

**3 X LIGHT INDUSTRIAL  
UNITS**

**SECTIONS 1, 2 & 3 SS PINEMEAD,  
47B GILLITTS ROAD, WESTMEAD,  
PINETOWN**



**WEB#:** AUCT-002213 | [www.in2assets.com](http://www.in2assets.com)

**ADDRESS:** Sections 1, 2 & 3 SS Pinemead, 47B Gillitts Road, Westmead, Pinetown

**AUCTION VENUE:** Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe

**AUCTION DATE & TIME:** 23 May 2024 | 11h00

**VIEWING:** By Appointment

**CONTACT:** Muhammad Ali | 079 458 4256 | 031 574 7600 | [alim@in2assets.com](mailto:alim@in2assets.com)

**REGISTRATION FEE:** R 50 000-00 (Refundable registration deposit. Strictly by EFT)

**AUCTIONEER:** Andrew Miller



# IN2ASSETS AUCTIONS



## PUBLIC AUCTIONS

Hosted monthly at a selected venue. Our Group Auctioneer will conduct the auction and lead bidders through the lots

### HOW DOES IT WORK?

- Physical auctions provides an exciting live event to bidders and viewers alike
- To participate in our auctions, all bidders will have to register and comply with all FICA regulations
- If you are unable to attend the auction, you may opt to bid via our online bidding platform
- You will be able to submit your bid with a wave of your hand
- Spectators are welcome to view the auction online

## REGISTRATION REQUIREMENTS

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle-free and efficient as possible.

Email us: [registrations@in2assets.com](mailto:registrations@in2assets.com)

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WESTMEAD, PINETOWN

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# PROPERTY DESCRIPTION

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

## General

**Property Address:** Sections 1, 2 & 3 SS Pinemead, 47B Gillitts Road, Westmead  
**Township & Province:** Pinetown, KwaZulu-Natal

## Title Deed Information

### PROPERTY 1

**Title Deed Number:** ST23306/2000  
**Section Number & Scheme Name:** Section 1 SS Pinemead  
**Scheme Number/Year:** 69/1996  
**Extent:** 1 216 m<sup>2</sup>

### PROPERTY 2

**Title Deed Number:** ST20830/2022  
**Section Number & Scheme Name:** Section 2 SS Pinemead  
**Scheme Number/Year:** 69/1996  
**Extent:** 700 m<sup>2</sup>

### PROPERTY 3

**Title Deed Number:** ST17363/2003  
**Section Number & Scheme Name:** Section 3 SS Pinemead  
**Scheme Number/Year:** 69/1996  
**Extent:** 667 m<sup>2</sup>

**Combined Extent:** 2 583 m<sup>2</sup>  
**Erected On:** Lot 1057 Pinetown Extension 20

### EXCLUSIVE USE AREAS:

Section Number	Title Deed Number	Exclusive Use Area	Extent
1	SK1178/2000S	Parking Bay/Yard 1	1026 m <sup>2</sup>
	SK1178/2000S	Parking Bay 5	12 m <sup>2</sup>
	SK1178/2000S	Parking Bay 6	12 m <sup>2</sup>
	SK1178/2000S	Parking Bay 13	12 m <sup>2</sup>
	SK1178/2000S	Parking Bay 14	15 m <sup>2</sup>
	SK1178/2000S	Parking Bay 15	15 m <sup>2</sup>
	SK1178/2000S	Parking Bay 16	13 m <sup>2</sup>
	SK1178/2000S	Parking Bay 17	12 m <sup>2</sup>
2	SK2049/2022S	Parking Bay/Yard 2	923 m <sup>2</sup>
3	SK1111/2003S	Parking Bay/Yard 3	181 m <sup>2</sup>
		<b>Total</b>	<b>2221 m<sup>2</sup></b>

# PROPERTY DESCRIPTION (Continued)

SECTIONS 1, 2 & 3 SS  
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## Municipal Information

The local authority in which the properties are situated is the eThekweni Municipality. According to the permitted zoning scheme, the parent properties are zoned as follows:

## Town Planning Information

Zoning:	General Industry
F.A.R:	1.4
Coverage:	70%
Height:	6 Storeys
Building Lines:	7.5 m
Side Space:	3.0 m
Rear Space:	3.0 m
Parking Requirements:	Depends on use

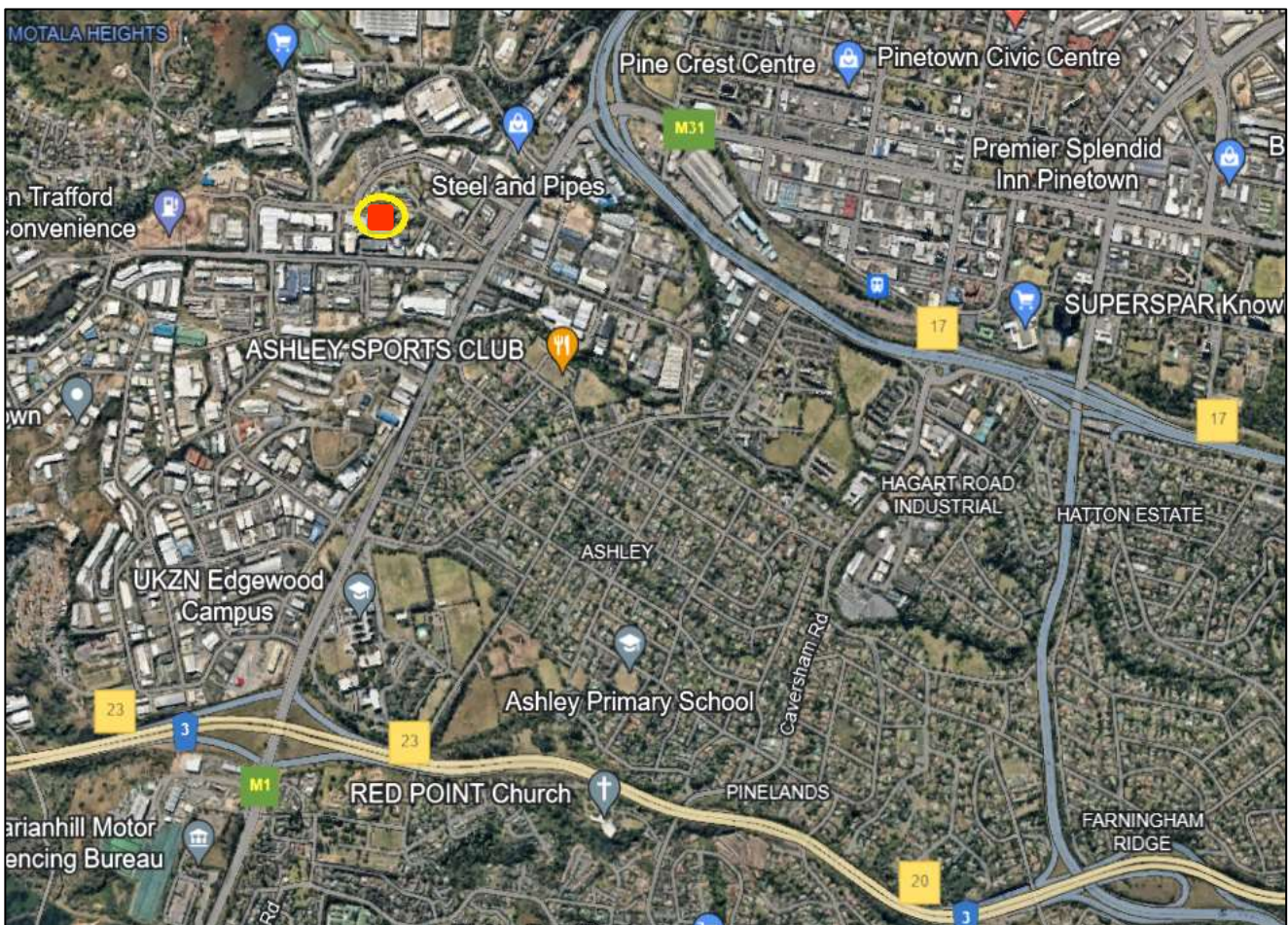
# PROPERTY LOCATION

SECTIONS 1, 2 & 3 SS  
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These 3 sections are situated in the sectional title scheme known as Pinemead. The scheme is located on Gillitts Road in Surprise Farm, Westmead area. Westmead is positioned adjacent to the city of Pinetown in the outer west region of the eThekweni Municipality and is regarded as Pinetown's premier industrial hub. Surprise Farm, Maxmead, Alexander Park and Mahogany Ridge all form part of the same node. The area comprises a mix of light industrial, general industrial, offices and factory type properties.

The park has easy access from Richmond Road. Richmond Road/ Henry Pennington Road (M1) is an arterial route that connects to the N3 and provides direct access to the Pinetown Central Business District to the north. Being located close to the off-ramp from the N3 offers access to key routes in KwaZulu Natal, and has helped to cement the area's continuing popularity as a key industrial node. Westmead is bordered by the N3 to Gauteng, the M13 to Kloof and the M19 to Durban and the South Coast.

Most modern amenities and public services are located in Pinetown Central, which is approximately 2km east of the subject property. The property enjoys easy access to public transport.



**SUBJECT SCHEME:** Pinemead, 47B Gillitts Road, Westmead, Pinetown

# PICTURE GALLERY

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
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WESTMEAD, PINETOWN



# PICTURE GALLERY

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN





# PICTURE GALLERY

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# PICTURE GALLERY

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
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WESTMEAD, PINETOWN



# ADDITIONAL INFORMATION

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
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WESTMEAD, PINETOWN

## Primary Use



### Section 1:

Comprising two double-storey blocks (Block A and Block B) and a single-storey West Wing, this section provides a versatile workspace. The ground floors of Blocks A and B collectively host a reception area, 15 offices, 2 kitchenettes, and separate male and female ablutions, ensuring convenience for all occupants. On the first floor, collectively exist three executive offices and a boardroom. Additionally, the West Wing accommodates additional offices, a training area, kitchen facilities, storage and server rooms.

### Section 2:

This double-storey structure features ground floor storage facilities, ablutions, and a well-appointed kitchen. The first floor comprises open-plan office spaces and cubicles delineated by drywall partitioning. A connecting walkway facilitates easy access to Section 3 on the first floor, promoting connectivity within the property.

### Section 3:

This double-storey building boasts an expansive ground floor manufacturing area, complete with essential amenities such as a kitchen, storage spaces and ablution facilities. The first floor consists of offices and supplementary storage areas.

The Purchaser acknowledges herewith that he has viewed and acquainted himself with the Property Disclosure Form which is annexured to the Rules of Auction and Conditions of Sale marked Annexure 2. This report is available to view and download from [www.in2assets.co.za](http://www.in2assets.co.za)

It should be noted that all movable assets do not form part of the sale of the property and is specifically excluded.

### Power Supply

Section 2 and 3 share a common supply which is 3 phase 400A then connected to a 630A breaker going directly into the buildings. Therefore all the cabling is rated for 630A.

Section 1 has two meters and each is supplied 3 Phase 160A.

# ADDITIONAL INFORMATION

(Continued)

SECTIONS 1, 2 & 3 SS  
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## Accommodation Details

As per the sectional title plans the Units have a total gross lettable area of **2 583m<sup>2</sup>** which is made up as follows:

Section 1:	± 1 216 m <sup>2</sup>
Section 2:	± 700 m <sup>2</sup>
Section 3:	± 667 m <sup>2</sup>

It should be noted that the registered size of section 2 is reflected as 700 m<sup>2</sup>. However, an additional floor has been added to this section and the total floor area is now ± 1 400 m<sup>2</sup>. Although we are in possession of approved plans for this addition the sectional title plans have not yet been amended to reflect the increased floor area. Further to the above a steel structure of approximately 50 m<sup>2</sup> has been erected to Exclusive Use Area PY1. There are no plans for this steel structure.

The Purchaser acknowledges herewith that he has fully acquainted himself with the improvements on the Property as well as the sectional title plans and any deviations that may be applicable between the sectional title plans and the improvements on the Property itself. The purchaser will be liable for any/all costs involved in obtaining and passing of the building plans and or amending of the sectional title scheme. The Purchaser acknowledges that he will have no claims against the Seller or the Auctioneer in respect hereof.

## Lease Details

The property is currently tenanted however, the tenant will be vacating on the 30<sup>th</sup> of June 2024. Therefore, the property will be sold with vacant occupation.

## Expenses

The assessment rates for the year 2023/2024 and the levies are as follows:

Section Number	Monthly Rates	Annual Rates
1	R18 427,02	R221 124,24
2	R11 660,04	R139 920,48
3	R11 174,20	R134 090,40
<b>Total</b>	<b>R41 261,26</b>	<b>R495 135,12</b>

Section Number	Admin Fund Levy (Excl. Vat)	CSOS Levy (No Vat)	Reserve Fund Levy (No Vat)	Monthly Total	Annual Total
1	R12 438,46	R40,00	R63,92	R12 542,38	R150 508,56
2	R7 160,36	R40,00	R36,80	R7 237,16	R86 845,92
3	R6 822,75	R40,00	R35,06	R6 897,81	R82 773,72
<b>Total</b>	<b>R26 421,57</b>	<b>R120,00</b>	<b>R135,78</b>	<b>R26 677,35</b>	<b>R320 128,20</b>

## Vat Status

The Seller is VAT registered – Vat payable at 15%

# TERMS & CONDITIONS

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## If you are the successful bidder, kindly note the following:

- 5% deposit payable by the Purchaser on the fall of the hammer
- 10% Auctioneers Commission Plus 15% Vat payable by the Purchaser on the fall of the hammer
- 24 Hour Confirmation period – 24 May 2024 @ 17h00
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical & Entomologist Certificates for the Seller's account

## Kindly note for EFT payments, the following applies:

**EFT Payments**, our trust account banking details are as follows:

Bank : Standard Bank  
Account Name : In2assets Properties (Pty) Ltd  
Account No. : 050022032  
Branch Name : Kingsmead  
Branch code : 040026

2003-04-03

✓ K 01111/03

STRAUSS DALY INC  
2nd Floor East Coast Radio House  
313/315 Umhlanga Rocks Drive  
UMHLANGA 4320  
P O Box 4974, DURBAN 4000  
(031) 5705600

Protocol No. 671

**NOTARIAL DEED OF CESSION OF RIGHT  
TO EXCLUSIVE USE AREA**  
In terms of Section 27(1)(b) of Act No. 95 of 1986

**BE IT HEREBY MADE KNOWN:**

THAT on this the 4th day of FEBRUARY 2003 before me

Notary Public by lawful authority duly admitted and sworn residing and practising at  
DURBAN, in the Province of KWAZULU-NATAL, appeared:

he/she being duly authorised hereby by Special Powers of Attorney granted to him/her  
by:

*(Handwritten marks)*

# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
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(herein referred to as the Developer)

which said Power of Attorney is dated the 19th day of NOVEMBER 2002 and signed at DURBAN, the original of which is filed in my Protocol with the minute hereof.

WHEREAS the Developer is the Developer of the scheme known as PINEMEAD as shown on sectional plan SS69/1996;

AND WHEREAS the Developer is the registered holder of the right to the undermentioned exclusive use area forming part of the common property of the scheme and delineated on the said sectional plan, which rights will be allocated to the undermentioned cessionary;

AND WHEREAS

- (1) A unit consisting of:
  - (a) Section No. 3, as shown and more fully described on Sectional Plan No. SS 69/1996, in the scheme known as PINEMEAD, in respect of the land and building or buildings situate at Pinetown, eThekweni Municipality, of which section the floor area, according to the said Sectional Plan, is 667 (SIX HUNDRED AND SIXTY SEVEN) square metres in extent; and
  - (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by Certificate of Registered Sectional Title No. ST 2112/1996

is about to be transferred into the name of the undermentioned Cessionary;

AND WHEREAS the Developer had on 20 September 2002, as one indivisible transaction, sold the said exclusive use area, together with the unit to which it attaches, to the undermentioned cessionary.

AND WHEREAS the Developer in compliance with his obligations in terms of Section 27(1)(b) of the Sectional Titles Act No. 95 of 1986, wishes to cede his right to the said exclusive use area to the said cessionary;

1

Handwritten initials and signature.

# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
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NOW THEREFORE THE APPEARER DECLARED, in accordance with the provisions of Section 27(1)(b) of the Sectional Titles Act No. 95 of 1986, the said Developer hereby cedes, assigns, transfers and sets over, to:

its successors in title or assigns, for value received and without recourse, all its right, title, interest, claim and demand in and to the undermentioned exclusive use area, namely:

- 1) An exclusive use area described as PARKING BAY/YARD No. PY3 measuring 181 (ONE HUNDRED AND EIGHTY ONE) square metres being as such part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at Pinetown, eThekweni Municipality as shown and more fully described on Sectional Plan No. SS 69/1996;


held under Certificate of Real Right Exclusive Use Areas No. SK413/96S.

AND THAT this deed shall be registered in the Office of the Registrar of Deeds at PIETERMARITZBURG and all costs of and incidental to its preparation, execution and registration, including any transfer duty shall be paid by the cessionary.

SIGNED at DURBAN on the abovementioned date, in the presence of the undersigned witnesses.

**AS WITNESSES:**

2. 

  
\_\_\_\_\_  
q.q.

QUOD ATTESTOR

  
\_\_\_\_\_  
NOTARY PUBLIC



# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
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WESTMEAD, PINETOWN

2000-05-29

SK 1178/2000 S

Protocol No. 1099

**NOTARIAL DEED OF CESSION OF EXCLUSIVE USE AREA**  
(in terms of Section 27 of Act 95 of 1986)

KNOW ALL WHOM IT MAY CONCERN :

THAT on this the 10th day of APRIL, in the year TWO THOUSAND (2000) before me

Notary Public, by lawful authority duly sworn and admitted and residing and practising in JOHANNESBURG, Province of Gauteng, and in the presence of the subscribing witnesses, personally came and appeared-

Maria Magdalena Rosen in her capacity as duly authorised Attorney and agent of and herein representing;

*[Handwritten signatures and initials]*

# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
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1.

acting under and by a virtue of a Power of Attorney signed at DURBAN on the 18th November, 1999 (hereinafter referred to as "the Grantor") and

2.

acting under and by a virtue of a Power of Attorney signed at DURBAN on the 18th November, 1999 (hereinafter called "the Grantee");

which Powers of Attorney have this day been exhibited to me and now remain filed in my Protocol.

