

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1319 OF 2021****TSHWANE AMENDMENT SCHEME 5926T**

It is hereby notified in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Irene Extension 203, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Economic Development and Spatial Planning Department, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 5926T.

(CPD 9/1/1/1-IRNx203 0301)  
(CPD 9/2/4/2-5926T)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

\_\_ OCTOBER 2021  
(Notice 141/2021)

**CITY OF TSHWANE****DECLARATION OF IRENE EXTENSION 203 AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane hereby declares the township of Irene Extension 203 to be an approved township, subject to the conditions as set out in the Schedule hereto.

CPD 9/1/1/1-IRNx203 0301))  
(CPD 9/2/4/2-5926T)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BARKOROX INVESTMENTS PROPRIETARY LIMITED, REGISTRATION NUMBER 2009/007508/07, UNDER THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 902 (A PORTION OF PORTION 812) OF THE FARM DOORNKLOOF 391JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Irene Extension 203.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No 187/2021.

**1.3 PRECAUTIONARY MEASURES**

1.3.1 The township owner shall appoint a competent person(s) to compile: -

1.3.1.1 A Construction Report, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.

1.3.1.2 A Dolomite Risk Management Plan, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to the Southdowns Home Owners' Association NPC must be included.

1.3.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Dolomite Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.3.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.3.3.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.3.3.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.

#### 1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

#### 1.5 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, if applicable, those by which exemption has been granted from compliance with regulations No 1182 and 1183, promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be.

#### 1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

1.6.1 The stormwater plan for the development area must be integrated with the greater stormwater master plan for the total relevant catchment area including adjoining areas.

1.6.2 The low points in roads and the accumulation of stormwater in crescents, cul-de-sacs and lower lying erven must be drained to the satisfaction of the local authority.

#### 1.7 LAND TO BE TRANSFERRED TO THE NON-PROFIT COMPANY (HOMEOWNERS' ASSOCIATION NPC)

Erven 4784, 4785, 4786, 4787 and 4788 shall be transferred to the Southdowns Homeowners Association NPC (Registration no 2005/021423/08) within a period of 6 months after proclamation of the township by and at the expense of the township owner.

#### 1.8 PARK ENDOWMENT

No endowment is payable in accordance with the provisions of Section 81 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

## 2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

### 2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

2.1.1 A certificate issued in terms of section 82 of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title. The engineering service agreement in terms of Section 40 of the Development Facilitation Act (DFA) shall be regarded as an engineering service agreement in terms of Chapter V of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2.1.2 The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

- 2.1.3 The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.
- 2.1.4 The Applicant shall pay the agreed contributions for external engineering services and roads as provided for in the Addendum to the Services Agreement for Irene Extensions 52 to 54.
- 2.1.5 The Bulk Services Exemption Agreement with regard to Highveld Extension 49, relating to the provision of services between the City of Tshwane and the applicant shall be applicable to this application. An addendum to the mentioned agreement shall be signed by the relevant parties prior to the development of the land development area.

## 2.2 RESTRICTIONS ON THE TRANSFER OF LAND

In terms of Section 82(1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) not Erf or Erven in the Township may be transferred, until the City of Tshwane Municipality has certified that the Township owner has complied with his obligations as contained in Section 82 and the conditions of establishment have been complied with.

In terms of Section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as a condition of approval of township establishment, the registration of a Certificate of Registered Title, the opening of a Sectional Title Scheme or registration or transfer of a sectional title unit, resulting from the approval of this township may not be performed unless the Local Authority certifies that all the requirements and conditions for the registration thereof, have been complied with read with Section 53 of the Spatial Planning and Land Use Management Act, 16 of 2013 where applicable.

## 2.3 THE DEVELOPER'S OBLIGATIONS

### 2.3.1 MEMORANDUM OF INCORPORATION

The developer shall incorporate the township into the existing Southdowns Homeowners' Association NPC (Registration Number 2005/021423/08) in terms of its Memorandum of Incorporation for the purposes of owning and maintaining the private streets (Erven 4784 to 4788) and internal services.

### 2.3.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports have been approved.

### 2.3.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the relevant engineering departments of the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Registered Professional Engineer for water, sewerage, electricity and the road and stormwater services, in which it is certified that the engineering services have been completed and that the Professional Engineer accepts liability for the services, after which the applicable Divisions of the Municipality namely Roads & Stormwater, Water & Sanitation and Electricity, will certify that these services have been installed to their satisfaction to the Legal Department of the Municipality.

