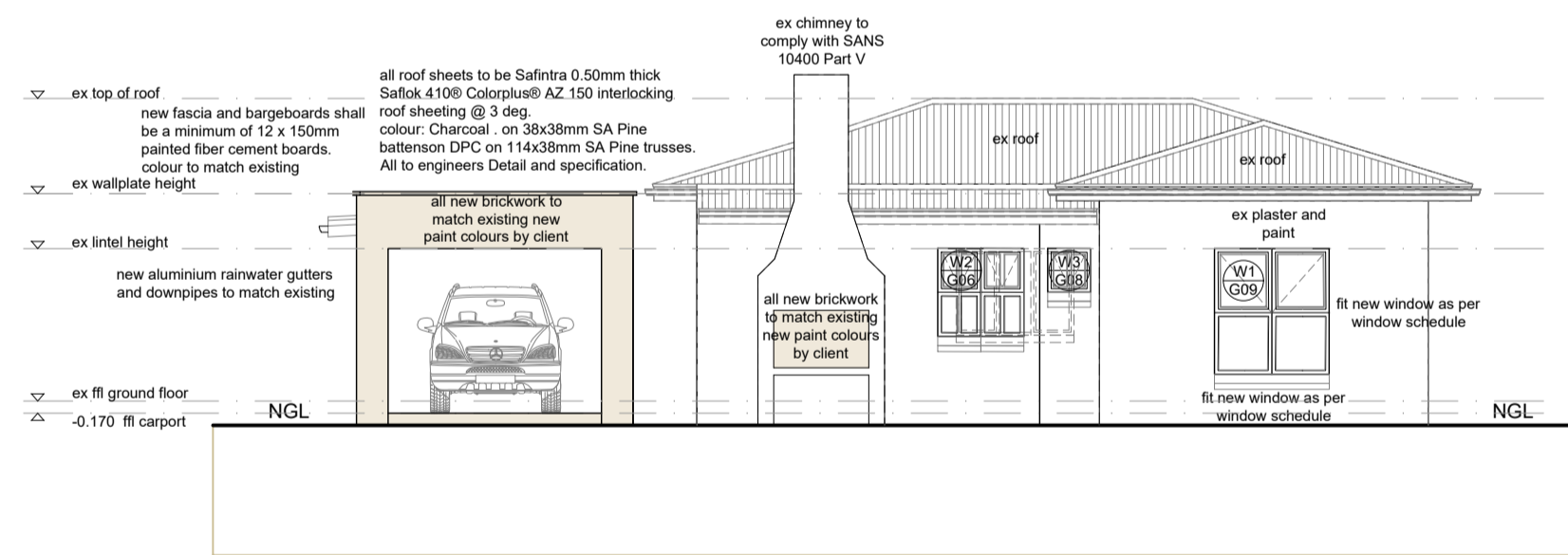
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



NORTH ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
		Revisions	Wysings



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 E-mail: riaan@b-a.co.za • Address: 120 York Street,
 Lache House, George, 6529 • Postal:
 P.O. Box 4232, George East, 6539