AND THE APPEARER DECLARED THAT WHEREAS in terms of an agreement dated 28th OCTOBER 1999, the Grantor sold to the undermentioned Grantee Section No. 1 in the scheme known as PINEMEAD, together with the rights to the undermentioned exclusive use area/s to the Grantee all for the indivisible sum of R2 300 000,00 (TWO MILLION THREE HUNDRED THOUSAND RAND);

NOW THEREFORE the Appearer on behalf of his principals hereby cedes in terms of Section 27(4) of the Sectional Titles Act 95/1986 to:

its successors in title or assigns:

- (1.) An exclusive use area described as Parking Bay/Yard PY1 measuring 1 026 (ONE THOUSAND AND TWENTY SIX) square metres being part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown, as shown and more fully described on Sectional Plan No. SS 69/96

Held under Notarial Deed of Cession No. SK.2532/1996

- (2.) An exclusive use area described as Parking Bay PE5 measuring 12 (TWELVE) square metres being part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown, as shown and more fully described on Sectional Plan No. SS 69/96

Held under Notarial Deed of Cession No. SK.2532/1996

# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
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- (3.) An exclusive use area described as Parking Bay PB6 measuring 12 (TWELVE) square metres being part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown, as shown and more fully described on Sectional Plan No. SS 69/96

Held under Notarial Deed of Cession No. SK.2532/1996

- (4.) An exclusive use area described as Parking Bay PB13 measuring 12 (TWELVE) square metres being part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown, as shown and more fully described on Sectional Plan No. SS 69/96

Held under Notarial Deed of Cession No. SK.2532/1996

- (5.) An exclusive use area described as Parking Bay PB14 measuring 15 (FIFTEEN) square metres being part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown, as shown and more fully described on Sectional Plan No. SS 69/96

Held under Notarial Deed of Cession No. SK.2532/1996

- (6.) An exclusive use area described as Parking Bay PB15 measuring 15 (FIFTEEN) square metres being part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown, as shown and more fully described on Sectional Plan No. SS 69/96

Held under Notarial Deed of Cession No. SK.2532/1996

- (7.) An exclusive use area described as Parking Bay PB16 measuring 13 (THIRTEEN) square metres being part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown, as shown and more fully described on Sectional Plan No. SS 69/96

Held under Notarial Deed of Cession No. SK.2532/1996

- (8.) An exclusive use area described as Parking Bay PB17 measuring 12 (TWELVE) square metres being part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown, as shown and more fully described on Sectional Plan No. SS 69/96

Held under Notarial Deed of Cession No. SK.2532/1996

# TITLE DEEDS

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AND the said Appearer in his capacity as aforesaid, declared in the name and on behalf of the aforesaid Grantee, to accept the grant of the right to the Exclusive Use Areas hereinbefore set forth.

THUS DONE AND EXECUTED at SANDTON in the presence of the subscribing witnesses and of me, the Notary Public, on the day, month and year aforesaid.

AS WITNESSES

1. [Signature] q.q.

2. [Signature] q.q.

QUOD ATTESTOR,

[Signature]  
NOTARY PUBLIC

For Information Only

# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
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WESTMEAD, PINETOWN

**37**  
033 845 9700

BACHELORS  
ATTORNEYS AND CONVEYANCERS  
1A LOUDON HOUSE  
LOUDON PARK  
8 ST MARY'S ROAD  
KLOOF  
3616 Home duty

2022-06-17  
SK 22 2049 8

Protocol Number 599/2022


**NOTARIAL CESSION OF EXCLUSIVE USE AREAS**  
(In terms of Section 27(4) of Act 95 of 1986)

BE IT HEREBY MADE KNOWN:  
THAT on this the 24 day of March 2022  
before me

of KLOOF, in the Province of KWA ZULU - NATAL, Notary Public, by lawful authority duly admitted and sworn and in the presence of the subscribing witnesses personally came and appeared

he the said Appearer being duly authorised thereto by

1. A special power of attorney in his favour signed at Kloof on 28 January 2022 granted by



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("Cedent")

and

2. A special power of attorney in his favour signed at Pinetown on 16 February 2022 granted by

("Cessionary")

AND THE SAID APPEARER DECLARED THAT:

WHEREAS in terms of an agreement dated 6 September 2021, (the "Agreement") the Cedent sold to the undermentioned Cessionary,

A Unit consisting of

- (a) Section No. 2 as shown and more fully described on Sectional Plan No SS 69/1996 in the scheme known as PINEMEAD in respect of the land and building or buildings situated at PINETOWN, ETHEKWINI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 700 (Seven Hundred) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST13746/1996

together with the rights to the undermentioned exclusive use area

AND WHEREAS the Cessionary accepts the rights conferred on it in terms of the agreement;

NOW THEREFORE the Appearer on behalf of the Cedent hereby cedes in terms of Section 27(4) of the Sectional Titles Act, 95 of 1986 to



# TITLE DEEDS

(Continued)

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An Exclusive Use Area described as PARKING BAY/YARD Number PY2 measuring 923 (NINE HUNDRED AND TWENTY THREE) square metres, being as such part of the common property, comprising the land and the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN, ETHEKWINI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS 69/1996

HELD BY Notarial Deed of Cession of Right to Exclusive Use Area Number SK 2533/1996S  
and subject to the conditions contained therein

THUS DONE AND SIGNED and executed at KLOOF on the day, month and year first  
aforewritten in the presence of the undersigned witnesses.

AS WITNESSES:

1. *Githens*

*J. B. ...*  
q.q. CESSANT

2. *Edon*

*J. B. ...*  
q.q. CESSONARY

QUOD ATTESTOR


*A. ...*  
NOTARY PUBLIC


# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
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WESTMEAD, PINETOWN

Prepared by me:

  
CONVEYANCER  
MEYER, E.M.

  
2003-04-03

ST 17363703

## SECTIONAL DEED OF TRANSFER

STRAUSS DALY INC  
2nd Floor East Coast Radio House  
313/315 Umhlanga Rocks Drive  
UMHLANGA 4320  
P O Box 4974, DURBAN 4000  
(031) 5705600

**BE IT HEREBY MADE KNOWN**

**THAT**  
Conveyancer of PIETERMARITZBURG, appeared before me, **REGISTRAR OF DEEDS** at PIETERMARITZBURG, he, the said Appearer being duly authorised thereto by a Power of Attorney granted to him by:

which said Power of Attorney is dated the 19th day of NOVEMBER 2002 and signed at DURBAN.



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AND the said Appearer declared that his Principal the said  
had, on 20 September 2002 truly and legally  
sold by PRIVATE TREATY the following unit/s for the

which includes exclusive use area number(s) PY3 and that he, the said Appearer  
in his capacity aforesaid, did, by these presents, cede and transfer, in full and free  
property, to and on behalf of:

its successors in title or assigns the following property, namely:

- (1) A unit consisting of:
  - (a) Section No. 3, as shown and more fully described on Sectional Plan No. SS 69/1996, in the scheme known as PINEMEAD, in respect of the land and building or buildings situate at Pinetown, eThekweni Municipality, of which section the floor area, according to the said Sectional Plan, is 667 (SIX HUNDRED AND SIXTY SEVEN) square metres in extent; and
  - (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by Certificate of Registered Sectional Title No. ST 2112/1996

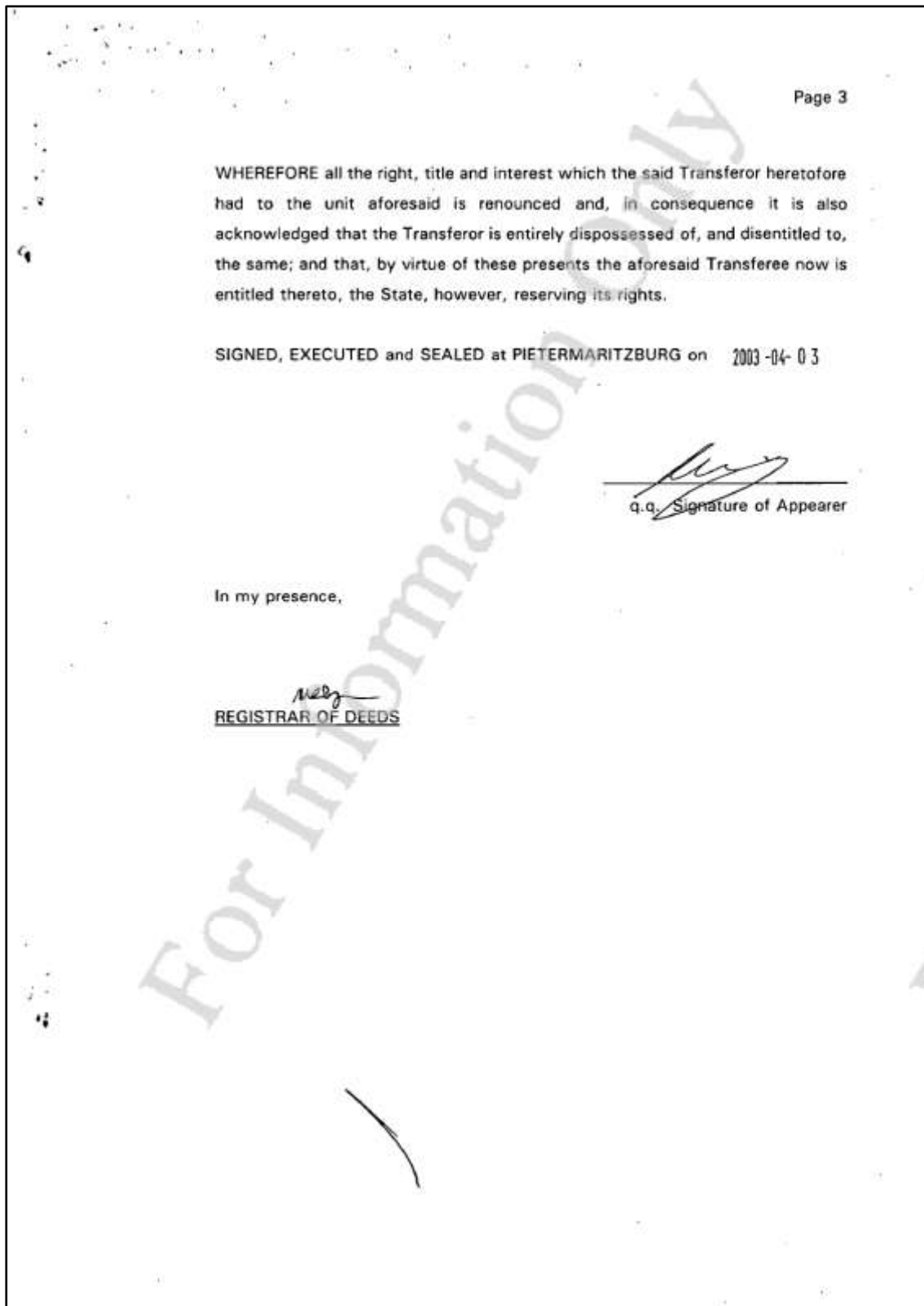
THE SAID UNIT IS SUBJECT TO OR SHALL BENEFIT BY:

- (i) The servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in Section 28 of the Sectional Titles Act, 1986, (Act No. 95 of 1986); and
- (ii) Any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

37  
033 845 9700

BACHELORS  
ATTORNEYS AND CONVEYANCERS  
1A LOUDON HOUSE  
LOUDON PARK  
8 ST MARY'S ROAD  
KLOOF  
3610

Prepared by me

*John Henry Batchelor*  
CONVEYANCER  
JOHN HENRY BACHELOR  
LPCM No 63979

2022-06-17

ST 20830 22

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said Appearer being duly authorised thereto by a Power of Attorney granted to him/her by

which said Power of Attorney was signed at Kloof on 28 January 2022

Lexis® Convey 18.0.4.3

Page 2

And the Appearer declared that his/her said principal had, on 6 September 2021, truly and legally sold the following property, together with Exclusive Use Area/s of PARKING BAY / YARD Number PY2 forming part of the common property by Private Treaty.

And that he/she, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of

A Unit consisting of

- (a) Section No. 2 as shown and more fully described on Sectional Plan No. SS69/1996 in the scheme known as PINEMEAD in respect of the land and buildings or buildings situated at PINETOWN, ETHEKWINI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 700 (SEVEN HUNDRED) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY Deed of Transfer Number ST13746/96

The said unit is subject to or shall benefit by:

- (i) the servitudes, other than real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled hereto, the State, however reserving its right, and finally acknowledging

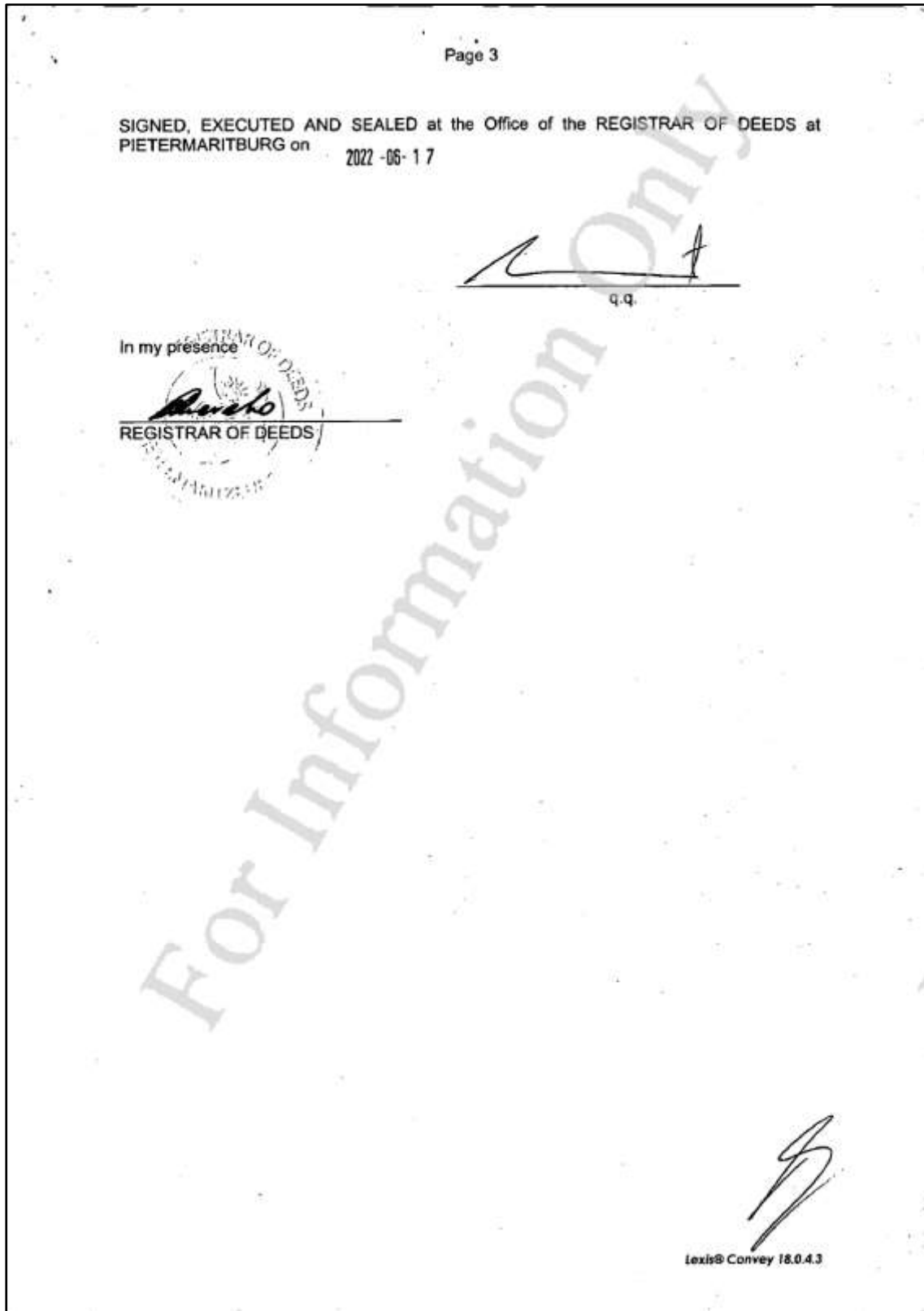


Lexis® Convey 18.0.4.3

# TITLE DEEDS

(Continued)

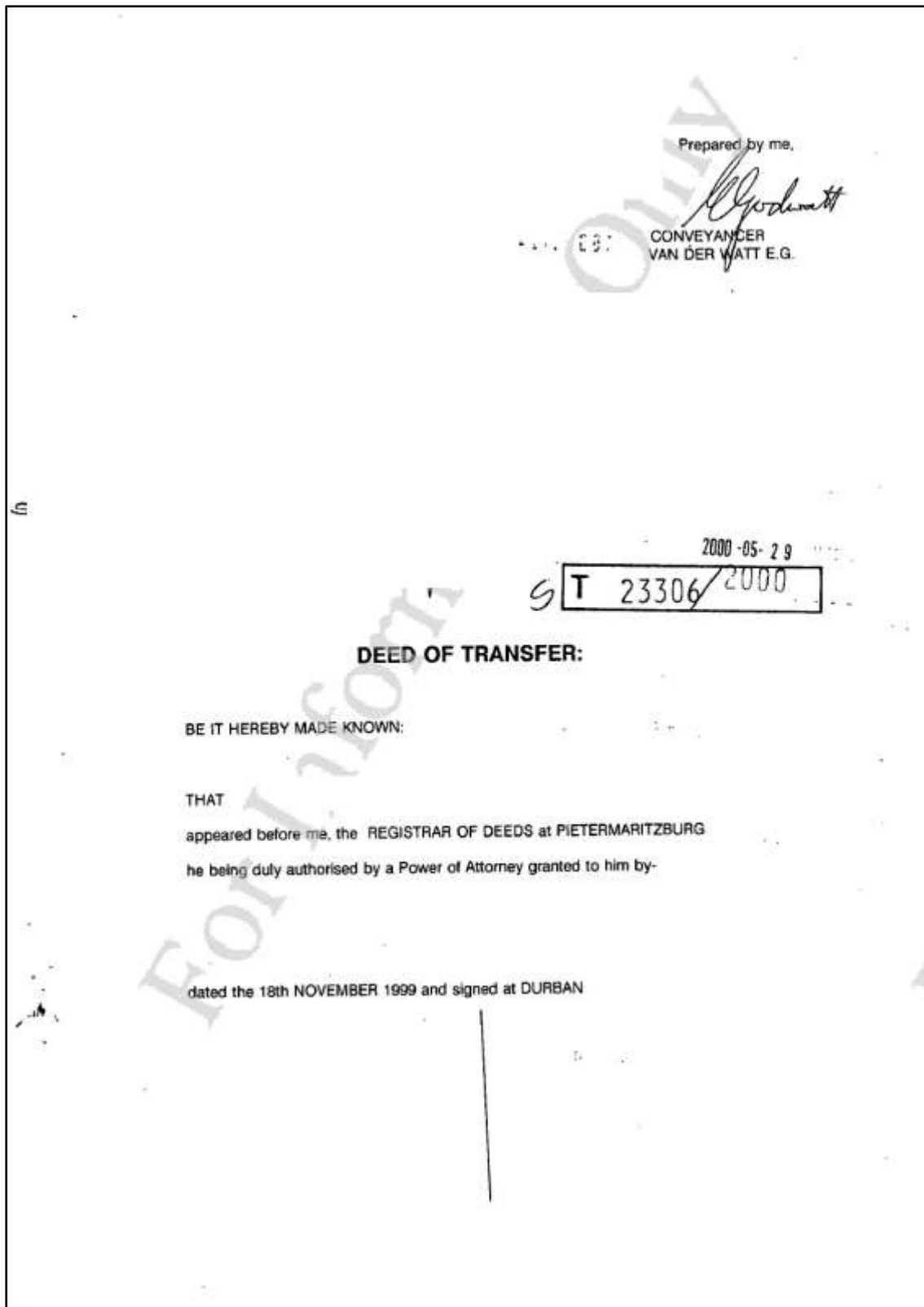
SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



Page 2

AND the Appearer declared that the transferor had truly and legally sold the hereinafter mentioned unit together with exclusive use areas Parking Bay/Yard PY1 measuring 1 026 (ONE THOUSAND AND TWENTY SIX) Square Metres and Parking Bay PB5 measuring 12 (TWELVE) Square Metres and Parking Bay PB6 measuring 12 (TWELVE) Square Metres and Parking Bay PB13 measuring 12 (TWELVE) Square Metres and Parking Bay PB14 measuring 15 (FIFTEEN) Square Metres and Parking Bay PB15 measuring 15 (FIFTEEN) Square Metres and Parking Bay PB16 measuring 13 (THIRTEEN) Square Metres and Parking Bay PB17 measuring 12 (TWELVE) Square Metres on 28th OCTOBER 1999 for the purchase price of R2 300 000,00 (TWO MILLION THREE HUNDRED THOUSAND RAND) and that he, in his capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of -

A Unit Consisting of -

- (a) Section No. 1 as shown and more fully described on Sectional Plan No. SS 69/96 in the scheme known as PINEMEAD in respect of the land and building or buildings situate at PINETOWN Borough of Pinetown of which section the floor area, according to the said sectional plan is 1 216 (ONE THOUSAND TWO HUNDRED AND SIXTEEN) square metres in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by DEED OF TRANSFER NO. T. ST.13745/1996

THE said unit is subject to or shall benefit by-

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in section 11(3)(b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act No. 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.