### 2.3.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and stormwater services) have been completed. The developer must submit proof to the Municipality that:

2.3.4.1 the Southdowns Homeowners' Association NPC has been furnished with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the roads and stormwater services and the electricity services, which guarantee must be for an amount that is equal to 10% of the contract cost of the civil roads and stormwater services and the contract cost of the electrical services, prior to the commence date of the contract.

2.3.4.2 the Municipality has been furnished with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and / or materials with regard to the sewer and water services, which guarantee must be for an amount that is equal to 10% of the contract cost of these services, prior to the commence date of the contract.

## 2.4 FORMATION, DUTIES AND RESPONSIBILITIES OF THE NON PROFIT COMPANY (HOMEOWNERS ASSOCIATION)

2.4.1 All the owners of erven and/or units in the township must become members of the Southdowns Homeowners' Association NPC.

2.4.2 The property owners association shall have the legal power to levy from each and every member the costs incurred in the fulfilment of its functions and shall have legal recourse to recover such fees and costs in the event of a default in payment by any member.

2.4.3 Erven 4784 to 4788 shall be transferred to the Southdowns Homeowners' Association NPC within a period of 6 months after a Section 82 certificate for the construction thereof have been issued, by and at the expense of the township owner.

2.4.4 The erf may not be transferred thereafter by the Southdowns Homeowners' Association NPC before the consent of the City of Tshwane Metropolitan Municipality first been obtained.

2.4.5 A servitude for access and municipal services shall be registered over Erven 4784 to 4788 in favour of all the erven in the township.

2.4.6 The property owners association, shall have the right to construct and maintain over the servitude area, any construction equipment, security system, electric fence, lighting systems, electric surveillance system, and/or communication system or anything related to or ancillary thereto. In this regard it is recorded that the said company shall at all times be entitled to bring upon the servitude area by means of its officials, agents, contractors, workmen and servants, all such machinery, equipment and materials as, in the opinions of the company or its authorized representatives may be necessary or desirable for the construction or maintenance of systems installed or to be installed or for inspecting, maintaining or replacing the same from time to time, and the company shall be entitled to permit the use of the servitude area as a Right of Way for access purposes, by such persons as it in its discretion may consider need to use same.

2.4.7 All buildings and structures to be erected shall be made subject to the provisions of the Development and Architectural Guidelines and any and all amendments to the said document as may be affected and approved by the owners association.

2.4.8 Building plans shall only be submitted to the local authority for final approval once the said plans have been evaluated and approved by the Trustees of the Association as specifically provided for in the Articles of Association.

## 2.5 ARCHITECTURAL GUIDELINES

The developer shall satisfy the General Manager: City Planning that the approved architectural guidelines for Irene Extension 52 will be made applicable to the township to ensure that the sense of place be conserved, and the character of the area be endorsed.

## 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

3.1 All erven shall be made SUBJECT to the existing conditions and servitudes, if any, as contained in Certificate of Consolidated Title Number T50137/2012:-

3.1.1 Excluding the following conditions and servitudes, which do not affect the Township due to locality: -

D. By Notarial Deed K511/66S, dated the 27th September 1965, the Remaining Extent of portion "A" of the farm Doornkloof aforesaid, measuring 299, 5751 hectares, of which the portion indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011 forms a portion, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD as will more fully appear from reference to the said Notarial Deed.

E. The former remaining extent of portion 2 of the said farm, measuring 276,4591 hectares, a portion whereof is hereby registered, and indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011, is by Notarial Deed K2257/1982S subject to a pipelines servitude 1400 metres long and more fully appear from reference to the said Notarial Deed.

I. The former remaining extent of portion 1 of the said farm, indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011, a portion whereof is hereby registered, is subject to the following servitudes: -

(1) SUBJECT to a servitude of aquaduct in favour of the Town Council of Pretoria, as will more fully appear from Notarial Deed No 798/1929S. The rights granted under the said Notarial Deed No 798/1929S have been supplemented and added to as will more fully appear from Notarial Deed K391/1931S.