Client/Klient
 MR DEON WELGEMOED

Project/Projek
 Proposed Additions & Alterations on Erf 3184 Loerie Park

Drawing Title/Tekening Titel
 GROUND STOREY PLAN & ELEVATIONS

Drawing Number/Tekening Nummer
 BA26-004 2-01 MS

Scale/Skaal
 AS SHOWN

Designed/Ontwerp
 RIAAN LE ROUX

Drawn/Geteken
 RIAAN LE ROUX

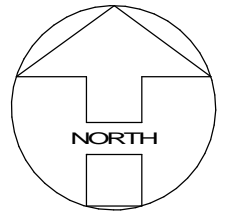
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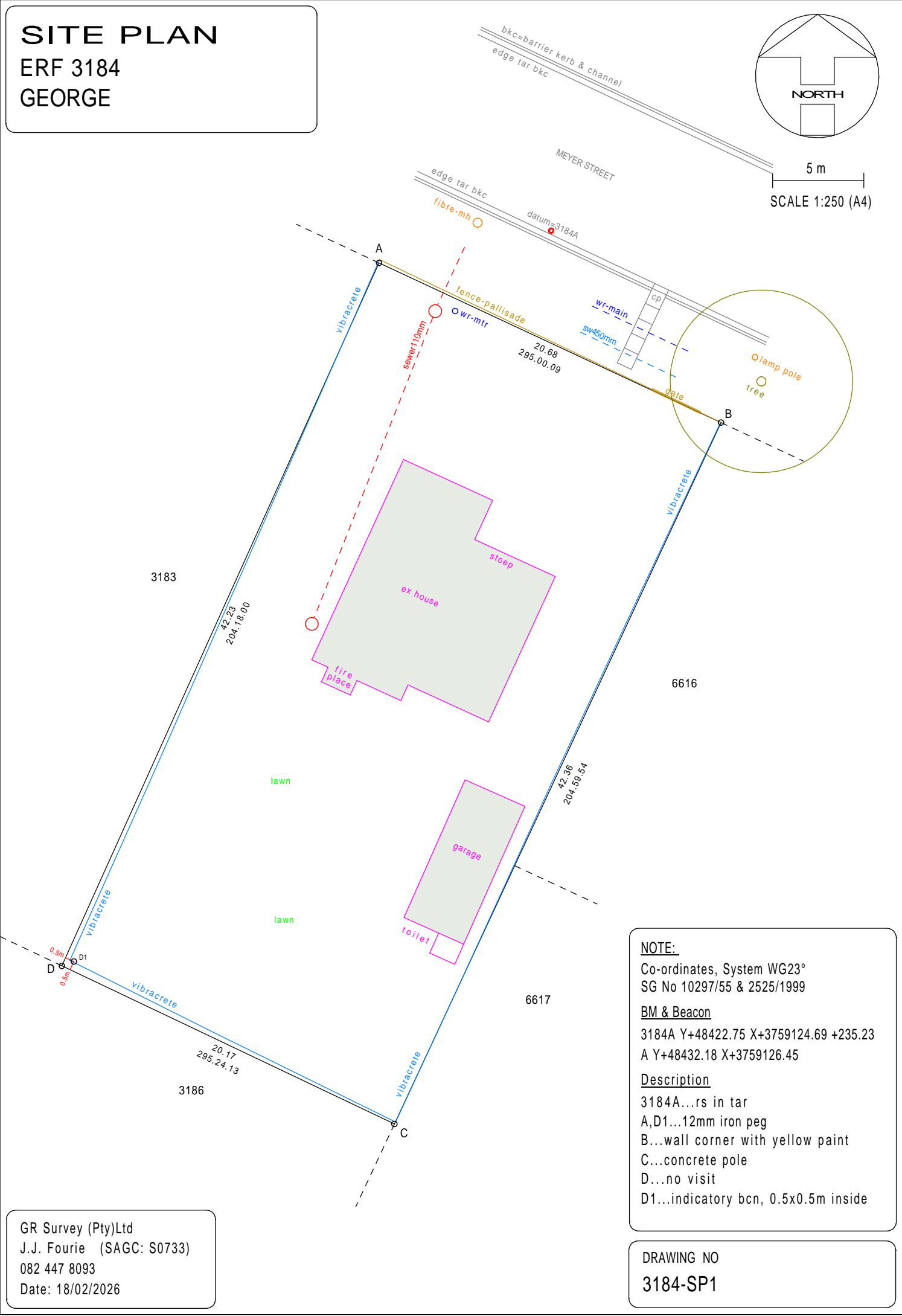
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SITE PLAN

ERF 3184
GEORGE



5 m
SCALE 1:250 (A4)



NOTE:
Co-ordinates, System WG23°
SG No 10297/55 & 2525/1999

BM & Beacon
3184A Y+48422.75 X+3759124.69 +235.23
A Y+48432.18 X+3759126.45

Description
3184A...rs in tar
A,D1...12mm iron peg
B...wall corner with yellow paint
C...concrete pole
D...no visit
D1...indicatory bcn, 0.5x0.5m inside