# TITLE DEEDS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

Page 3

WHEREFORE all the right, title and interest which the transferor heretofore had to the unit/s aforesaid is renounced and, in consequence it is also acknowledged that the transferor is entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the aforesaid transferee now is entitled thereto, the State however, reserving its rights.

SIGNED, EXECUTED and SEALED at PIETERMARITZBURG on 2000-05-29

 q.q.

In my presence,

  
REGISTRAR OF DEEDS

For Information Only





# ZONING CERTIFICATE

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



**DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT**  
**Development Planning Department**  
**Land Use Management Branch**

166 K E Masinga Road, Durban, 4001  
P O Box 680, Durban, 4000  
Tel: 031 311 1111  
www.durban.gov.za

GCFP No : 21/7/12  
Our Reference : ZC20240420001/W  
Enquiries : Nishal Kalicharan  
Telephone : 031 3221912  
Email : nishal.kalicharan@durban.gov.za

**eTHEKWINI MUNICIPAL LAND USE SCHEME: INNER WEST SUB-SCHEME**

Date : 4 April 2024  
Name of Enquirer : Varsha Baskali

**SITE PARTICULARS:**

Description : Remainder of Erf 19224 Pinetown  
Street Address : 47 Gillitts Road, Pinetown

**GENERAL LAND USE MANAGEMENT INFORMATION**

ZONING : General Industry  
FLOOR AREA RATIO : 1.4  
COVERAGE : 70%  
MAX. PERMITTED HEIGHT : 6 Storeys  
BUILDING LINE : 7.5m  
SIDE SPACE : 3.0m  
REAR SPACE : 3.0m  
(D'MOSS) : No  
ADDITIONAL CONTROLS (if applicable) : N/A

**NB:** The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Scheme Clauses where, in certain cases, additional requirements can be called for at the discretion of the Head: Development Planning and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

**REMARKS:**

**Note 1:** This information has been compiled at the above date, but as the Scheme is in the course of preparation it may be amended from time to time.

**Note 2:** The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of the eThekweni Municipality By-Laws, the National Building Regulations, Environmental Legislation or any restrictive conditions in Title Deeds.

**Note 3:** Please note that if the site is affected by DMOSS or a watercourse, please consult the Biodiversity and Climate Protection Branch on 031 311 7517 in this regard.

**Note 4:** See Additional Controls on the Attached Development Facilitation Table Extract from the Scheme. (If applicable)

COMPILED BY: NISHAL KALICHARAN

SIGNATURE:

DATE: 4 APRIL 2024

CHECKED BY: LURESHNI GOVENDER

SIGNATURE:

DATE: 4 APRIL 2024

# ZONING CERTIFICATE



(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

ZONE: GENERAL INDUSTRY										
<p><b>SCHEME INTENTION:</b> To provide, preserve, use land or buildings for:</p> <ul style="list-style-type: none"> <li>• Full range of industrial uses where the emphasis is on bulk and heavy industry and where due cognizance must be taken of environmental impacts.</li> <li>• Ensuring sustainable locations which accommodate the requirements for Industrial Activities and minimize their impact on surrounding uses.</li> </ul>										
<p><b>COLOUR NOTATION:</b></p>										
PRIMARY			SPECIAL CONSENT			PRECLUDED				
<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Builder's Yard</li> <li>• Bus &amp; Taxi Depot</li> <li>• Car Wash</li> <li>• Conservation Area</li> <li>• Display Area</li> <li>• Dwelling House *</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Warehouse</li> </ul>			<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Betting Depot</li> <li>• Cemetery/Crematorium</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Direct Access Service Centre</li> <li>• Educational Establishment</li> <li>• Forensic Science Laboratory</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Industry - Extractive</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Telecommunication Infrastructure</li> </ul>			<ul style="list-style-type: none"> <li>• Landfill</li> <li>• Laundry</li> <li>• Mortuary</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Refuse Disposal</li> <li>• Restaurant/ Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>			<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Health &amp; Beauty Clinic</li> <li>• Hotel</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Reform School</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Student Residence</li> <li>• Transport Use</li> <li>• Zoological Garden</li> </ul>	
ADDITIONAL CONTROLS										
<p><b>GENERAL:</b></p> <ol style="list-style-type: none"> <li>1. All landscaping at the discretion of the Municipality.</li> <li>2. Not more than one dwelling house for manager, foreman or caretaker to be permitted on each industrial site.</li> </ol>										
DEVELOPMENT PARAMETERS										
SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO			
BUILDING LINE	SIDES	REAR								
7.5m	3.0m	3.0m	N/A	1800m <sup>2</sup> (Dassenhoek & Mariannahill 1500m <sup>2</sup> )	6	70%	1.4			

# SECTIONAL TITLE PLANS

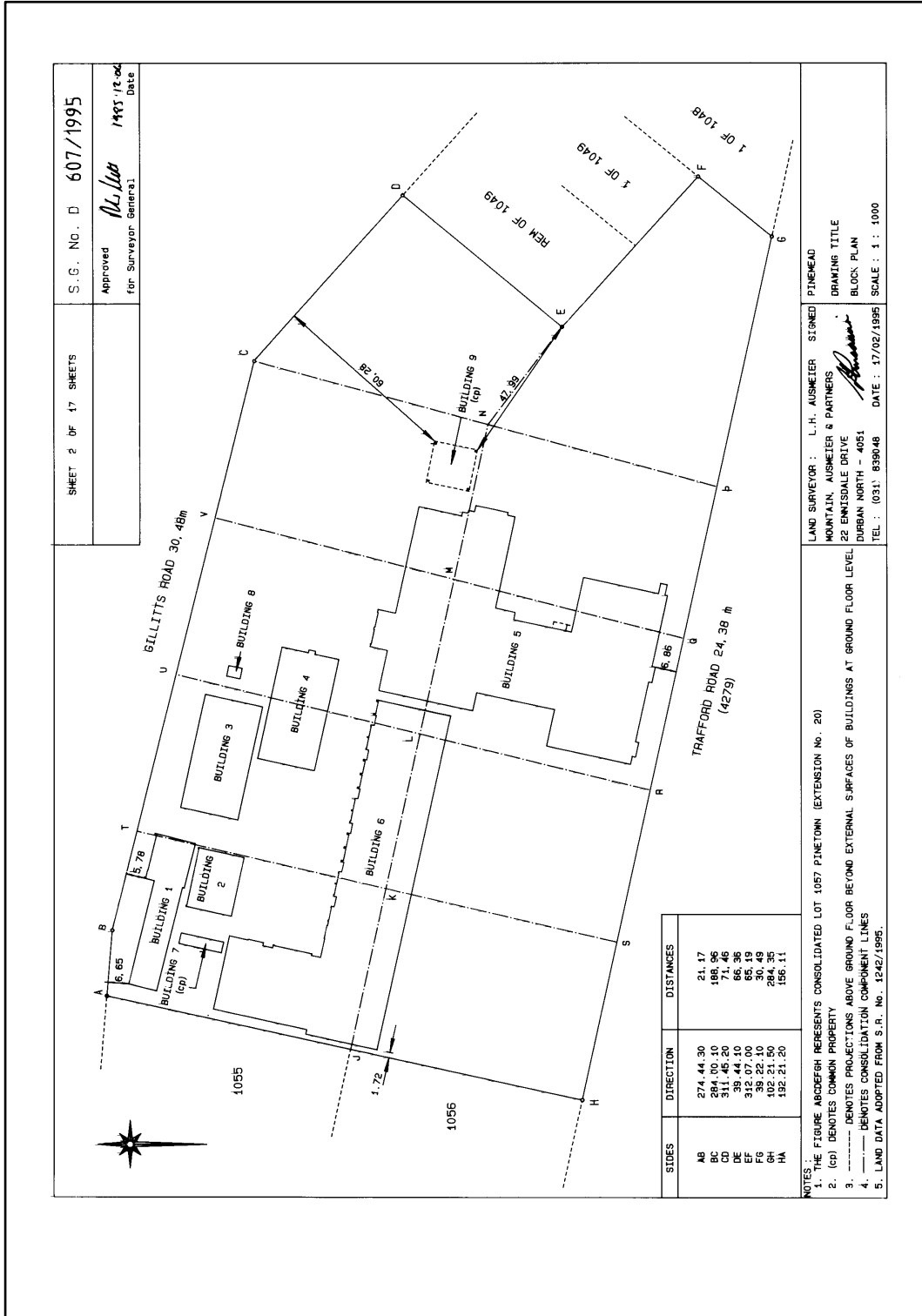
SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

SECTIONAL PLAN No. SS.69/1996	SHEET 1	S.G. No. D 607/1995
Registered at	OF	Approved
Registrar of Deeds Date : 1996.02.16	17 SHEETS	 for Surveyor-General Date : 1995.12.06
NAME OF SCHEME : PINEMEAD		
DESCRIPTION OF LAND ACCORDING TO DIAGRAM : CONSOLIDATED LOT 1057 PINETOWN (EXTENSION No. 20), BOROUGH OF PINETOWN, ADMINISTRATIVE DISTRICT OF NATAL AND PROVINCE OF KNAZULU-NATAL, MEASURING 4,0841 HECTARES		
DIAGRAM No. : S.G. No. 3300/1961		
NAME OF LOCAL AUTHORITY : BOROUGH OF PINETOWN		
LOCAL AUTHORITY REFERENCE NUMBER : 95/13 - SECTION 4 (5)		
DESCRIPTION OF BUILDINGS : NINE BUILDINGS, NAMELY (a) BUILDING 1 COMPRISING : PART OF SECTION 1 (b) BUILDING 2 COMPRISING : PART OF SECTION 1 (c) BUILDING 3 COMPRISING : PART OF SECTION 2 (d) BUILDING 4 COMPRISING : SECTION 3 (e) BUILDING 5 COMPRISING : SECTIONS 4 - 6 (f) BUILDING 6 COMPRISING : SECTIONS 7 - 13 (g) BUILDING 7 COMPRISING : COMMON PROPERTY (h) BUILDING 8 COMPRISING : PART OF SECTION 2 (j) BUILDING 9 COMPRISING : COMMON PROPERTY		
CAVEAT : THE DEVELOPER RESERVES THE RIGHT IN TERMS OF SECTION 25 OF THE SECTIONAL TITLES ACT TO EXTEND THE SCHEME FURTHER BY THE ERECTION OF ADDITIONAL BUILDINGS.		
EXCLUSIVE USE AREAS : SEE SHEET No.'s 3, 4 AND 5		
ENCROACHMENTS ON THE LAND : NO		
CERTIFICATES :  (A) I, LAWRENCE HEINRICH AUSMEIER, HEREBY CERTIFY THAT I HAVE PREPARED SHEETS 1 - 17, INCLUSIVE OF THIS SECTIONAL PLAN FROM SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE SECTIONAL TITLES ACT, 1986, AND THE REGULATIONS PROMULGATED THEREUNDER.		
DATE : 17/02/1995	SIGNED : PROFESSIONAL LAND SURVEYOR	
REGISTRATION No. PLS - 0014 - D	ADDRESS : MOUNTAIN, AUSMEIER & PARTNERS 22 ENNISDALE DRIVE DURBAN NORTH - 4051 TEL : (031) 839048	
SURVEY RECORDS No. D 607/1995	COMPILATIONS : FT-88-12D	

# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



SHEET 2 OF 17 SHEETS

S.G. NO. D 607/1995

Approved *[Signature]* 1995 12-04  
for Surveyor General Date

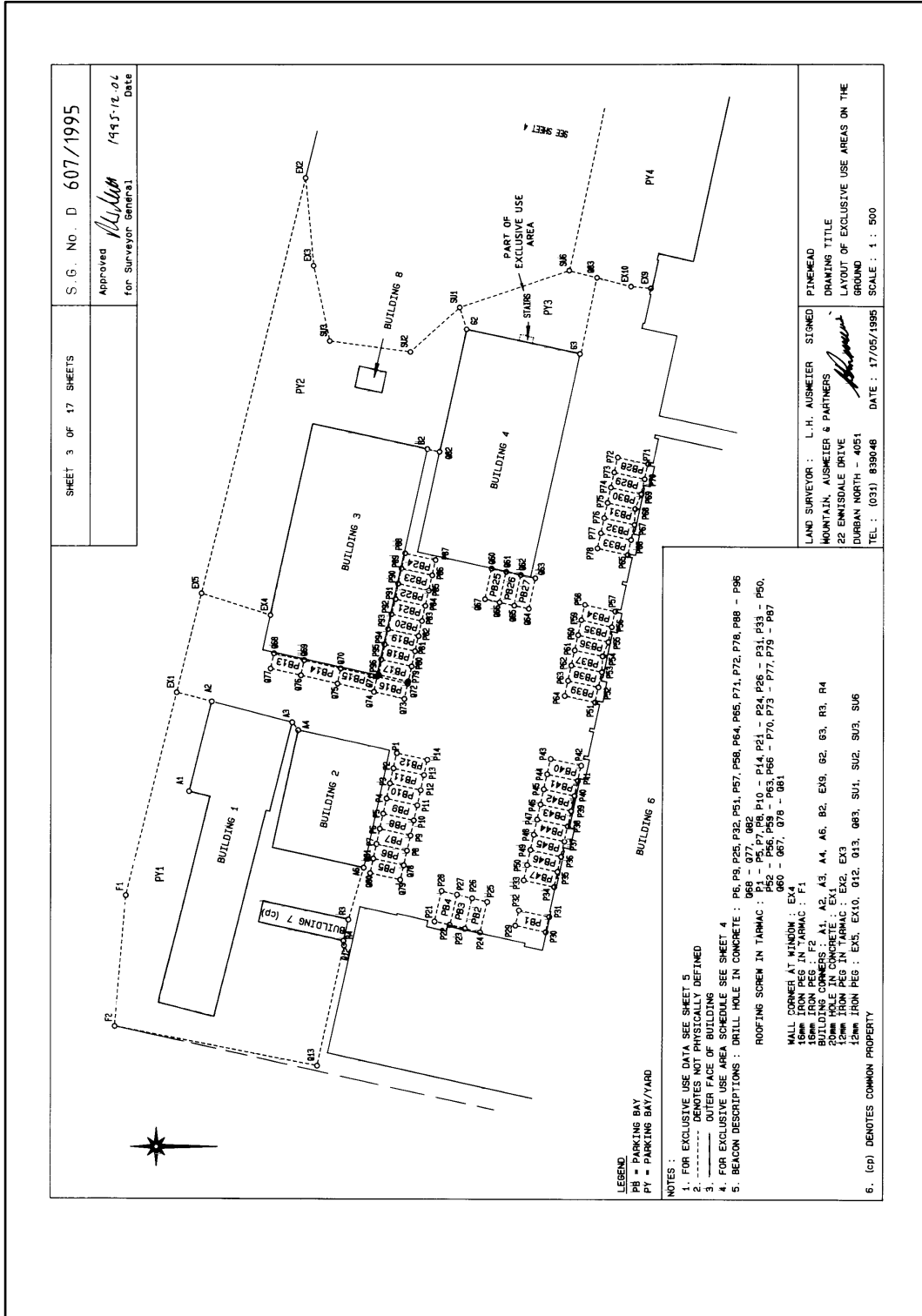
LAND SURVEYOR : L.H. AUSMEIER STIGNED  
MOUNTAIN, AUSMEIER & PARTNERS  
22 ENNISDALE DRIVE  
DURBAN NORTH - 4051  
TEL : (031) 838046 DATE : 17/02/1995 SCALE : 1 : 1000

NOTES:  
1. THE FIGURE ABOVE REPRESENTS CONSOLIDATED LOT 1057 PINETOWN (EXTENSION NO. 20)  
2. (CP) DENOTES COMMON PROPERTY  
3. --- DENOTES PROJECTIONS ABOVE GROUND FLOOR BEYOND EXTERNAL SURFACES OF BUILDINGS AT GROUND FLOOR LEVEL  
4. - - - - - DENOTES CONSOLIDATION COMPONENT LINES  
5. LAND DATA ADAPTED FROM S.R. NO. 1242/1995.

# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



SHEET 3 OF 17 SHEETS	S. G. No. D 607/1995
	Approved <i>[Signature]</i> 1995-12-04 for Surveyor General

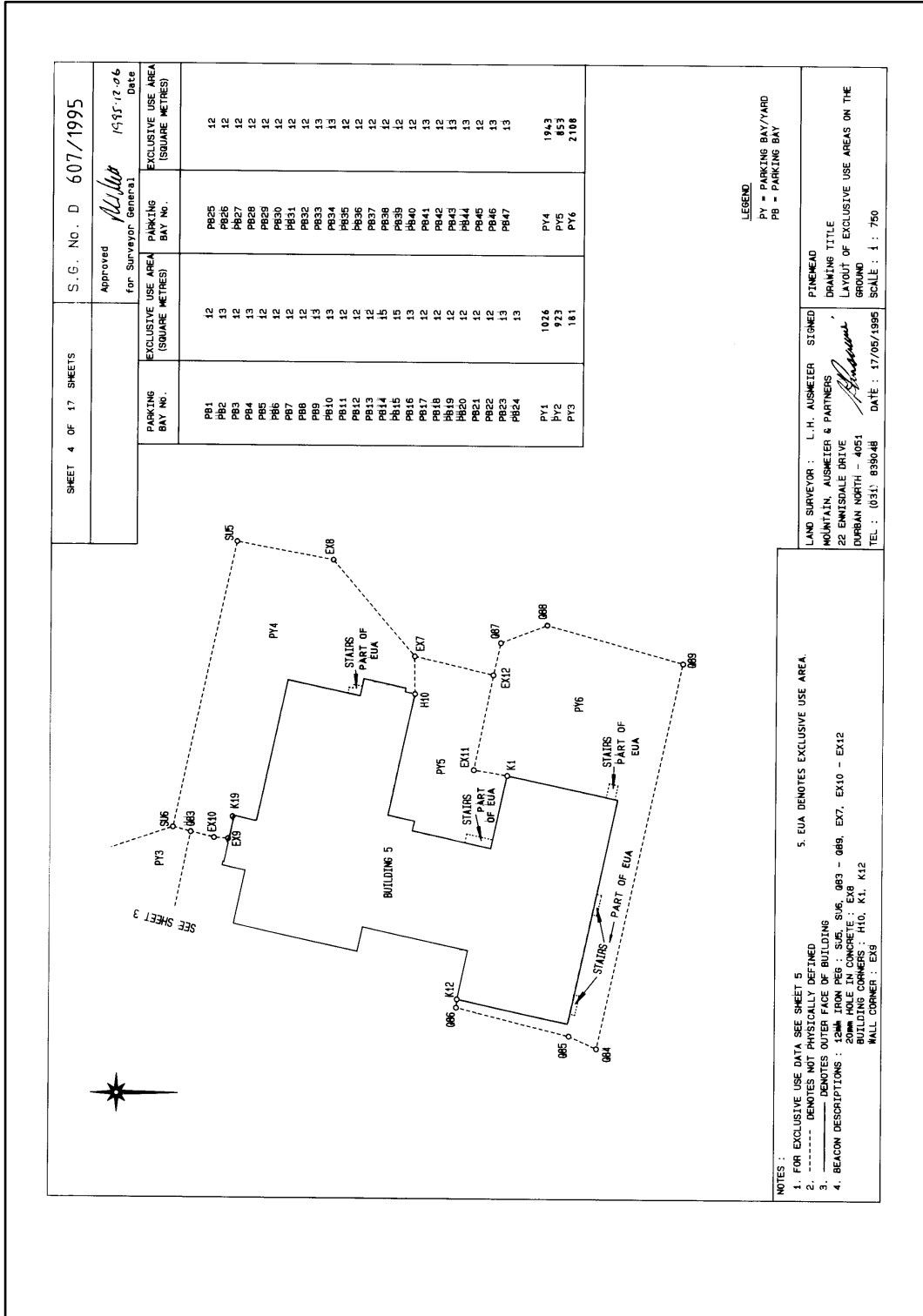
LAND SURVEYOR : L. H. AUSMEIER SIGNED <i>[Signature]</i>	PINEMEAD
MOUNTAIN, AUSMEIER & PARTNERS	DRAWING TITLE
22 ENNISDALE DRIVE	LAYOUT OF EXCLUSIVE USE AREAS ON THE
DURBAN NORTH - 4051	GROUND
TEL : (031) 839048	DATE : 17/05/1995
	SCALE : 1 : 500

- LEGEND  
 PB = PARKING BAY  
 PY = PARKING BAY/YARD
- NOTES :
- FOR EXCLUSIVE USE DATA SEE SHEET 5
  - DENOTES NOT PHYSICALLY DEFINED
  - FOR EXCLUSIVE USE DATA SEE SHEET 4
  - FOR EXCLUSIVE USE AREA SCHEDULE SEE SHEET 4
  - BENCH DESCRIPTIONS : DRILL HOLE IN CONCRETE : P6, P9, P26, P32, P51, P57, P58, P64, P65, P71, P72, P76, P88 - P96  
 P68, P77, P85  
 ROOFING SCREIN IN TARMAC : P1 - P5, P7, P6, P10 - P14, P21 - P24, P26 - P31, P33 - P50,  
 P52 - P56, P59 - P63, P66 - P70, P73 - P77, P79 - P87  
 P80 - P87, P79 - P81  
 WALL CORNER AT WINDOW : EX1  
 16mm IRON PEG IN TARMAC : F1  
 16mm IRON PEG : F2  
 BUILDING CORNER AT : A1, A2, A3, A4, A6, B2, EX9, G2, G3, R4  
 BUILDING CORNER AT : EX2, EX3  
 12mm IRON PEG IN TARMAC : EX2, EX3  
 12mm IRON PEG : EX5, EX10, 012, 013, 063, SU1, SU2, SU3, SU6
  - (cp) DENOTES COMMON PROPERTY

# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

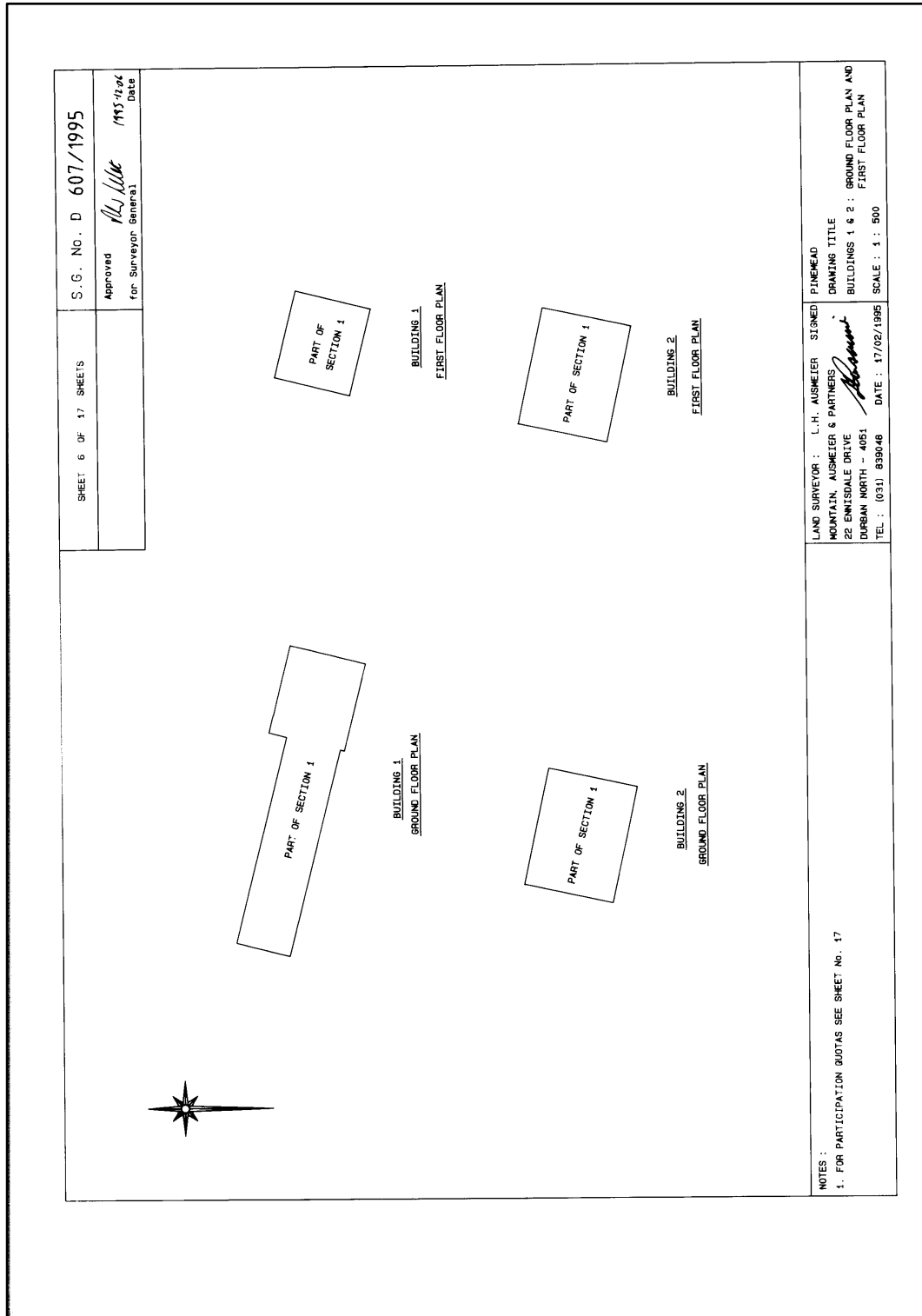
SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

S. G. No. D 607/1995		SHEET 5 OF 17 SHEETS									
SIDES	DISTANCE	DIRECTIONS	SIDES	DISTANCE	DIRECTIONS	SIDES	DISTANCE	DIRECTIONS	SIDES	DISTANCE	DIRECTIONS
P29 - P32	2,49	282 41.40	P81 - P83	2,50	102 44.10	P63 - P65	4,98	192 20 00	085 - 087	95,27	16 36 00
P31 - P34	2,49	11 99.20	P82 - P84	2,50	102 47.30	P64 - P67	2,50	282 23 30	088 - 091	95,27	102 31 50
P32 - P35	2,49	102 39.20	P83 - P86	4,98	12 45.10	P68 - P71	2,50	102 26 40	085 - 088	7,32	204 25 10
P33 - P36	5,01	285 14 50	P84 - P87	2,50	285 25 30	P72 - P75	2,50	186 18 40	089 - 092	27,95	194 04 10
P34 - P37	2,50	13 31 50	P85 - P88	4,98	12 42 50	P76 - P79	2,50	102 32 50	085 - 088	1,93	267 47 40
P35 - P38	5,00	103 14 00	P86 - P89	2,50	212 42 40	P80 - P83	5,03	192 14 40	089 - 092	1,98	187 42 50
P36 - P39	4,97	283 16 10	P87 - P90	2,50	102 48 50	P84 - P87	2,50	102 12 00			
P37 - P40	2,50	13 08 40	P88 - P91	2,50	102 34 40	P88 - P91	2,50	192 20 50			
P38 - P41	2,50	193 54 00	P89 - P92	2,50	102 36 10	P92 - P95	2,50	192 11 00			
P39 - P42	2,50	283 17 20	P90 - P93	2,50	102 36 10	P96 - P99	2,50	192 15 50			
P40 - P43	2,50	192 41 10	P91 - P94	5,00	282 54 40	P100 - P103	2,50	192 16 50			
P41 - P44	2,50	282 55 30	P92 - P95	5,00	12 35 00	P104 - P107	2,50	102 19 00			
P42 - P45	2,50	103 14 00	P93 - P96	2,50	282 17 50	P108 - P111	2,50	102 21 00			
P43 - P46	2,50	103 14 00	P94 - P97	2,50	12 15 00	P112 - P115	2,50	102 31 40			
P44 - P47	2,50	13 08 40	P95 - P98	2,50	102 22 20	P116 - P119	2,50	192 26 30			
P45 - P48	2,50	193 54 00	P96 - P99	2,50	102 22 20	P120 - P123	2,50	192 27 00			
P46 - P49	2,50	283 17 20	P97 - P100	2,50	12 15 00	P124 - P127	2,50	102 31 40			
P47 - P50	2,50	192 41 10	P98 - P101	2,50	102 22 20	P128 - P131	2,50	192 26 30			
P48 - P51	2,50	282 55 30	P99 - P102	2,50	102 15 20	P132 - P135	2,50	102 17 00			
P49 - P52	2,50	103 14 00	P100 - P103	2,50	102 15 20	P136 - P139	2,50	102 17 00			
P50 - P53	2,50	13 08 40	P101 - P104	2,50	102 22 40	P140 - P143	2,50	192 15 50			
P51 - P54	2,50	193 54 00	P102 - P105	2,50	102 22 40	P144 - P147	2,50	192 15 50			
P52 - P55	2,50	283 17 20	P103 - P106	2,50	102 22 40	P148 - P151	2,50	192 15 50			
P53 - P56	2,50	192 41 10	P104 - P107	2,50	102 22 40	P152 - P155	2,50	192 15 50			
P54 - P57	2,50	282 55 30	P105 - P108	2,50	102 22 40	P156 - P159	2,50	192 15 50			
P55 - P58	2,50	103 14 00	P106 - P109	2,50	102 22 40	P160 - P163	2,50	192 15 50			
P56 - P59	2,50	13 08 40	P107 - P110	2,50	102 22 40	P164 - P167	2,50	192 15 50			
P57 - P60	2,50	193 54 00	P108 - P111	2,50	102 22 40	P168 - P171	2,50	192 15 50			
P58 - P61	2,50	283 17 20	P109 - P112	2,50	102 22 40	P172 - P175	2,50	192 15 50			
P59 - P62	2,50	192 41 10	P110 - P113	2,50	102 22 40	P176 - P179	2,50	192 15 50			
P60 - P63	2,50	282 55 30	P111 - P114	2,50	102 22 40	P180 - P183	2,50	192 15 50			
P61 - P64	2,50	103 14 00	P112 - P115	2,50	102 22 40	P184 - P187	2,50	192 15 50			
P62 - P65	2,50	13 08 40	P113 - P116	2,50	102 22 40	P188 - P191	2,50	192 15 50			
P63 - P66	2,50	193 54 00	P114 - P117	2,50	102 22 40	P192 - P195	2,50	192 15 50			
P64 - P67	2,50	283 17 20	P115 - P118	2,50	102 22 40	P196 - P199	2,50	192 15 50			
P65 - P68	2,50	192 41 10	P116 - P119	2,50	102 22 40	P200 - P203	2,50	192 15 50			
P66 - P69	2,50	282 55 30	P117 - P120	2,50	102 22 40	P204 - P207	2,50	192 15 50			
P67 - P70	2,50	103 14 00	P118 - P121	2,50	102 22 40	P208 - P211	2,50	192 15 50			
P68 - P71	2,50	13 08 40	P119 - P122	2,50	102 22 40	P212 - P215	2,50	192 15 50			
P69 - P72	2,50	193 54 00	P120 - P123	2,50	102 22 40	P216 - P219	2,50	192 15 50			
P70 - P73	2,50	283 17 20	P121 - P124	2,50	102 22 40	P220 - P223	2,50	192 15 50			
P71 - P74	2,50	192 41 10	P122 - P125	2,50	102 22 40	P224 - P227	2,50	192 15 50			
P72 - P75	2,50	282 55 30	P123 - P126	2,50	102 22 40	P228 - P231	2,50	192 15 50			
P73 - P76	2,50	103 14 00	P124 - P127	2,50	102 22 40	P232 - P235	2,50	192 15 50			
P74 - P77	2,50	13 08 40	P125 - P128	2,50	102 22 40	P236 - P239	2,50	192 15 50			
P75 - P78	2,50	193 54 00	P126 - P129	2,50	102 22 40	P240 - P243	2,50	192 15 50			
P76 - P79	2,50	283 17 20	P127 - P130	2,50	102 22 40	P244 - P247	2,50	192 15 50			
P77 - P80	2,50	192 41 10	P128 - P131	2,50	102 22 40	P248 - P251	2,50	192 15 50			
P78 - P81	2,50	282 55 30	P129 - P132	2,50	102 22 40	P252 - P255	2,50	192 15 50			
P79 - P82	2,50	103 14 00	P130 - P133	2,50	102 22 40	P256 - P259	2,50	192 15 50			
P80 - P83	2,50	13 08 40	P131 - P134	2,50	102 22 40	P260 - P263	2,50	192 15 50			
P81 - P84	2,50	193 54 00	P132 - P135	2,50	102 22 40	P264 - P267	2,50	192 15 50			
P82 - P85	2,50	283 17 20	P133 - P136	2,50	102 22 40	P268 - P271	2,50	192 15 50			
P83 - P86	2,50	192 41 10	P134 - P137	2,50	102 22 40	P272 - P275	2,50	192 15 50			
P84 - P87	2,50	282 55 30	P135 - P138	2,50	102 22 40	P276 - P279	2,50	192 15 50			
P85 - P88	2,50	103 14 00	P136 - P139	2,50	102 22 40	P280 - P283	2,50	192 15 50			
P86 - P89	2,50	13 08 40	P137 - P140	2,50	102 22 40	P284 - P287	2,50	192 15 50			
P87 - P90	2,50	193 54 00	P138 - P141	2,50	102 22 40	P288 - P291	2,50	192 15 50			
P88 - P91	2,50	283 17 20	P139 - P142	2,50	102 22 40	P292 - P295	2,50	192 15 50			
P89 - P92	2,50	192 41 10	P140 - P143	2,50	102 22 40	P296 - P299	2,50	192 15 50			
P90 - P93	2,50	282 55 30	P141 - P144	2,50	102 22 40	P300 - P303	2,50	192 15 50			
P91 - P94	2,50	103 14 00	P142 - P145	2,50	102 22 40	P304 - P307	2,50	192 15 50			
P92 - P95	2,50	13 08 40	P143 - P146	2,50	102 22 40	P308 - P311	2,50	192 15 50			
P93 - P96	2,50	193 54 00	P144 - P147	2,50	102 22 40	P312 - P315	2,50	192 15 50			
P94 - P97	2,50	283 17 20	P145 - P148	2,50	102 22 40	P316 - P319	2,50	192 15 50			
P95 - P98	2,50	192 41 10	P146 - P149	2,50	102 22 40	P320 - P323	2,50	192 15 50			
P96 - P99	2,50	282 55 30	P147 - P150	2,50	102 22 40	P324 - P327	2,50	192 15 50			
P97 - P100	2,50	103 14 00	P148 - P151	2,50	102 22 40	P328 - P331	2,50	192 15 50			
P98 - P101	2,50	13 08 40	P149 - P152	2,50	102 22 40	P332 - P335	2,50	192 15 50			
P99 - P102	2,50	193 54 00	P150 - P153	2,50	102 22 40	P336 - P339	2,50	192 15 50			
P100 - P103	2,50	283 17 20	P151 - P154	2,50	102 22 40	P340 - P343	2,50	192 15 50			
P101 - P104	2,50	192 41 10	P152 - P155	2,50	102 22 40	P344 - P347	2,50	192 15 50			
P102 - P105	2,50	282 55 30	P153 - P156	2,50	102 22 40	P348 - P351	2,50	192 15 50			
P103 - P106	2,50	103 14 00	P154 - P157	2,50	102 22 40	P352 - P355	2,50	192 15 50			
P104 - P107	2,50	13 08 40	P155 - P158	2,50	102 22 40	P356 - P359	2,50	192 15 50			
P105 - P108	2,50	193 54 00	P156 - P159	2,50	102 22 40	P360 - P363	2,50	192 15 50			
P106 - P109	2,50	283 17 20	P157 - P160	2,50	102 22 40	P364 - P367	2,50	192 15 50			
P107 - P110	2,50	192 41 10	P158 - P161	2,50	102 22 40	P368 - P371	2,50	192 15 50			
P108 - P111	2,50	282 55 30	P159 - P162	2,50	102 22 40	P372 - P375	2,50	192 15 50			
P109 - P112	2,50	103 14 00	P160 - P163	2,50	102 22 40	P376 - P379	2,50	192 15 50			
P110 - P113	2,50	13 08 40	P161 - P164	2,50	102 22 40	P380 - P383	2,50	192 15 50			
P111 - P114	2,50	193 54 00	P162 - P165	2,50	102 22 40	P384 - P387	2,50	192 15 50			
P112 - P115	2,50	283 17 20	P163 - P166	2,50	102 22 40	P388 - P391	2,50	192 15 50			
P113 - P116	2,50	192 41 10	P164 - P167	2,50	102 22 40	P392 - P395	2,50	192 15 50			
P114 - P117	2,50	282 55 30	P165 - P168	2,50	102 22 40	P396 - P399	2,50	192 15 50			
P115 - P118	2,50	103 14 00	P166 - P169	2,50	102 22 40	P400 - P403	2,50	192 15 50			
P116 - P119	2,50	13 08 40	P167 - P170	2,50	102 22 40	P404 - P407	2,50	192 15 50			
P117 - P120	2,50	193 5									

# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

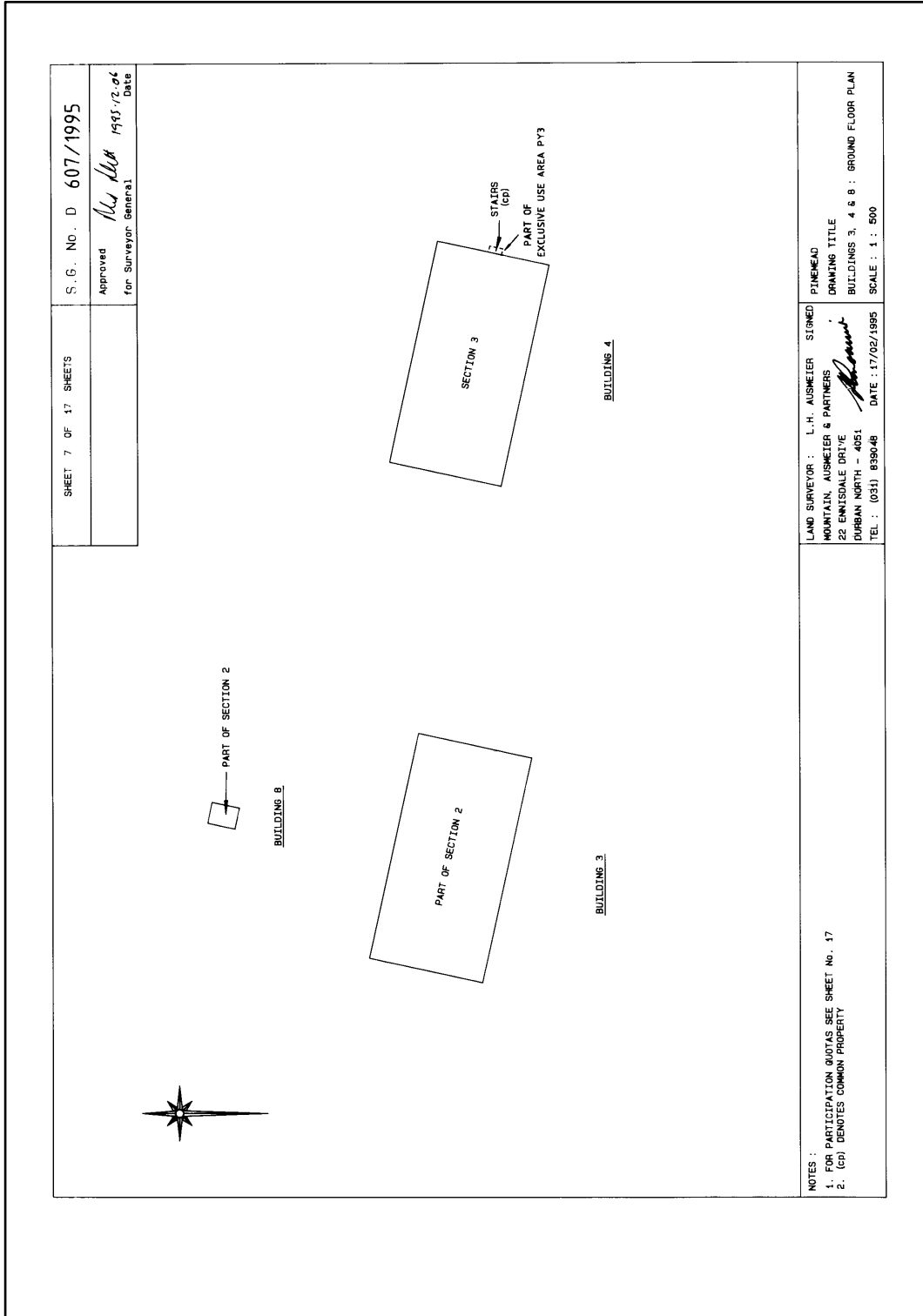




# SECTIONAL TITLE PLANS

(Continued)

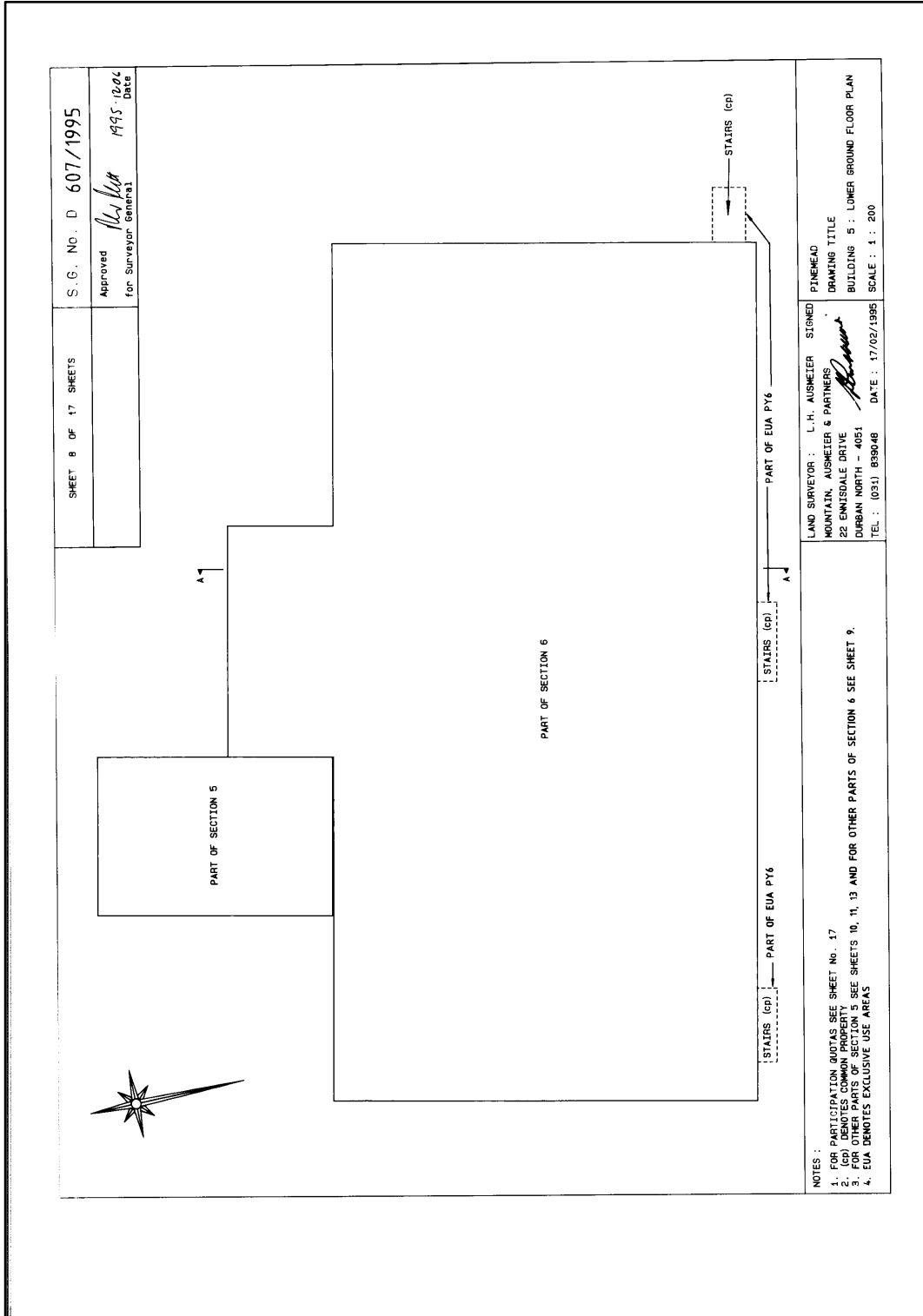
SECTIONS 1, 2 & 3 SS  
 PINEMEAD,  
 47B GILLITTS ROAD,  
 WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

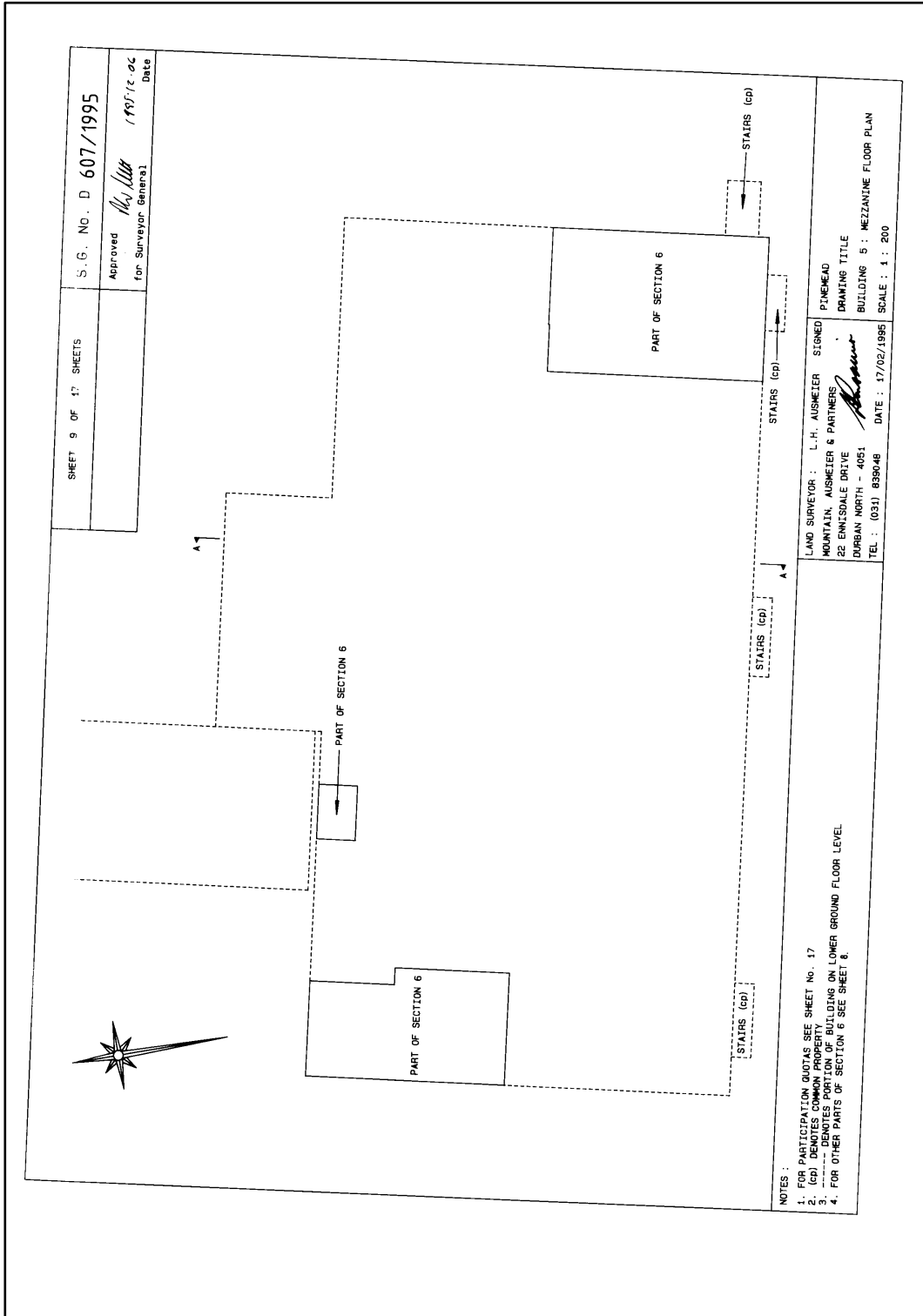
SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



SHEET 9 OF 17 SHEETS  
S.G. No. D 607/1995  
Approved *[Signature]* 1995/12/02  
for Surveyor General Date

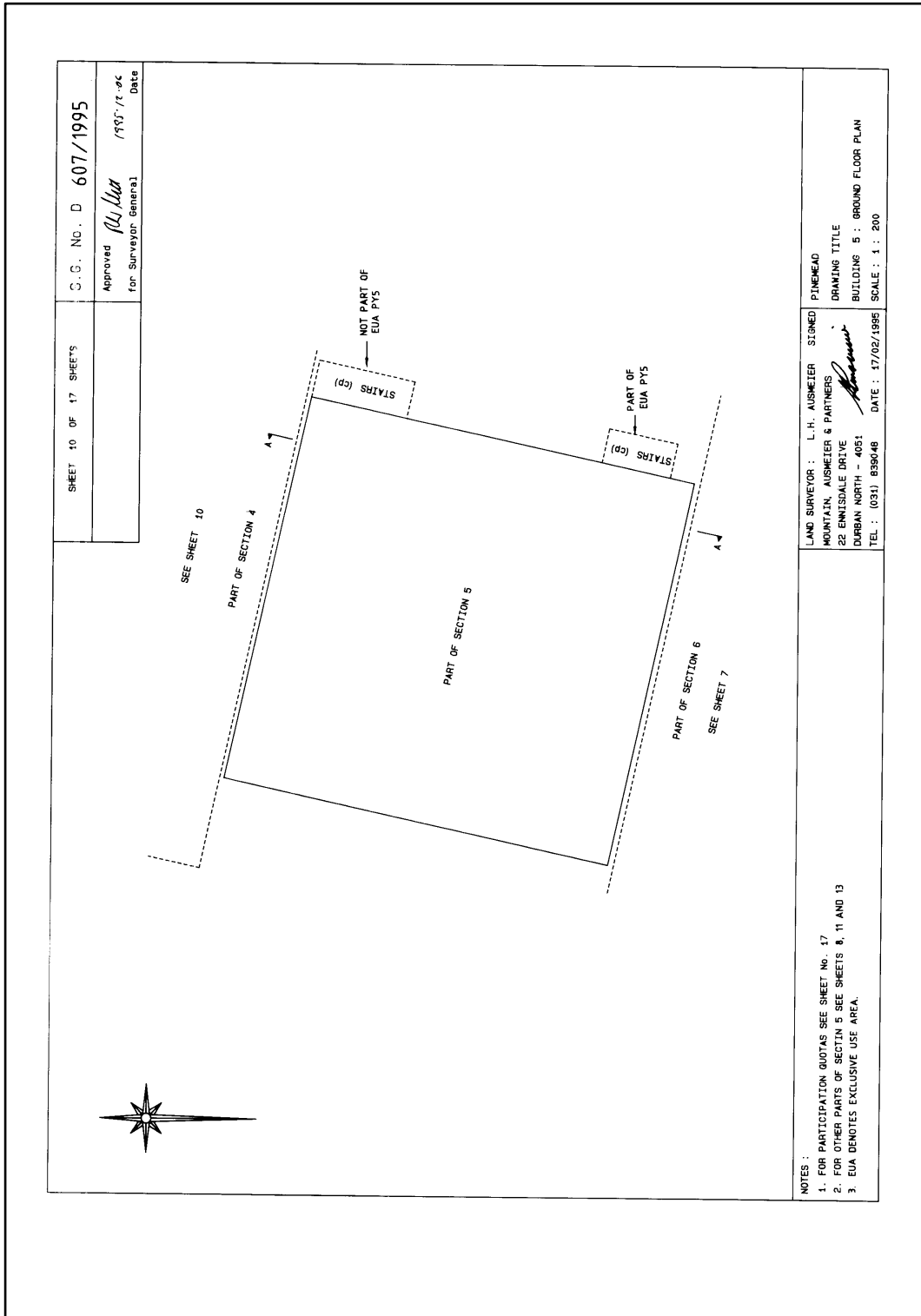
LAND SURVEYOR : L.H. AUSMEIER SIGNED  
MOUNTAIN, AUSMEIER & PARTNERS PINEMEAD  
22 EMWISDALE DRIVE DURBAN NORTH - 4051 DRAWING TITLE  
TEL : (031) 839048 DATE : 17/02/1995 BUILDING 5 : MEZZANINE FLOOR PLAN  
SCALE : 1 : 200

- NOTES :
1. FOR PARTICIPATION QUOTAS SEE SHEET No. 17
  2. (cp) DENOTES COMMON PROPERTY
  3. - - - - DENOTES PORTION OF BUILDING ON LOWER GROUND FLOOR LEVEL
  4. FOR OTHER PARTS OF SECTION 6 SEE SHEET 8.

# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



SHEET 10 OF 17 SHEETS	C.G. No. D 607/1995
Approved <i>[Signature]</i> For Surveyor General	1995/11/04 Date

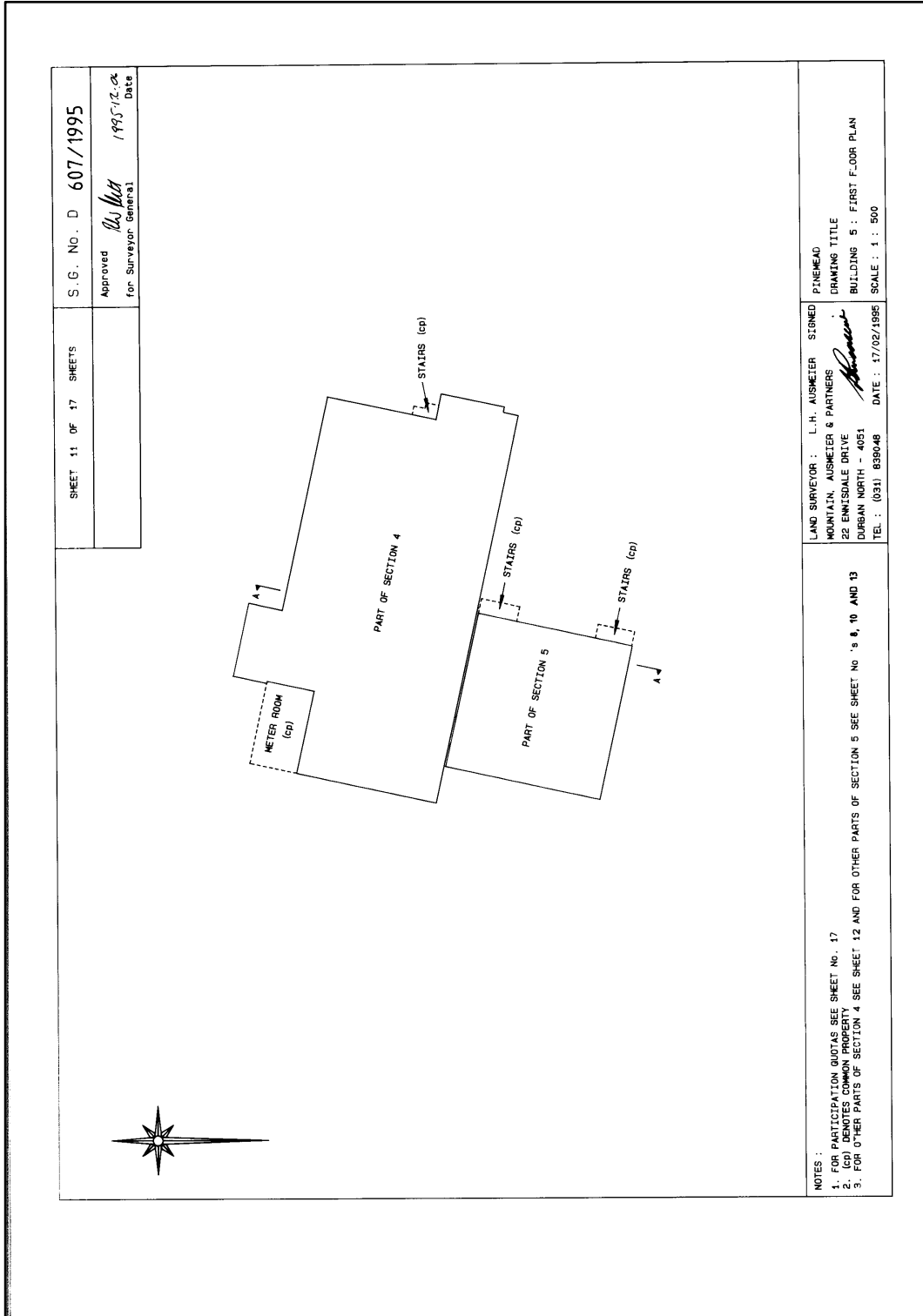
LAND SURVEYOR : L.H. AUSMEIER MOUNTAIN, AUSMEIER & PARTNERS 22 ENNISDALE DRIVE DURBAN NORTH - 4051 TEL : (031) 838048	STAMPED <i>[Signature]</i> DATE : 17/02/1995	PINEMEAD DRAWING TITLE BUILDING 5 : GROUND FLOOR PLAN SCALE : 1 : 200
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- NOTES :
1. FOR PARTICIPATION QUOTAS SEE SHEET No. 17
  2. FOR OTHER PARTS OF SECTION 5 SEE SHEETS 6, 11 AND 13
  3. EUA DENOTES EXCLUSIVE USE AREA.

# SECTIONAL TITLE PLANS

(Continued)

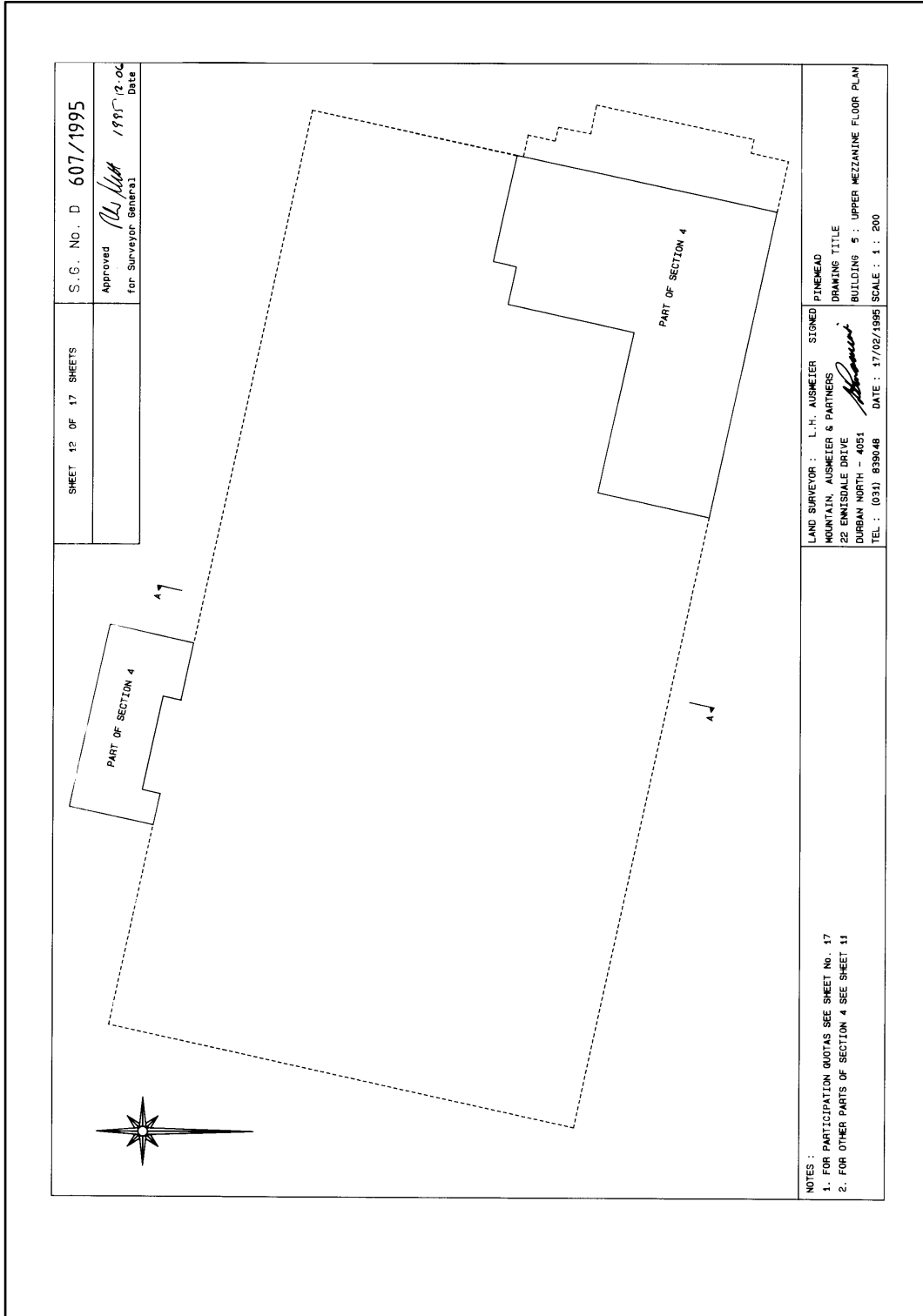
SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
 PINEMEAD,  
 47B GILLITTS ROAD,  
 WESTMEAD, PINETOWN



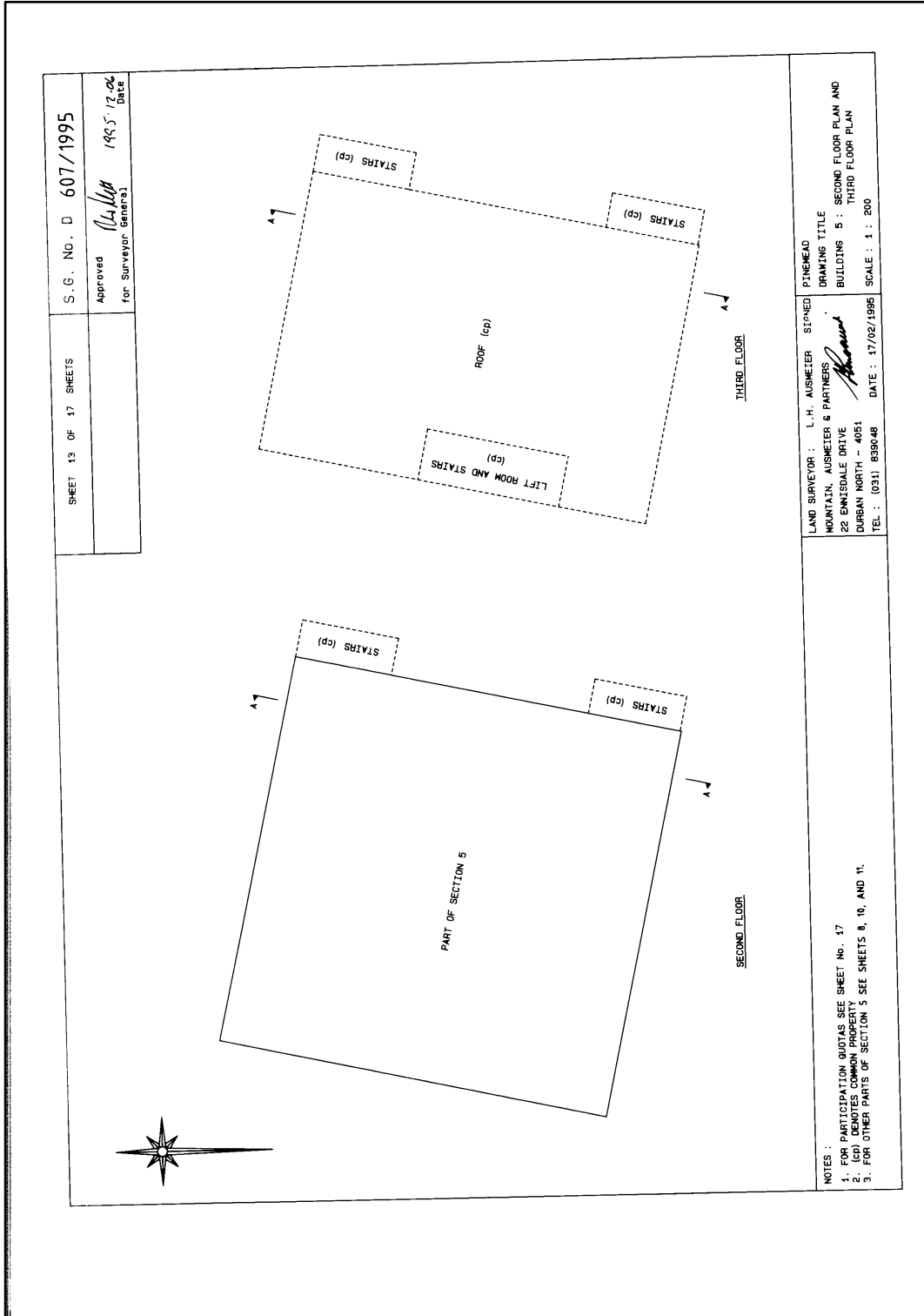
SHEET 12 OF 17 SHEETS  
 S. G. No. D 607/1995  
 Approved *[Signature]* 1995-12-06  
 for Surveyor General Date

LAND SURVEYOR : L.H. AUSMEIER MOUNTAIN, AUSMEIER & PARTNERS 22 EMMSDALE DRIVE DURBAN NORTH - 4051 TEL : (031) 839048  
 PINEMEAD DRAWING TITLE BUILDING 5 : UPPER MEZZANINE FLOOR PLAN  
 DATE : 17/02/1995 SCALE : 1 : 200  
 NOTES :  
 1. FOR PARTICIPATION QUOTAS SEE SHEET No. 17  
 2. FOR OTHER PARTS OF SECTION 4 SEE SHEET 11

# SECTIONAL TITLE PLANS

(Continued)

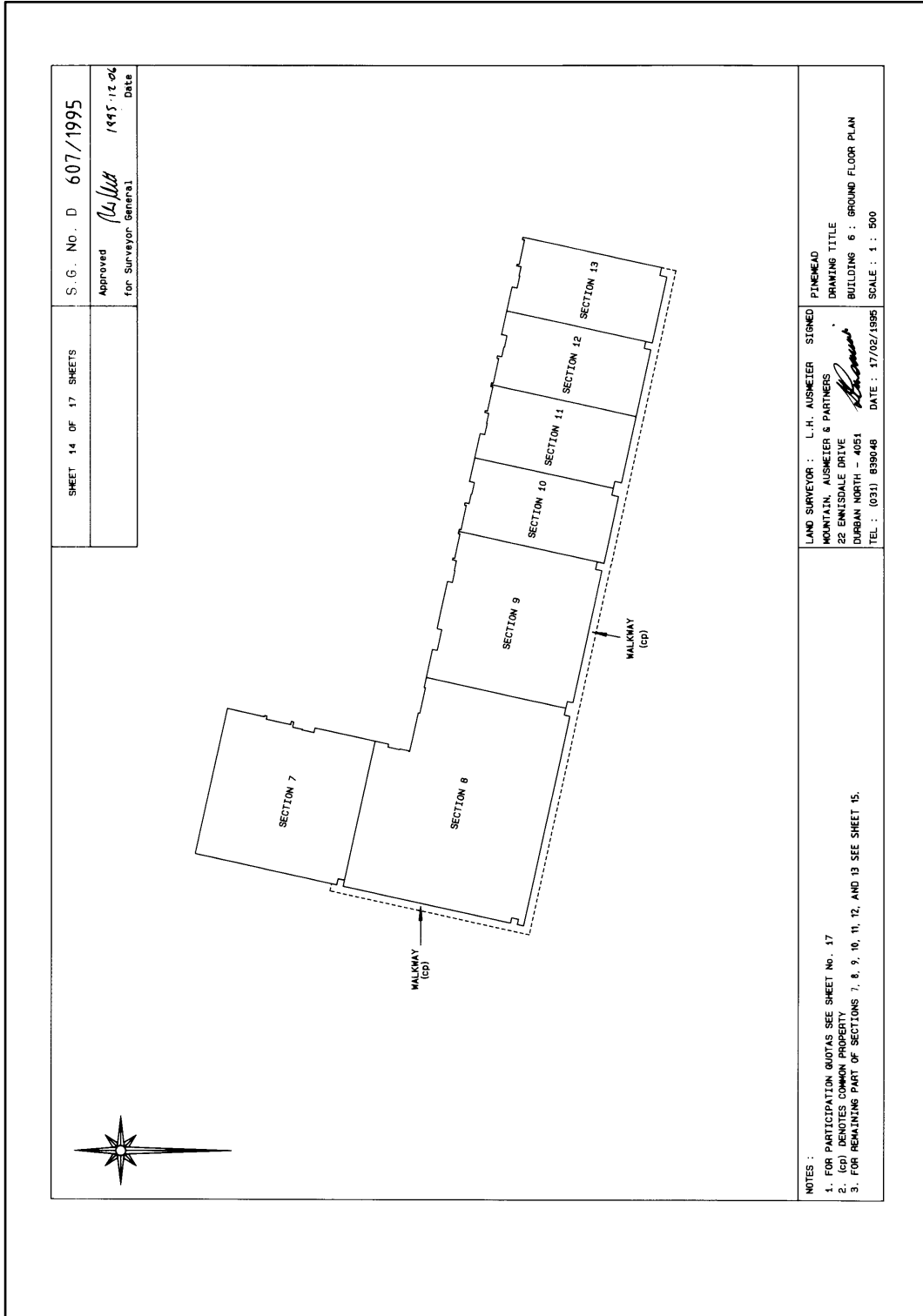
SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