J. The former remaining extent of portion called Irene of the said farm DOORNKLOOF, measuring 929,4451 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 form a portion, is subject and entitled to the following:

5. That the owners of the said portions 25 and 26 shall not be entitled to the use of any water from the existing water furrows traversing the property but in respect of such furrow the property shall be subject to a servitude of acqueductus in favour of the owners of the former remaining extent of portion called Irene of the said farm Doornkloof aforementioned, and the owners of the remaining extent of portion A of the said farm Doornkloof, measuring 1326,9481 hectares, who shall be entitled to go upon the said property namely portions 25 and 26 aforesaid, in order to inspect, clean, maintain and repair the said furrow and to take on the said property such material as may be necessary accordingly.

K. The former remaining extent of portion called IRENE of the said farm DOORNKLOOF, measuring 920,1142 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, or any reduced area thereof, is subject to the following conditions in favour of the owners of the remaining extent of portion called Irene, aforesaid, namely –

2. The owners of the said remaining extent, undertake to supply a reasonable amount of water for domestic purposes at current prices.

3. To an electric way leave as shown on the diagram SG No A2659/54 annexed to the aforesaid Deed of Transfer of portion 31 (a portion of Portion called Irene) together with the right to go on to the property, to maintain, repair, place and generally replace and generally for the purpose of keeping the said electric line in good order and condition.
  4. To a right of way 6,30 metres wide, along the western boundary of Portion 31 aforesaid as indicated on the aforementioned diagram of the said property by the letters D E F G H A.
  7. All fences, gates and pipes on the said portion 31 shall remain the property of the owners of the remaining extent of portion called Irene aforesaid, who may remove or repair same at their own free will. The said owner of the remaining extent of Irene must remove same, except the pipes aforesaid to in clause 4 within a reasonable time on being requested so to do by the owner of portion 31.
- M. By Notarial Deed K511/1966S dated the 27th September 1965 the former remaining extent of Portion called Irene in extent 646,2647 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD as will more fully appear from the said Notarial Deed.
- R. The Remaining Extent of Portion 1 of the farm Doornkloof 391, measuring 104,3438 Hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, is subject to the terms of Expropriation Notice EX396/98, in terms of which a servitude for water purposes approximately 90 square metres has been expropriated by the GREATER PRETORIA METROPOLITAN COUNCIL.
- X. By Notarial Deed K423/1988S the former remaining extent of portion 1 of the said farm measuring 575,7624 hectares, a portion whereof is hereby registered, and indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No. 4608/2011, is subject to a sewer pipeline servitude 6 metres wide indicated by the figure on diagram SG No 613/2004, in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY.
- Y. By virtue of Notarial Deed of Servitude K4921/2002S dated 6 August 2002, the former Remaining Extent of Portion 1 of the Farm Doornkloof, measuring 90,8014 Hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, is subject to a right of servitude in perpetuity to convey and transmit water by means of pipelines already laid, as depicted by the figure p.1Y.q.r.n.p on Consolidation Diagram SG No 4608/2011, in favour of RAND WATER BOARD and as will more fully appear in the said Notarial Deed.
- Z. By virtue of Notarial Deed K6989/2008S, the former Remaining Extent of Portion 1 of the Farm Doornkloof, measuring 64,9731 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, is subject to a stormwater servitude 2,00 metres wide for municipal purposes.
- A1. By virtue of Deed of Transfer Number T10917/1957, the property is subject to Right of Way Servitudes, in favour of the City of Tshwane Metropolitan Municipality, as will appear from figures e.f.g.h.j.k.e and h.l.m.j.h on Diagram SG Number 4608/2011, as will appear from the said deed.
- A4. The former Remaining Extent of Portion 1 of the Farm Doornkloof, measuring 621,8675 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, is SUBJECT to the following conditions imposed by the CITY OF TSHWANE METROPOLITAN MUNICIPALITY on subdivision—

The transferee shall only be entitled to erect buildings on the property in area geologically suitable for building purposes.