GR Survey (Pty)Ltd
J.J. Fourie (SAGC: S0733)
082 447 8093
Date: 18/02/2026

DRAWING NO
3184-SP1

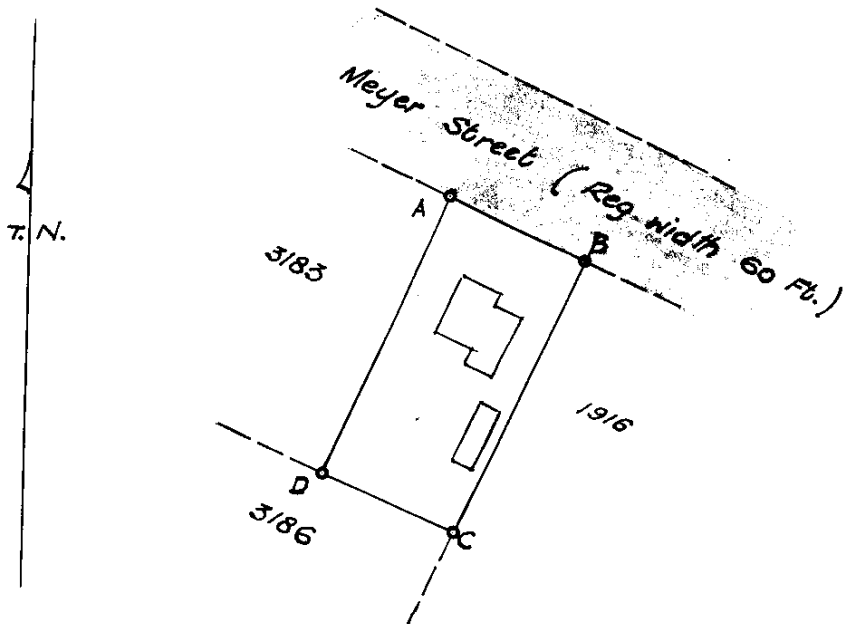
KANTOORAFSKRIF
OFFICE COPY

SIDES Cape Feet	ANGLES OF DIRECTION	SYSTEM L° CO-ORDINATES	
		y	x
AB	65.70	295.5.10	
BC	134.55	25.5.10	
CD	64.06	115.29.20	
DA	134.10	204.23.0	

S. G. No 1 0297/55

Approved

The Surveyor
Surveyor-General.
17-2-1956.



Beacons :-

A, C & D, iron pegs 18" long & 5/8" dia.
B, iron peg 1/2" dia.

Scale 1: 1000

The figure ABCD represents 8715 Sq. Feet of land being

Erf 3184 portion of Erf 1919 George.

Municipality and
Situate in the Division of George Province of Cape of Good Hope.

Surveyed in Nov^r 1955 by me

J. J. J. J.

Land Surveyor.

This diagram is annexed to
D/T 5463/1958.

Registrar of Deeds.

The original diagram is
No. A 3070/1929 annexed to
D./T. 1929-130 .9588


S.G. File No. 2/8776/4/8
S.R. No. E. 2592/55
BL 7 DD/W53

B C


Resolution & Power of Attorney

Dewel Properties (2025/858721/7) the registered owner of *Erf 3184 George Municipality & Division* hereby authorises *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the Municipality's Land Use Planning By-law (2023).

Signed at Kellville on 17 March - 2026



D Welgemoed

Witness  _____



COR14.3: Registration Certificate

Registration Number: 2025 / 858721 / 07
Enterprise Name: DEWEL PROPERTIES

ENTERPRISE INFORMATION

Registration Number: 2025 / 858721 / 07
Enterprise Name: DEWEL PROPERTIES
Registration Date: 03/11/2025
Business Start Date: 03/11/2025
Enterprise Type: Private Company
Enterprise Status: In Business
Financial Year End: February
TAX Number: 9648198209

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	FANCOURT GOLF ESTATE 8 MONTAGU STREET GEORGE WESTERN CAPE 6529	FANCOURT GOLF ESTATE 8 MONTAGU STREET GEORGE WESTERN CAPE 6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
WELGEMOED, DEON	Director	[REDACTED]	03/11/2025	Postal: FANCOURT GOLF ESTATE, 8 MONTAGU STREET, GEORGE, WESTERN CAPE, 6529 Residential: FANCOURT GOLF ESTATE, 8 MONTAGU STREET, GEORGE, WESTERN CAPE, 6529



Date: 11 March 2026 Your Ref: Our Ref: HGM/VVDB/30908

MDB TOWN PLANNING
e-mail : marlize@mdbplanning.co.za

Dear Marlize

**TRANSFER : G SCHUIN / DEWEL PROPERTIES (PTY) LTD
ERF 3184 GEORGE**

We hereby confirm that the transaction was registered on 3 March 2026.

Attached is a copy of the deeds office search for your information.

I trust you find this in order.

