

CONVEYANCER'S CERTIFICATE

I, the undersigned

WILLEM MUNRO LUTTIG

a Conveyancer practising at the firm RAUBENHEIMERS INCORPORATED in GEORGE and duly admitted as such in the High Court of South Africa hereby certify as follows:

I. **PROPERTY AND OWNER**

Remainder Portion 21 (Pieter Koen) (portion of Portion 6) of the Farm Kraai Bosch no 195, in the Municipality and Division of George, Western Cape Province

In Extent : 21,0037 (two one comma zero zero three seven) hectares, is held by THE TRUSTEES FOR THE TIME BEING OF THE PIETERKOEN TRUST, registration number IT2782/94, by virtue of Deed of Transfer Number T36164/09 ("the property").

II. **DEEDS OFFICE RECORDS**

Diagram SG No. 1764/38 has been framed in respect of the property and is attached to Deed of Transfer number T3355/1938.

III. **CONDITIONS**

The property is according to the deed of transfer subject to the following detrimental conditions:

A. None

B. None

C. SUBJECT to and entitled to benefits under the following special conditions contained in the said Deed of Transfer No. 3355/1938 namely:-

- (1) "That the transferor and his successors in title as owners of the portion of the remaining extent of Pieter Koens Kraai Bosch contained within the figure J K L M N O P Q shown in the diagram

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of "Pieter Koen" now held by the transferor under the aforesaid Deed of Transfer No. 10841/1920 shall be entitled to construct use and maintain across the above described piece of land called "Pieter Koen" and on to the said portion of the said remaining extent any overhead lines or mains for the transmission or distribution of electric power or energy in such manner as shall conform to any laws governing the transmission of electricity at any points or points between the beacons J and O on the diagram aforesaid from any existing or future electric main owned and operated by the Municipality of George.

- (2) That the transferee and his successors in title as owners of the above property Pieter Koen shall be entitled to construct; use and maintain across that part of the remaining extent of Pieter Koens Kraai Bosch lying to the Southward of that portion of the boundary of Pieter Koen indicated on the diagram of "Pieter Koen" by the letters ED and registered in the name of the Appearer's Constituent under the aforesaid Deed of Transfer no. 10841/1920, any overhead lines or mains for the transmission or distribution of electric power or energy in such manner as shall conform to any laws governing the transmission of electricity from any existing or future electric main owned and operated by the Municipality of George."

- D. SUBJECT to the terms of the endorsement dated 14th December 1940 on the said Deed of Transfer No. 3355/1938 which endorsement reads as follows:-

"By Notarial Deed 357/40 dated 11.4.39, 15.4.39, 1.5.39 and 3.6.39 the owner of the ppty. Held hererunder has granted a water servitude over the within mentioned ppty. In favour of the Municipality of George with certain rights ancillary thereto. Subject to conditions, as will more fully appear on references to the said Notarial Deed."

- E. None
F. None
G. None

H. None

IV. **ZONING**

According to my information the property is situated within the George Integrated Zoning Scheme of which George Municipality is the controlling authority in terms of the Land Use Planning Act of 2014 (Section 39(4)).

V. **DEVELOPMENT OF THE PROPERTY**

I have been advised that the application will be made for the development of the property as a residential estate.

Provided that development and use of the property comply with the Planning By-laws and that the conditions referred to in C1 and C2 of the title deed, as reflected above, are not infringed upon, I am of the opinion that there are no conditions contained in Deed of Transfer No. T36164/2009 that prohibit the development of the property as a residential estate.

VI. **BONDS**

According to the Deeds Office records there are no bonds registered against the property.

VII. **CAPE TOWN DEEDS OFFICE**

This certificate only refers to conditions contained in Deed of Transfer T36164/09 as access to the Cape Town Deeds Office is currently limited and further searches beyond the pivot deed are not possible.

DATED at GEORGE on 24 May 2023



CONVEYANCER