- 3.1.2 Including the following conditions and servitudes which affect Erven 4771 to 4788 in the township and shall be carried forward into the Title Deeds of the Erven in the township:-
- A. The property hereby registered is subject and entitled to the following conditions and servitudes:
1. The former Remaining Extent of Portion 1 of the farm Doornkloof, measuring 621,8675 hectares, of which the portion indicated by the figures a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, and the former Remaining Extent of Portion 2 of the Farm Doornkloof, measuring 276,4591 hectares, of which the portion indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011 forms a portion, is SUBJECT to the terms of an Order of the Water Court true copy marked 'B' of which is annexed to Deed of Transfer no 10851/1920;
  - A5. The former Remaining Extent of Portion 1 of the farm Doornkloof, measuring 621,8675 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, and the former Remaining Extent of Portion 2 of the Farm Doornkloof, measuring 276,4591 hectares, of which the portion indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011 forms a portion, is SUBJECT to Notarial Deed of Servitude No 125/1904 registered on the 13<sup>th</sup> June 1904, in respect of certain dams, water furrows and water rights.
- C. The former remaining extent of portion "A" of the farm Doornkloof aforesaid, measuring 305, 3699 hectares, of which the portion indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011 forms a portion, is subject to the following conditions—
- (a) SUBJECT to the terms of an Order of the Water Court true copy marked "B" of which is annexed to Deed of Transfer no 10851/1920. It is agreed between the said owners of the remaining extent aforesaid and the Government of the Republic of South Africa of its successors in title that the government aforesaid shall keep and maintain the water furrow and pipes referred to in the said Order of Court on the servient tenement in good order and repair.
  - (e) The owners of the remaining extent of portion A aforesaid shall have a right of pre-emption should the owner of portion 41 or its successors in title decide to sell or in any other way disclose of the said property or any portion thereof.
  - (f) The owners of the remaining extent of portion A aforesaid retain both jointly and severally all shooting rights over the said property for their lifetime.
- F. The former remaining extent of portion 2 of the said farm, measuring 276,4591 hectares, a portion whereof is hereby registered, and indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011, is subject to an order of the Supreme Court of South Africa made on the 3rd July 1979 in Case no M 1722/79, the said Order and Agreement is filed under BC 9566/83.

- G. By virtue of Notarial Deed K1710/83S the said remaining extent of portion 2 measuring 276,4591 hectares, a portion whereof is hereby registered, and indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011, is subject to a servitude in favour of the CITY COUNCIL OF CENTURION to convey electricity there over, together with ancillary rights, all as will more fully appear from reference to the said Notarial Deed and indicated by the figure c.d.2A.2B.c on Diagram SG No 4608/2011.
- 3.2 All erven shall be made ENTITLED to the existing conditions and servitudes, if any, as contained in Certificate of Consolidated Title No T50137/2012:-
- 3.2.1 Including the following conditions and servitudes which affect Erven 4771 to 4788 in the township and shall be carried forward into the Title Deeds of the Erven in the township:-
- A. The property hereby registered is subject and entitled to the following conditions and servitudes:
2. The former Remaining Extent of Portion 1 of the Farm Doornkloof, measuring 621,8675 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, and the former Remaining Extent of Portion 2 of the farm Doornkloof, measuring 276,4591 hectares, of which the portion as indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011 forms a portion, is ENTITLED to the terms of Notarial Deed No 210/1931S relating to the rights to water in the Kaalspruit and water in the Hennopsrivier above the eastern boundary of the farm Zwartkop 476, district Pretoria, as will more fully appear from the said Notarial Deed.
- 3.2.2 Excluding the following conditions and servitudes which will not be passed onto the erven in the township:-
- B. The former remaining extent of "A" of the farm DOORNKLOOF, measuring 1326,9481 hectares, of which the portion indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011 forms a portion, is subject to the following conditions:-
4. The owners of the said former remaining extent of portion called Irene of the said farm measuring 930,0585 hectares shall be entitled to raise the wall in the Six Miles spruit by an additional 94 centimetres without the consent of the owners of portions 25 and 26 nor shall the owners of the said portions 25 and 26 be entitled to claim any compensation by reason of the wall being raised as aforesaid.
5. That the owners of the said portions 25 and 26 shall not be entitled to the use of any water from the existing water furrows traversing the property but in respect of such furrow the property shall be subject to servitude of aqueductus in favour of the former remaining extent of portion called Irene of the said farm Doornkloof and the owners of the remaining extent of portion A of the said farm Doornkloof, measuring 1321,8089 hectares upon the said property namely portions 25 and 26 aforesaid, in order to inspect, clean maintain and repair the said furrow and to take on the said property such material as may be necessary accordingly.

