



NATIONAL ASSOCIATION
OF MANAGING AGENTS
SHAPING OUR PROFESSION

Johan Meiring

LAND SURVEYING CONSULTANT
- JOHAN MEIRING & ASSOCIATES



NAMA 2019 National Conference



NATIONAL ASSOCIATION
OF MANAGING AGENTS
SHAPING OUR PROFESSION

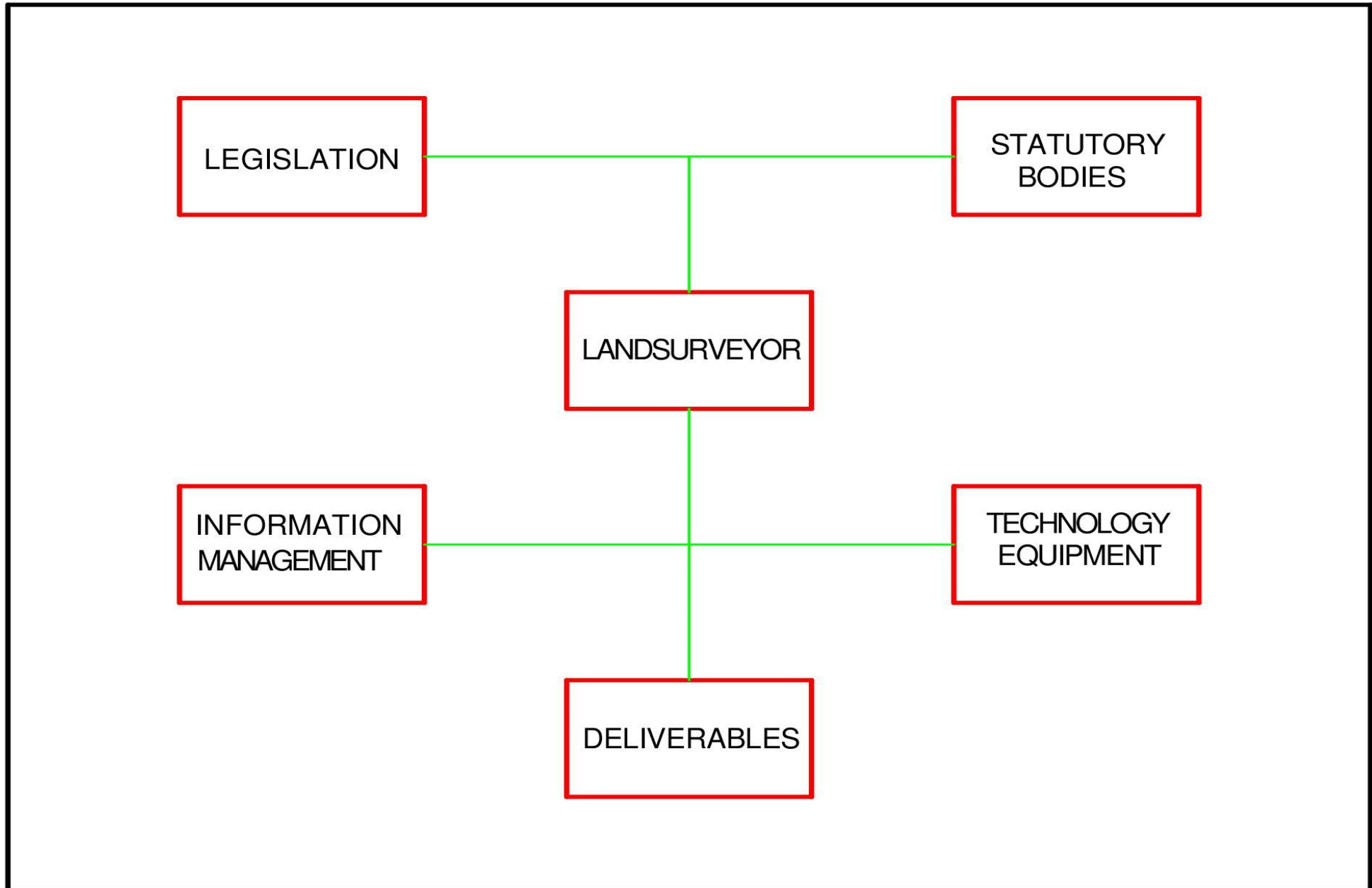
GEODESY : CORNERSTONE OF PROPERTY MANAGEMENT

The science of measurement of the earth and exact positions on its surface, as it applies to the survey, preparation and interpretation of diagrams and Sectional Title Plans for property ownership.