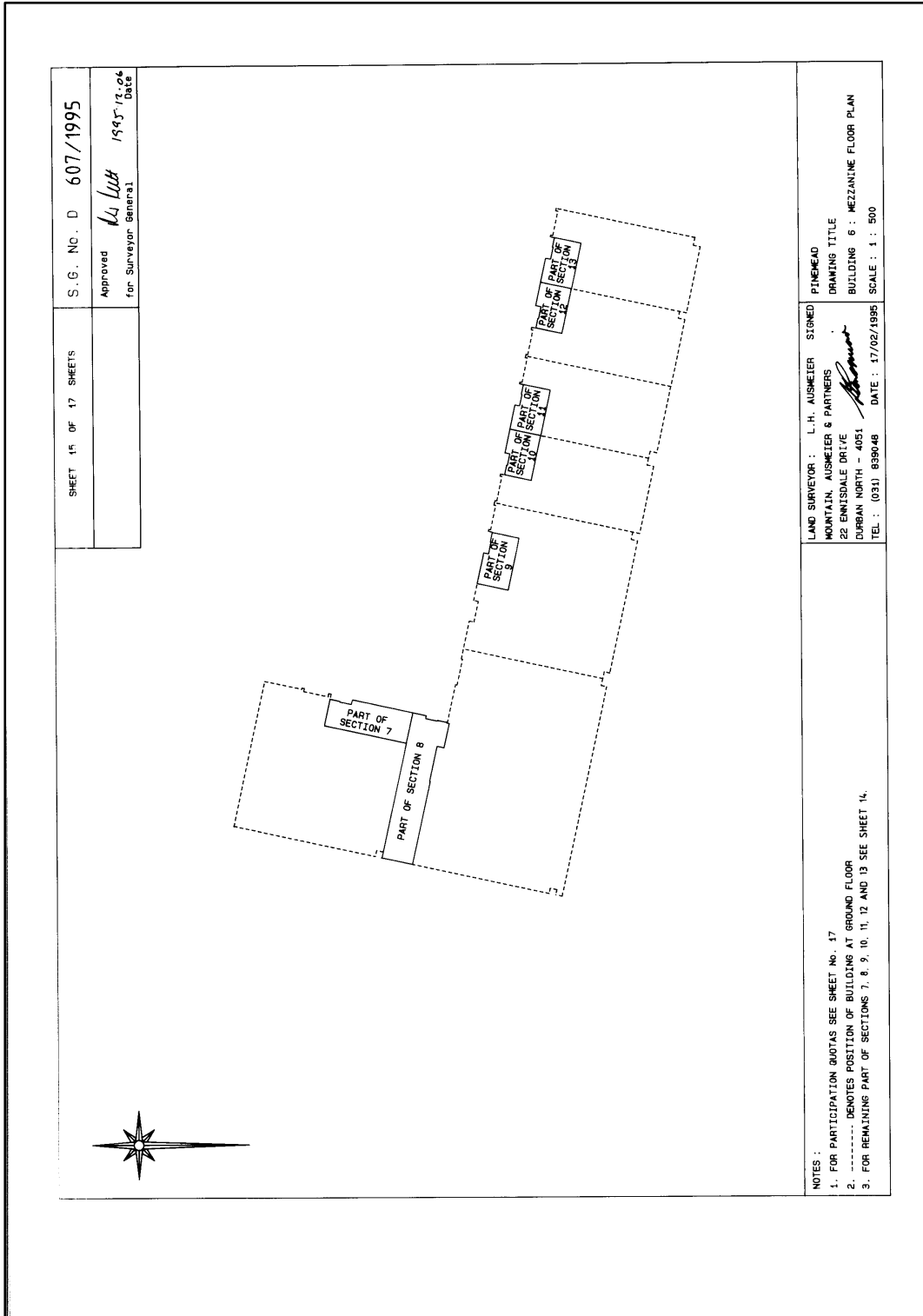




# SECTIONAL TITLE PLANS

(Continued)

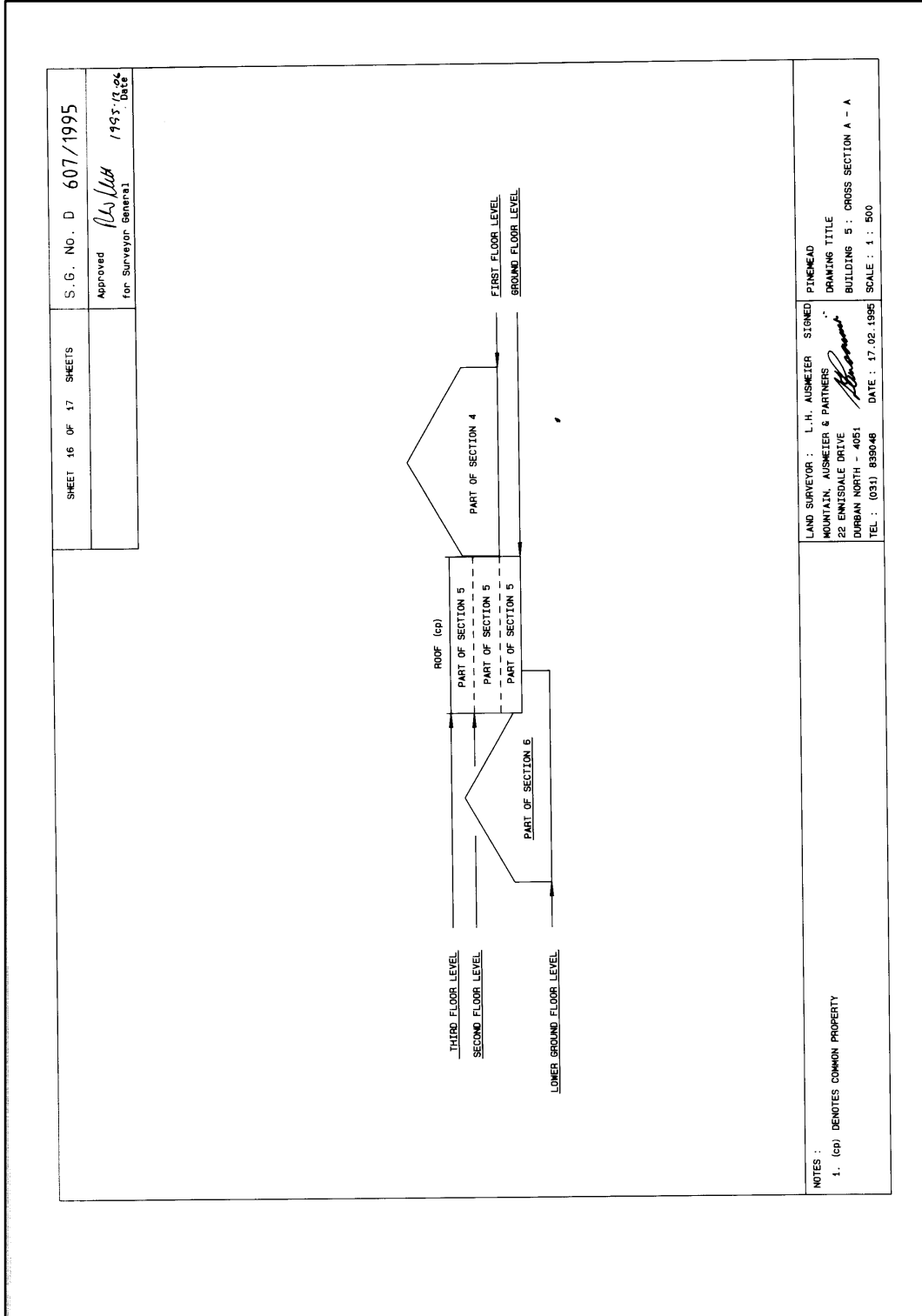
SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

SHEET 17 OF 17 SHEETS		S.G. No. D 607/1995
		Approved <i>L.H. Ausmeier</i> 1995.12.06 for Surveyor General Date
SECTION No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	1216	9.9152
2	700	5.7078
3	667	5.4387
4	2151	17.5391
5	2071	16.8868
6	1831	14.9299
7	642	5.2348
8	1104	9.0020
9	605	4.9331
10	319	2.6011
11	318	2.5930
12	319	2.6011
13	321	2.6174
TOTAL		100.0000
NOTES :		
LAND SURVEYOR : L.H. AUSMEIER SIGNED <i>L.H. Ausmeier</i> MOUNTAIN, AUSMEIER & PARTNERS 22 ENNISDALE DRIVE DURBAN NORTH - 4051 TEL : (031) 839048		PINEMEAD DRAWING TITLE PARTICIPATION QUOTA SCHEDULE
		DATE : 17/02/1995

*Now Amended  
vide  
SG D No 392/1996*

# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

SECTIONAL PLAN NO. SS	S.S. NO. D. 302/1990	SHEET 3	APPROVES
Reference to:		OF	<i>[Signature]</i>
Register of Deeds	11 SHEETS	11 SHEETS	for SURVEYOR GENERAL
Date:			(Date: 1997-01-23)

AMENDING SECTIONAL PLAN OF EXTENSION OF SCHEME  
(AND AFFECTS SECTIONAL PLAN S.S. NO. D. 897/1995 AND S.S. NO. 88/1990)

NAME OF SCHEME : PINEMEAD

DESCRIPTION OF LAND ACCORDING TO STATUTE : CONSOLIDATED LOT 103 PINETOWN  
(EXTENSION NO. 209, BOROUGH OF PINETOWN, ADMINISTRATIVE DISTRICT OF NATAL AND  
PROVINCE OF KAPALU-NATAL, MEASURING 4,0841 HECTARES

DIAGRAM NO. : S.S. NO. 3359/1993

NAME OF LOCAL AUTHORITY : BOROUGH OF PINETOWN

LOCAL AUTHORITY REFERENCE NUMBER : PTM 16/91

DESCRIPTION OF BUILDINGS : ELEVEN BUILDINGS, NAMED  
(a) BUILDINGS 1 - 9 AS WELL AS MORE FULLY DESCRIBED ON SECTIONAL PLAN  
S.S. NO. D. 807/1995 AND S.S. NO. /1992 ;  
(b) BUILDING 10 COMBINING SECTIONS 14 - 17 ;  
(c) BUILDING 11 COMBINING SECTIONS 18 - 27 ;  
(d) BUILDING 11 COMBINING : COMMON PROPERTY.

STATEMENT :  
THE DEVELOPER RESERVES THE RIGHT IN TERMS OF SECTION 25 OF THE SECTIONAL TITLES  
ACT TO EXTEND THE SCHEME FURTHER BY THE CREATION OF ADDITIONAL BUILDINGS.

EXCLUSIVE USE AREAS : SEE SHEET NO. 4 - 3, 4 & 5

ENCUMBRANCES ON THE LAND : NO

CERTIFICATE :

(a) I, LAWRENCE KETTERICH ALLENBERG, HEREBY CERTIFY THAT I HAVE PREPARED  
SHEETS 1 - 11, INCLUSIVE OF THIS SECTIONAL PLAN FROM SURVEY OF ACCORDANCE  
WITH THE PROVISIONS OF THE SECTIONAL TITLES ACT, 1986, AND THE REGULATIONS  
FRAGMENTED THEREUNDER

DATE : 21/10/1998  
REGISTERED : PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. P.L.S. - 10714 - 0  
ADDRESS : MOUNTAIN RIDGEWAY & PARTNERS  
ROUTE 4, 254 RIMME ROAD  
DURBAN - 4001  
TEL. : 031 2073718

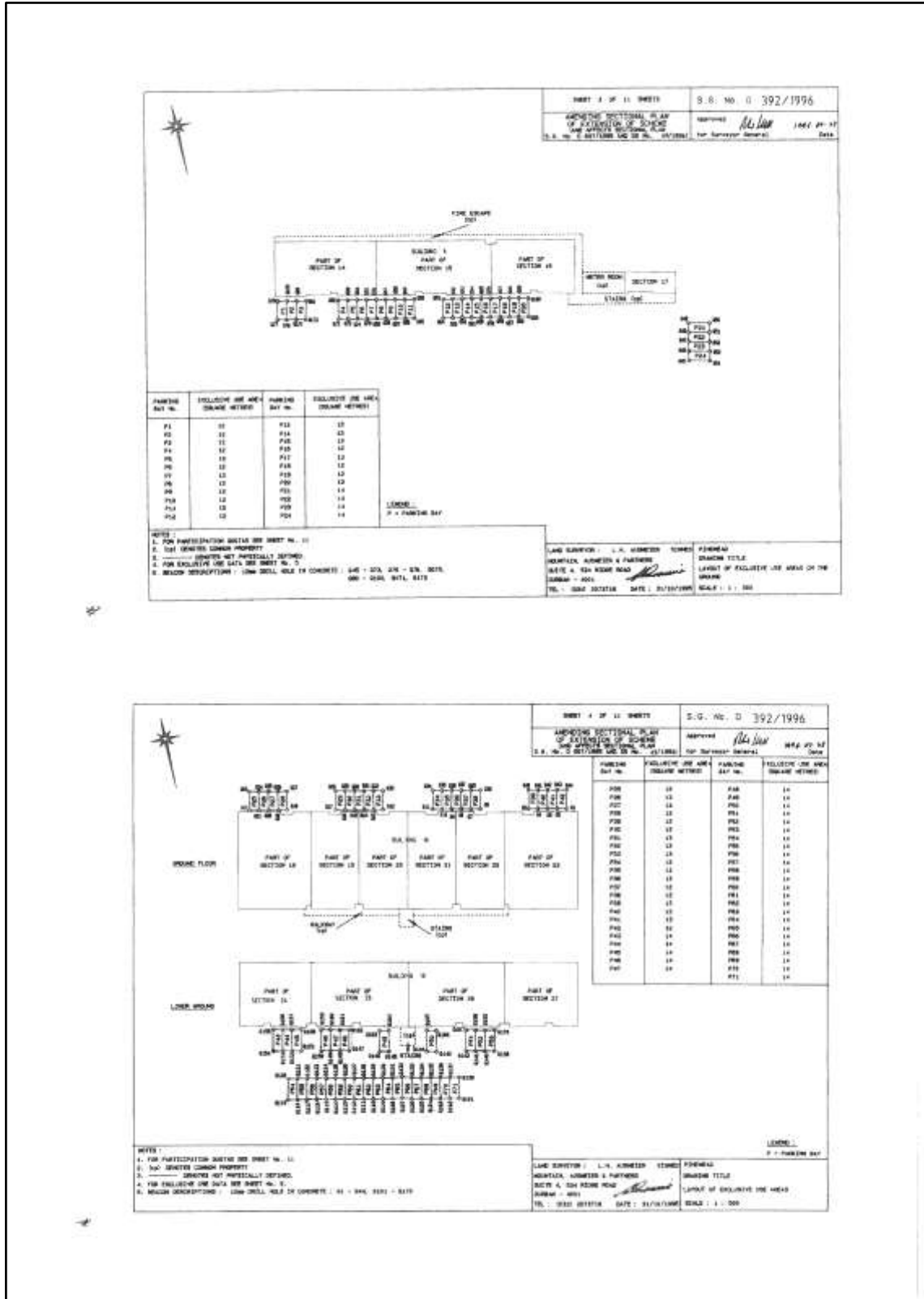
SURVEY RECORD NO. D. 302/1990  
COMPLETION : FT-05-100

SECTION	DESCRIPTION	AREA
1	11 BUILDING	11.11
2	11 BUILDING	11.11
3	11 BUILDING	11.11
4	11 BUILDING	11.11
5	11 BUILDING	11.11
6	11 BUILDING	11.11
7	11 BUILDING	11.11
8	11 BUILDING	11.11
9	11 BUILDING	11.11
10	11 BUILDING	11.11
11	11 BUILDING	11.11

# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

HEET 8 OF 12 SHEETS      S. D. NO. D 392/1996

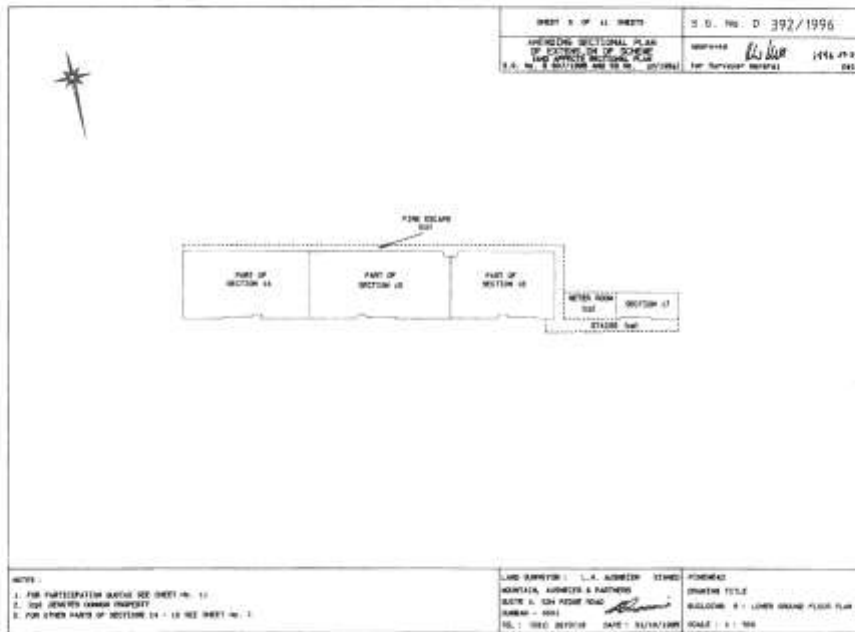
APPENDING SECTIONAL PLAN OF EXTENSION OF ROAD AND AFFECTED SECTIONAL PLANS

S. D. NO. & DATE FOR THE REG. OF THE PLAN      1996-07-20

SECTION	EXTENSION	DISTANCE	SECTION	DISTANCE	SECTION	DISTANCE	SECTION	DISTANCE	SECTION	DISTANCE	SECTION	DISTANCE
001	001	1.00	001	1.00	001	1.00	001	1.00	001	1.00	001	1.00
002	002	2.00	002	2.00	002	2.00	002	2.00	002	2.00	002	2.00
003	003	3.00	003	3.00	003	3.00	003	3.00	003	3.00	003	3.00
004	004	4.00	004	4.00	004	4.00	004	4.00	004	4.00	004	4.00
005	005	5.00	005	5.00	005	5.00	005	5.00	005	5.00	005	5.00
006	006	6.00	006	6.00	006	6.00	006	6.00	006	6.00	006	6.00
007	007	7.00	007	7.00	007	7.00	007	7.00	007	7.00	007	7.00
008	008	8.00	008	8.00	008	8.00	008	8.00	008	8.00	008	8.00
009	009	9.00	009	9.00	009	9.00	009	9.00	009	9.00	009	9.00
010	010	10.00	010	10.00	010	10.00	010	10.00	010	10.00	010	10.00
011	011	11.00	011	11.00	011	11.00	011	11.00	011	11.00	011	11.00
012	012	12.00	012	12.00	012	12.00	012	12.00	012	12.00	012	12.00
013	013	13.00	013	13.00	013	13.00	013	13.00	013	13.00	013	13.00
014	014	14.00	014	14.00	014	14.00	014	14.00	014	14.00	014	14.00
015	015	15.00	015	15.00	015	15.00	015	15.00	015	15.00	015	15.00
016	016	16.00	016	16.00	016	16.00	016	16.00	016	16.00	016	16.00
017	017	17.00	017	17.00	017	17.00	017	17.00	017	17.00	017	17.00
018	018	18.00	018	18.00	018	18.00	018	18.00	018	18.00	018	18.00
019	019	19.00	019	19.00	019	19.00	019	19.00	019	19.00	019	19.00
020	020	20.00	020	20.00	020	20.00	020	20.00	020	20.00	020	20.00
021	021	21.00	021	21.00	021	21.00	021	21.00	021	21.00	021	21.00
022	022	22.00	022	22.00	022	22.00	022	22.00	022	22.00	022	22.00
023	023	23.00	023	23.00	023	23.00	023	23.00	023	23.00	023	23.00
024	024	24.00	024	24.00	024	24.00	024	24.00	024	24.00	024	24.00
025	025	25.00	025	25.00	025	25.00	025	25.00	025	25.00	025	25.00
026	026	26.00	026	26.00	026	26.00	026	26.00	026	26.00	026	26.00
027	027	27.00	027	27.00	027	27.00	027	27.00	027	27.00	027	27.00
028	028	28.00	028	28.00	028	28.00	028	28.00	028	28.00	028	28.00
029	029	29.00	029	29.00	029	29.00	029	29.00	029	29.00	029	29.00
030	030	30.00	030	30.00	030	30.00	030	30.00	030	30.00	030	30.00
031	031	31.00	031	31.00	031	31.00	031	31.00	031	31.00	031	31.00
032	032	32.00	032	32.00	032	32.00	032	32.00	032	32.00	032	32.00
033	033	33.00	033	33.00	033	33.00	033	33.00	033	33.00	033	33.00
034	034	34.00	034	34.00	034	34.00	034	34.00	034	34.00	034	34.00
035	035	35.00	035	35.00	035	35.00	035	35.00	035	35.00	035	35.00
036	036	36.00	036	36.00	036	36.00	036	36.00	036	36.00	036	36.00
037	037	37.00	037	37.00	037	37.00	037	37.00	037	37.00	037	37.00
038	038	38.00	038	38.00	038	38.00	038	38.00	038	38.00	038	38.00
039	039	39.00	039	39.00	039	39.00	039	39.00	039	39.00	039	39.00
040	040	40.00	040	40.00	040	40.00	040	40.00	040	40.00	040	40.00
041	041	41.00	041	41.00	041	41.00	041	41.00	041	41.00	041	41.00
042	042	42.00	042	42.00	042	42.00	042	42.00	042	42.00	042	42.00
043	043	43.00	043	43.00	043	43.00	043	43.00	043	43.00	043	43.00
044	044	44.00	044	44.00	044	44.00	044	44.00	044	44.00	044	44.00
045	045	45.00	045	45.00	045	45.00	045	45.00	045	45.00	045	45.00
046	046	46.00	046	46.00	046	46.00	046	46.00	046	46.00	046	46.00
047	047	47.00	047	47.00	047	47.00	047	47.00	047	47.00	047	47.00
048	048	48.00	048	48.00	048	48.00	048	48.00	048	48.00	048	48.00
049	049	49.00	049	49.00	049	49.00	049	49.00	049	49.00	049	49.00
050	050	50.00	050	50.00	050	50.00	050	50.00	050	50.00	050	50.00

NOTES:  
1. THE LAYOUT OF EXTENSIONS AND AREAS SEE SHEET NO. 7 & 8.  
2. ALL DIMENSIONS ARE IN METERS.

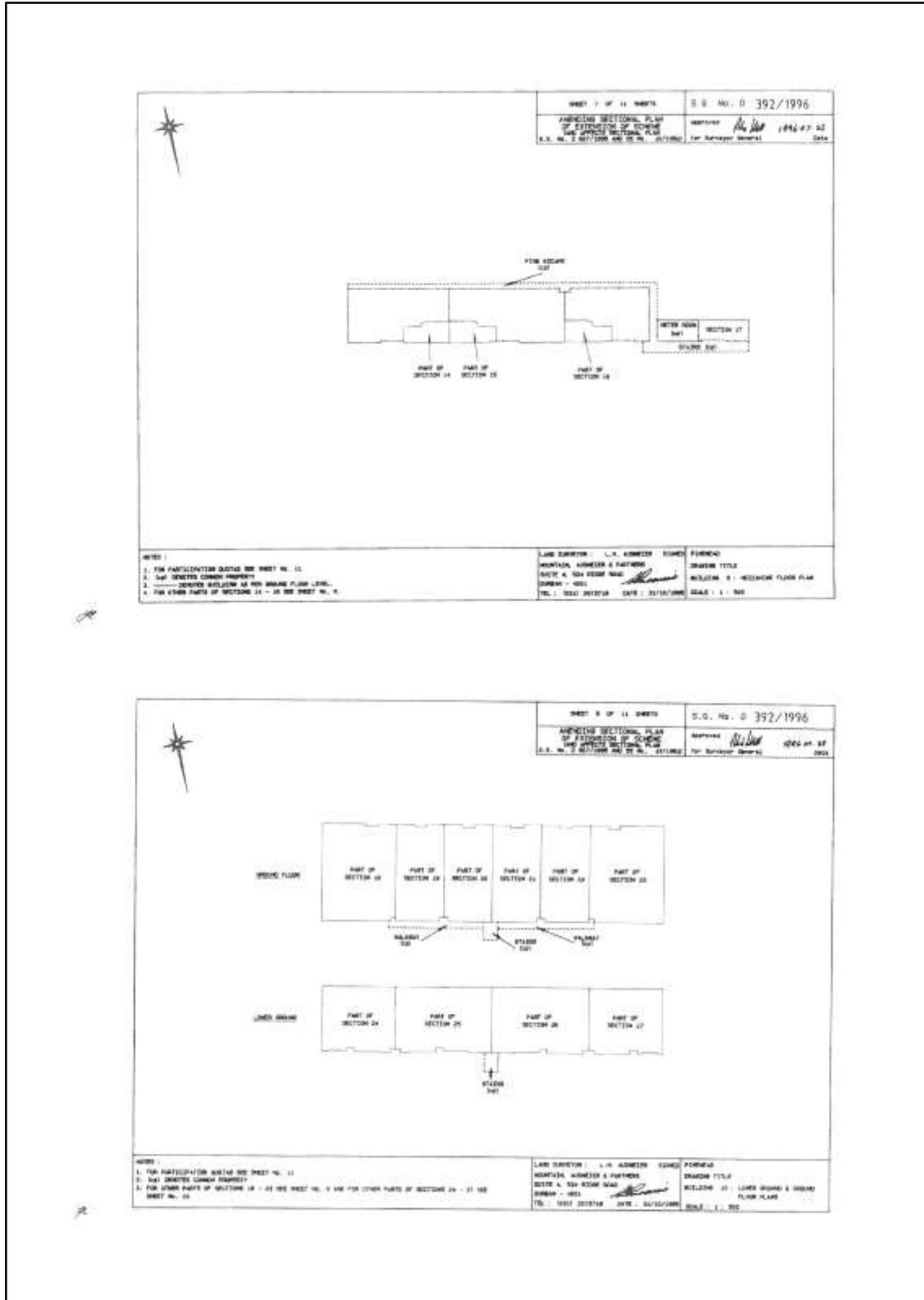
L.D. SAMPTON      L.A. ANDERSON      SIGNED      PIONEER  
MOUNTAIN ARCHITECTS & PARTNERS      DRAWING TITLE  
SUITE 6, 3RD FLOOR ROAD      47B GILLITTS ROAD  
PINETOWN - 8600      WESTMEAD, PINETOWN  
TEL : 0333 427878      DATE : 31/07/2008      SCALE : 1 : 100



# SECTIONAL TITLE PLANS

(Continued)

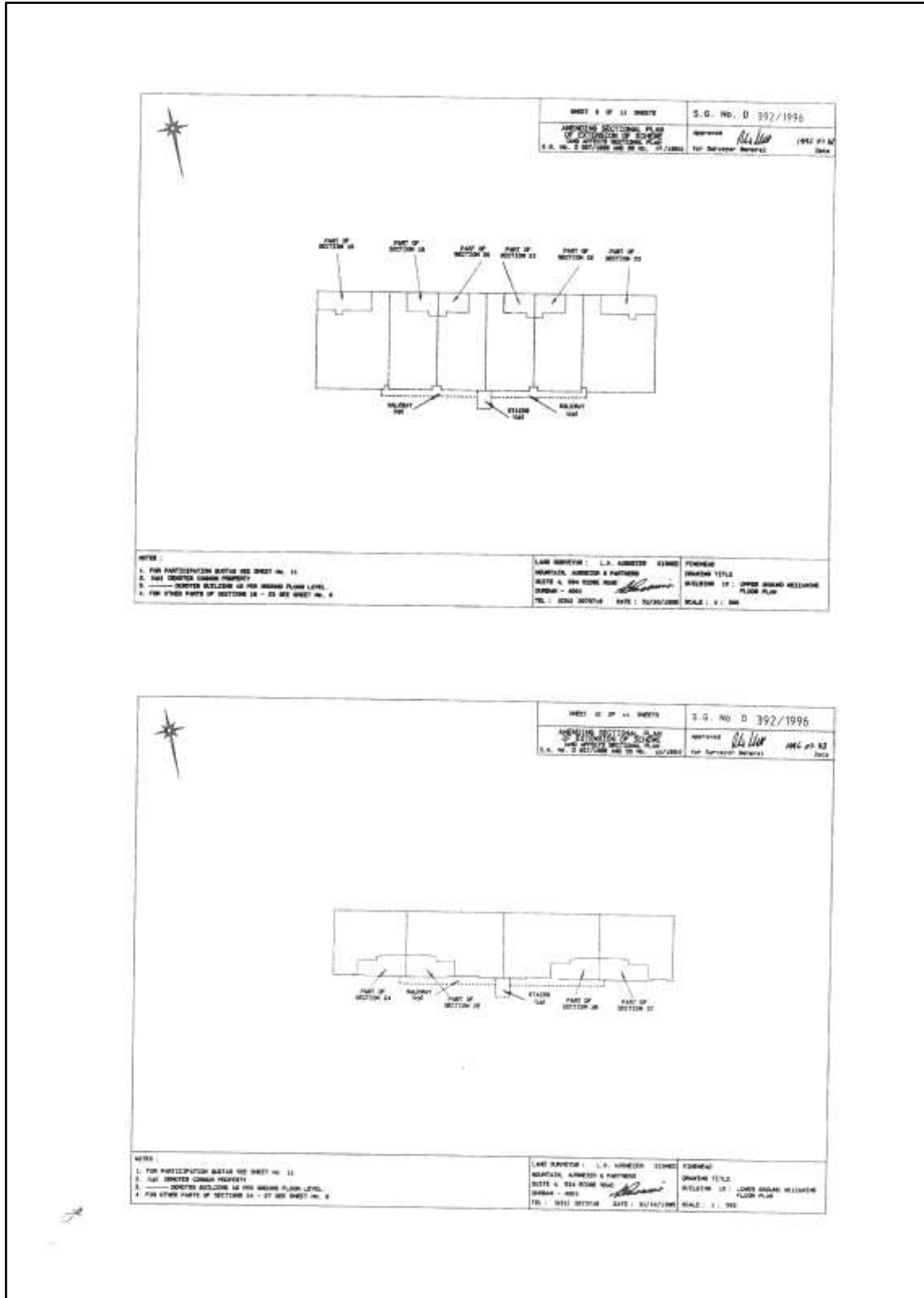
SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN



# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN





# SECTIONAL TITLE PLANS

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

SECTION No.	FLOOR AREA (Square Metres)	PARTICIPATION QUOTA PERCENTAGE
1	10218	0.3648
2	700	0.2336
3	2157	0.7103
4	2151	0.6993
5	581	0.1875
6	104	0.0339
7	1104	0.3572
8	608	0.1962
9	318	0.1024
10	318	0.1024
11	318	0.1024
12	318	0.1024
13	318	0.1024
14	318	0.1024
15	460	0.1476
16	370	0.1187
17	72	0.0232
18	384	0.1238
19	303	0.0975
20	381	0.1228
21	381	0.1228
22	381	0.1228
23	381	0.1228
24	381	0.1228
25	483	0.1557
26	483	0.1557
27	381	0.1228
TOTAL	57 877	100.0000

NOTE:

LAND SURVEYOR: L. A. ALMEIDA, 521000 PINEMEAD  
 MONTFAIN, ALMEIDA & PARTNERS  
 SUITE A, 47B GILLITTS ROAD  
 DURBAN - 4001  
 TEL: 031 2978728 (878) 31/05/1998 PARTICIPATION QUOTA SCHEDULE









# BODY CORPORATE RULES

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

Page 10	Page 11
<p><b>MEASURE 8 TO THE REGULATIONS OF THE SECTIONAL TITLES ACT (SOTTA) - MANAGEMENT RULES</b></p> <p>(1) Each volume in the set of these rules, when taken together, shall be read as one rule. In the event of any inconsistency, the provisions of any rule shall prevail over those of any other rule.</p> <p>(2) The provisions of the articles shall be read and construed as if they were contained in a single instrument.</p> <p>(3) The provisions of the articles shall be read and construed as if they were contained in a single instrument.</p>	<p><b>MEASURE 8 TO THE REGULATIONS OF THE SECTIONAL TITLES ACT (SOTTA) - MANAGEMENT RULES</b></p> <p>(1) Each volume in the set of these rules, when taken together, shall be read as one rule. In the event of any inconsistency, the provisions of any rule shall prevail over those of any other rule.</p> <p>(2) The provisions of the articles shall be read and construed as if they were contained in a single instrument.</p> <p>(3) The provisions of the articles shall be read and construed as if they were contained in a single instrument.</p>
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# BODY CORPORATE RULES

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

**CONVEYANCER'S CERTIFICATE IN TERMS OF SECTION 11(3)(H) OF ACT 80/1986**

I, the undersigned, **MANETTE MOSTERT**, Conveyancer of Durban, hereby certify that the Rules prescribed in terms of Section 35 (2) of the Sectional Titles Act, 1986, apply to the land and buildings known as **PINEMEAD**

situate at : Borough of Pinetown

S.G. No. D/ 607/1995

SIGNED at DURBAN, this 31 day of January 1996

*Manette Mostert*  
CONVEYANCER

**MANAGEMENT AND CONDUCT RULES**

**PINEMEAD**

SECTIONAL PLAN NO. SS 69/1990  
REGISTERED 16 FEBRUARY 1996  
BODY CORPORATE ESTABLISHED 2 SEPTEMBER 1996

**STRAUSS DALY INC**  
Attorneys Notaries & Conveyancers  
27 Alford Street  
DURBAN

**MOSTERT M**  
c/o Strauss Daly Inc  
11th Floor, The Marine  
22 Gardiner Street  
DURBAN



# BODY CORPORATE RULES

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

Page 2:

(3) Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid on to the common property or in any other way deface the common property.

(4) No owner or occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a section.

*Damage alterations or additions to the common property*

4. (1) An owner or occupier of a section shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter, any part of the common property without first obtaining the written consent of the trustees.

(2) Notwithstanding sub-rule (1), an owner or person authorised by him, may install:

(a) any locking device, safety gate, burglar bars or other safety device for the protection of his section; or

(b) any screen or other device or prevent the entry of animals or insects;

Provided that the trustees have first approved the nature and design of the device and the manner of its installation.

*Appearance from outside*

5. The owner or occupier of a section used for residential purposes shall not place or do anything on any part of the common property, including balconies, patios, stoops, and gardens which, in the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

*Signs and notices*

6. No owner or occupier of a section, used for residential purposes, shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of a section, so as to be visible from outside the section, without the written consent of the trustees first having been obtained.

*Littering*

7. An owner or occupier of a section shall not deposit, throw, or permit or allow to be deposited or thrown, on the common property any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

## CONDUCT RULES

(Section 36(2)(b) of the Sectional Titles Act, 1986)

### ANIMAL, REPTILES AND BIRDS

1. (1) An owner or occupier of a section shall not, without the consent in writing of the trustees, which approval may not be unreasonably withheld, keep any animal, reptile or bird in a section or on the common property.

(2) When granting such approval, the trustees may prescribe any reasonable condition.

(3) The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule (2).

### REFUSE DISPOSAL

2. (1) An owner or occupier of a section shall:

(a) maintain in an hygienic and dry condition, a receptacle for refuse within his section, his exclusive use area or on such part of the common property as may be authorised by the trustees in writing;

(b) ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;

(c) for the purpose of having the refuse collected, place such receptacle within the area and at the times designated by the trustees;

(d) when the refuse has been collected, promptly return such receptacle to his section or other area referred to in paragraph (a).

### VEHICLES

3. (1) No owner or occupier shall park or stand any vehicle upon the common property, or permit or allow any vehicle to be parked or stood upon the common property, without the consent of the trustees in writing.

(2) The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property without the trustees' consent.

# BODY CORPORATE RULES

(Continued)

SECTIONS 1, 2 & 3 SS  
PINEMEAD,  
47B GILLITTS ROAD,  
WESTMEAD, PINETOWN

Page 3.

#### *Laundry*

8. An owner or occupier of a section shall not, without the consent in writing of the trustees, erect his own washing lines, nor hang any washing or laundry or any other items on any part of the building or the common property so as to be visible from outside the buildings or from any sections.

#### *Storage of inflammable material and other dangerous acts*

9. An owner or occupier shall not store any material, or do or permit or allow to be done, any other dangerous act in the building or on the common property which will or may increase the rate of the premium payable by the body corporate on any insurance policy.

#### *Letting of units*

10. All tenants of units and other persons granted rights of occupancy by any owner or the relevant unit are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.

#### *Eviction of pests*

11. An owner shall keep his section free of white ants, borers and other wood destroying insects and to this end shall permit the trustees, the managing agent, and their duly authorised agents or employees, to enter upon his section from time to time for the purpose of inspecting the section and taking such action as may be reasonably necessary to eradicate any such pests. The costs of the inspections, eradicating any such pests, as may be found within the section, replacement of any woodwork or other material forming part of such section which may be damaged by any such pests shall be borne by the owner of the section concerned.

STRAUSS DALY INC  
1893









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# OUR FOOTPRINT



## **DURBAN**

Unit 503, 5th Floor,  
Strauss Daly Place,  
41 Richefond Circle,  
Ridgeside Office Park,  
Umhlanga Ridge

## **BLOEMFONTEIN**

104 Kellner Street,  
Westdene

## **PORT ELIZABETH**

1st Floor,  
Strauss Daly Place,  
35 Pickering Street,  
Newton Park

## **MAURITIUS**

Mohabeer Mungur  
Street Floreal,  
1733-08  
Mauritius

## **EAST LONDON**

10 Princess Road,  
Vincent

## **CAPE TOWN**

13th Floor,  
Touchstone House,  
7 Bree Street

## **JOHANNESBURG**

11th Floor, The Bank,  
26 Cradock Avenue,  
Rosebank