- H. The former remaining extent of portion 2 of the said farm, measuring 175,2644 hectares, a portion whereof is hereby registered, and indicated by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.Y.Z.1A.1B.1C.1D.1E.1F.1G.1H.1J.1K.1L.1M.1N.1P.1Q.1R.1S.1T.1U.1V.a.b.2A.2B.2C.2D.2E.2F.2G.2H.2J.2K.2L.2M.2N.2P.2Q.2R.2S.A on Diagram SG Number 4608/2011, is entitled to a servitude for aquaduct, pipeline and sewer over Portion 555 (a portion of Portion 2) of the said farm, as held under Deed of Transfer T126845/2002, the route of which is still to be determined by the parties.
- J. The former remaining extent of portion called Irene of the said farm DOORNKLOOF, measuring 929,4451 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 form a portion, is subject and entitled to the following:
4. The owners of the said former remaining extent of portion called Irene of the said farm measuring 929,4451 hectares shall be entitled to raise the wall in the Six Mile spruit by an additional 94 centimetres without the consent of the owners of portions 25 and 26, nor shall the owners of the said portion 25 and 26 be entitled to claim any compensation by reason of the wall being raised as aforesaid.
- K. The former remaining extent of portion called IRENE of the said farm DOORNKLOOF, measuring 920,1142 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, or any reduced area thereof, is subject to the following conditions in favour of the owners of the remaining extent of portion called Irene, aforesaid, namely—
8. In the event of the owner of the said portion 31 at any time wishing to sell the property it shall first be offered to the aforesaid owners of the remaining extent of Irene at the price offered, and the said owner of the remaining extent aforesaid shall be entitled to buy the said property accordingly if they wish to do so, provided they notify the owner of portion 31 of their intention to do so within 14 days of the receipt of the said offer.
- L. The former remaining extent of portion called Irene of the said farm DOORNKLOOF, measuring 646,2647 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, is entitled to the following conditions over portion 52 (a portion of portion called Irene) held under Deed of Transfer No 17057/1959 dated the 8th July 1959, namely –
2. To a servitude in respect of the existing pipeline as shown on the aforesaid diagram marked HJ. The pipes constituting the said pipeline and any other pipes on the said property shall remain the property of the owners of the remaining extent of portion called Irene aforesaid, who shall be entitled to remove same at any time should they wish to do so, and to do everything necessary on the property for the purposes of such removal.
- In connection with the above referred to servitudes, the owners of the Remaining Extent of Irene aforesaid reserved to themselves the right to maintain, repair and reconstruct the said water furrow and relay the said pipeline and for these purposes do whatever may be necessary on the said portion 52 accordingly.
- N. The former remaining extent of portion 1 of the said farm, measuring 621,8675 hectares, indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011, or any reduced area thereof, a portion of which is hereby registered, is entitled to certain servitudes over portion 114 (a portion of portion called Irene) measuring 15,1500 hectares held by Deed of Transfer No T18746/1971.
- O. The former remaining extent of portion 1 of the said farm, measuring 575,7624 hectares, indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011, a portion whereof is hereby registered, is entitled to servitudes of aqueduct, powerline, right of way and dam wall, together with ancillary rights over Portion 143 (a portion of Portion 1) of the said farm as held under Deed of Transfer No T17417/1979.