Yours faithfully



**MADELEYN INC
V VAN DEN BERGH**
e-mail : veronica@madeleyn.co.za

EXTREMELY IMPORTANT NOTICES:

EMAIL RELATED FRAUD: WE SHALL NEVER CHANGE THE BANKING DETAILS OF ACCOUNTS WHICH REFLECT ON OUR STATEMENTS OF ACCOUNTS NOR WILL WE SEND YOU ANY LETTERS WHICH DO NOT INCLUDE A MADELEYN INC LETTERHEAD. DUE TO THE RISK OF EMAIL RELATED FRAUD, SHOULD YOU RECEIVE ANY SUCH EMAIL OR ANY OTHER SUSPICIOUS COMMUNICATION, PLEASE IMMEDIATELY CONTACT OUR OFFICE TELEPHONICALLY.

CYBERCRIMES: CLIENTS ARE HEREBY URGED TO SUPPORT MADELEYN INC IN THE PREVENTION OF CYBERCRIMES BY CONTACTING OUR OFFICE TELEPHONICALLY TO CONFIRM OUR BANKING DETAILS BEFORE ATTENDING TO ANY PAYMENTS.

MADELEYN INCORPORATED | Reg. No 1997/015776/21 | Attorneys, Notaries, Conveyancers
www.madeleyn.co.za

DIRECTORS: Henry George Madeleyn (MD) B Proc (UP), Nicolaas Johannes Pretorius B Proc (UOFS), Nigel John Samuels B Proc LLB (UWC), Theunis Johannes Nel B Proc (UOFS), Gareth Thom BA LLB (UCT, UNISA) **ATTORNEYS:** Janneke Mostert LLB (UNISA), Hugo Tallie LLB (UOFS), Andro Tredoux LLB (UNISA), Charlene Theron LLB (UNISA) Michelle Smit LLB (NWU & KUL) Elvarecia Groenewald LLB (UWC) **CONSULTANT:** Erica Madeleyn B Proc (PU CHE)



ERF 3184, GEORGE, P:0 (CAPE TOWN)

Deeds Office Property Erf

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	Deeds Office Property Erf
Search Description	ERF 3184, GEORGE, P:0 (CAPE TOWN)
Reference	VERONICA
Date	11/03/2026

ERF INFORMATION

Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	GEORGE
Erf Number	3184
Portion Number	0
Remainder	NO
Previous Description	-
Registration Division	GEORGE RD
Municipality	GEORGE MUN
Province	WESTERN CAPE
Diagram Deed	T5463/958
Size	864.0000 SQM
LPI Code	C02700020000318400000
Street Address	22 MEYER STREET, GEORGE

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
DEWEL PROP PTY LTD	202585872107	[REDACTED]	13/11/2025

OWNER INFORMATION

Owner 1 of 1

Owner Name	DEWEL PROP PTY LTD
ID / Reg. Number	202585872107
Owner Type	UNKNOWN
Title Deed	T11874/2026
Purchase Date	13/11/2025
Registration Date	03/03/2026
Purchase Price	[REDACTED]
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20260306 08:49:55


ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
No information available.			

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
T1118/1969	20220904 22:17:48	CALITZ FRANCIS CAROLINA	R0,00
T51102/2006	20260306 08:50:29	SCHUIN GEORGE	R0,00

REPORT INFORMATION

Date of Information	11/03/2026 16:41	
Print Date	11/03/2026 16:42	
Generated By	VERONICA VAN DEN BERGH	
Reference	VERONICA	
Report Type	DEEDS OFFICE PROPERTY ERF	

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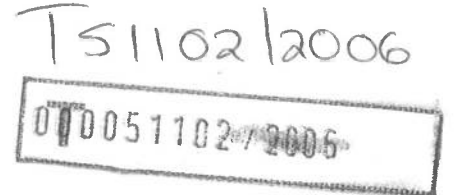
Cliffe Dekker Ing.
10de Vloer
NBS Waldorf
St George's Wandellaan 80
KAAPSTAD
8001



Opgestel deur my

TRANSPORTBESORGER
M A J SEYFFERT

TRANSPORTAKTE



HIERBY WORD BEKENDGEMAAK DAT:

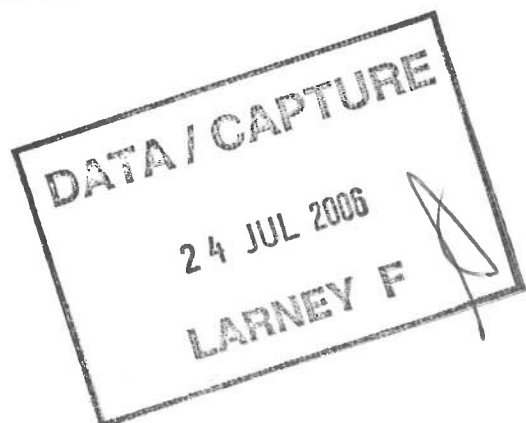
~~ANTHONY JOHN NOYES PLUMMER~~

MATTHYS ANDRIES JOHANNES SEYFFERT

voor my verskyn het, Registrateur van Aktes te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