- P. The former remaining extent of portion 1 of the said farm, measuring 548,2760 hectares, a portion whereof is hereby registered, and indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011, is entitled to a servitude of aquaduct, the route which is still to be determined, over portion 163 (a portion of Portion 1) of the said farm as held under Deed of Transfer No T53696/1987.
- Q. By virtue of Notarial Deed K4464/1997S, the Remaining Extent of Portion 1 of the farm Doornkloof 391,126,0503 Hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, is entitled to a Servitude of Right of Way and Water pipeline servitude over portion 330 of the farm Doornkloof 301, Registration Division JR Gauteng, as held under T75645/1997.
- S. The former remaining extent of Portion 1 of the said farm, measuring 90,6276 hectares, a portion whereof is hereby registered, and indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011, is entitled to a servitude for aqueduct, pipeline and sewer over Portion 559 (a portion of Portion 1) of the said farm, as held by Deed of Transfer T26838/2002, the route of which is still to be determined.
- T. The former remaining extent of Portion 1 of the said farm, measuring 90,0759 hectares, a portion whereof is hereby registered, and indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011, is entitled to a servitude for aqueduct, pipeline and sewer over Portion 562 (a portion of Portion 1) measuring 5 519 square metres of the said farm, as held by Deed of Transfer No T126842/2002.
- U. The former remaining extent of Portion 1 of the said farm, measuring 89,2565 hectares, a portion whereof is hereby registered, and indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011, is entitled to a servitude for aqueduct, pipeline and sewer over Portions 563 and 553 measuring 2,5474 hectare as will more fully appear from Notarial Deed of Servitude K5823/2002S.
- V. By virtue of Notarial Deed of Servitude K4517/2005S dated 11 April 2005 the former Remaining Extent of Portion 1 of the farm Doornkloof 391, measuring 89,2563 hectares, of which the portion indicated by the figure a.1W.1X.1Y.1Z.b.a on diagram SG No 4608/2011 forms a portion, is entitled to a Servitude of Aqueduct 186 meters over Portion 143 of the farm Doornkloof 391 as indicated by the figure ABCD on diagram SG No 7450/2002 as will more fully appear from the said Notarial Deed.

#### 4. CONDITIONS OF TITLE

4.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

4.1.1 ALL ERVEN WITH THE EXCEPTION OF ERVEN 4784 TO 4788

4.1.1.1 The erf subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.

4.1.1.2 No building or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

4.1.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

- 4.1.1.4 The erven in the township lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the Local Authority for approval shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geotechnical report for the township, unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- 4.1.2 ERVEN 4784 to 4788
- The entire erven are subject to a servitude for municipal purposes and a right of way in favour of the local authority.
- 4.1.3 ERVEN 4784 to 4788
- The erven are subject to a right of way servitude for access purposes in favour of the remaining erven in the township.
- 4.1.4 ERF 4771 to ERF 4783
- The erven are entitled to a right of way servitudes for access purposes over Erven 4784 to 4788.
- 4.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED
- 4.2.1 ERVEN 4771 TO 4783
- 4.2.1.1 The owner of the erf or any subdivision thereof or any sectional title unit thereon shall automatically be and shall remain a Member of the Southdowns Homeowners' Association NPC (Registration Number 2005/021423/08) referred to in Condition 2.3.1 above, of the Conditions of Establishment of the land development area and shall not be entitled to transfer the erf except with a clearance certificate from the Company to the effect that the Memorandum of Incorporation of the Company have been compiled with.
- 4.2.1.2 The erf shall not be transferred to any person who has not bound himself/herself to be a Member of the Southdowns Homeowners' Association NPC (Registration Number 2005/021423/08), to the satisfaction of the Southdowns Homeowners' Association NPC.
- 4.2.1.3 All the members of the Southdowns Homeowners' Association NPC shall be bound to any and all of the provisions contained in the Memorandum of Incorporation of the said Southdowns Homeowners' Association NPC.
- 4.2.1.4 If the property is sold an amount equal to 0.75% (zero comma seven five percent) plus VAT of the gross selling price payable by the purchaser of the property and if the property is donated, exchanged or otherwise alienated, the said percentage of the then reasonable market value of the property will be paid to the Southdowns Homeowners' Association NPC. In the event of a dispute regarding the said value, it will be determined by an expert who is a registered estate agent and a registered valuer and who will be appointed by two referees, one of each to be appointed by the seller and the purchaser. The said party will act as an expert and not as an arbitrator and his decision will be final and binding upon the parties and not subject to appeal. The expert will be entitled to order one of the parties to pay his costs or each party to pay a specified proportion of his costs. The property may not be transferred unless a certificate is produced by the Southdowns Homeowners' Association NPC to the effect that the said amount has been paid to it or that the payment thereof has been satisfactorily secured.
- 4.2.2 ERVEN 4778, 4779, 4781 AND 4782
- The erf is subject to a 5m servitude in favor of the Southdowns Homeowners Association for township engineering services.
- 4.2.3 ERVEN 4777, 4778, 4779, 4780, 4781, 4782 AND 4783
- The erf is subject to a 1 m servitude in favor of the Southdowns Homeowners Association for Right of Way purposes.





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