**DIE EKSEKUTEURS IN BOEDEL WYLE
FRANCIS CAROLINA CALITZ
Nr 1279/2006**

geteken te GEORGE op 19de MEI 2006



EN DIE KOMPARANT HET VERKLAAR dat

NADEMAAL die hiernagemelde eiendom aan die hiernagemelde transportnemer toekom kragtens die Testament gedateer 2 November 2005 van die oorledene, wie oorlede is op 5 Desember 2005, onderhewig aan die voorwaarde daarin vervat soos hierinlater uiteengesit;

NOU DERHALWE sedeer en transporteer die komparant in sy hoedanigheid voornoem hiermee aan en ten gunste

GEORGE SCHUIN

Identiteitsnommer [REDACTED]

Getroud binne gemeenskap van goedere met

MARTHA MARIA SCHUIN, welke gemeenskap van goedere uitgesluit is ten opsigte van die Testamentêre voorwaarde.

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom:

ERF 3184 GEORGE, in die Munisipaliteit en Afdeling van George, Provinsie Wes-Kaap

GROOT: 864 (Agt Honderd Vier en Sestig) vierkante meter

AANVANKLIK OORGEDRA kragtens Transportakte Nr T5463/1958 met Kaart Nr 10297/55 wat daarop betrekking het en gehou kragtens Transportakte Nr T1118/1969.

A. ONDERHEWIG aan die voorwaarde 3 vervat in Grondbrief gedateer 15 Junie 1922 (George Erfpagte Boekdeel 15 Nr 15) wat soos volg lees:

"That all rights to minerals, mineral products, mineral oils, and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the Crown, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the Title Deed.

- B. ONDERHEWIG VERDER** aan die volgende spesiale voorwaarde vermeld in Transportakte Nr 9588 gedateer 23 September 1929 wat soos volg lees:-

"The Transferor reserves the right to construct, use and maintain across the above property any pipe line for waterleading, sewerage, drainage and any poles and structures for the conducting of any electric or other light or power."

- C. ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in die testament van wyle FRANCIS CAROLINA CALITZ gedateer 2 November 2005, naamlik:

3. "BESKERMING VAN VOORDELE

Dit is 'n uitdruklike voorwaarde dat enige voordeel wat kragtens hierdie testament aan enige erfgenaam toeval, sowel as enige inkomste wat daaruit verdien mag word, uitgesluit sal wees van die regsgevolge van 'n bestaande of toekomstige huwelik binne gemeenskap van goedere."



WESHALWE DIE KOMPARANT AFSTAND DOEN van al die regte en
titel wat

BOEDEL WYLE FRANCIS CAROLINA CALITZ

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

GEORGE SCHUIN

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en
voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens
die regte van die Staat.

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

Onderteken, verly en met die ampseël bekragtig op die kantoor van die
Registrateur van Aktes te KAAPSTAD op 11 JULIE 2006

q.q.

In my teenwoordigheid:



REGISTRATEUR VAN AKTES



CONVEYANCER CERTIFICATE

I the undersigned, **NICOLAAS LOUIS PIENAAR MARAIS (8392)**, in my capacity as conveyancer and attorney practising at PH Attorneys (Southern Cape) in Mossel Bay certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 3184 GEORGE

in the Municipality and Division of George,
Western Cape Province;

IN EXTENT: 864 (Eight Six Four) square metres

Held by Deed of Transfer Number T11874/2026

In respect of which it was found that there are no restrictive conditions registered against such property prohibiting it from being subdivided as set out in the accompanying application.

On date of this certificate the property is unencumbered.

DATED at MOSSEL BAY on the 16th day of MARCH 2026.

A handwritten signature in black ink, appearing to be 'N. Pienaar Marais', written over a horizontal line.

CONVEYANCER

NICOLAAS LOUIS PIENAAR MARAIS (8392)

PH ATTORNEYS (SOUTHERN CAPE)

SIOUX BUILDING

16 SIOUX STREET

VOORBAAI

MOSSEL BAY