TOPICAL DIAGRAMMS AND SECTIONAL TITLE PLANS



NAMA 2019 National Conference



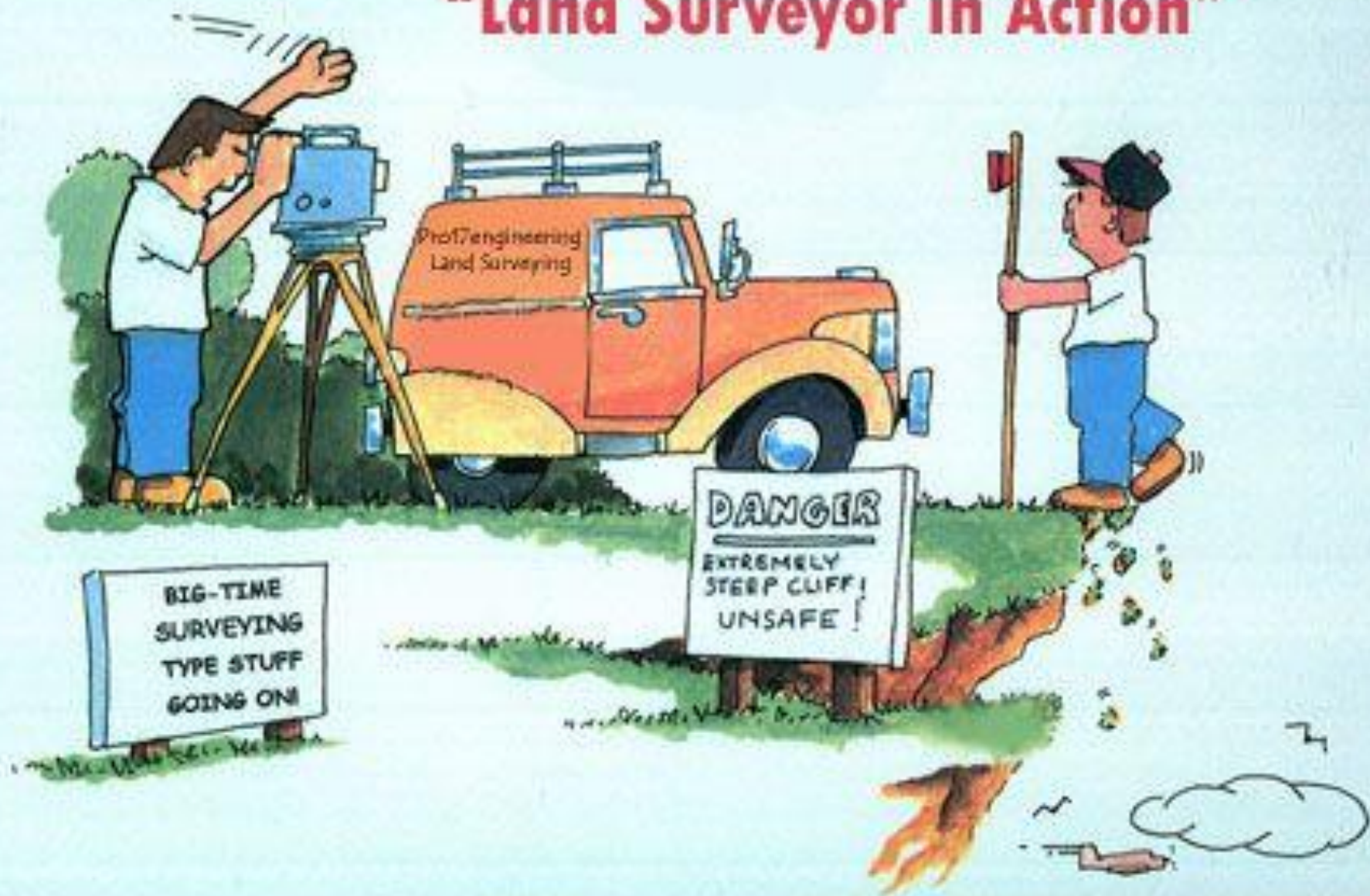
Acquisition of Job



Process

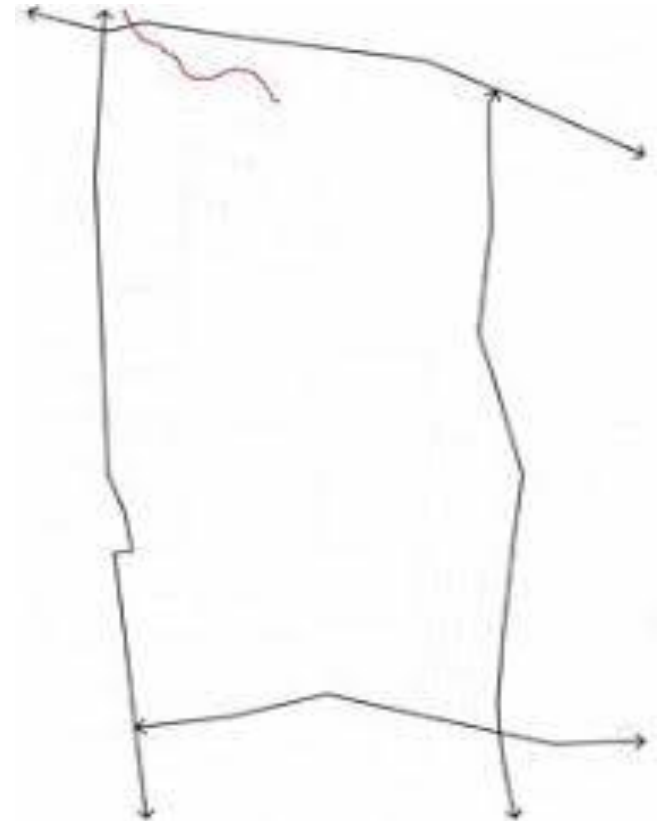


"Land Surveyor in Action"



Product

**ALL THE
EFFORT FOR
THIS ?**



Reward



SURVEY AND PLANNING LEGISLATION

- a) Sectional Titles Act, 1986
- b) Sectional Title Scheme Management Act ,2011
- c) Land Survey Act ,1997
- d) Spatial Planning and Land Use Management Act, 2013(spluma)
- e) Land Use Planning Ordinance (15 of 1985)
- f) Subdivision of Agricultural Land Act 70 of 1970

STATUTORY AND GOVERNING BODIES

a) SOUTH AFRICAN GEOMATICS COUNCIL (SAGC)

- <https://www.sagc.org.za/>

b) SOUTH AFRICAN GEOMATICS INSTITUTE (SAGI)

- <https://www.sagi.co.za>

c) CHIEF SURVEYOR GENERAL

- Regional Branches

d) DEEDS OFFICES: DEPT RURAL DEVELOPMENT AND LAND REFORM

INFORMATION MANAGEMENT

a) Topographical and geodetic data base

- 1) Chief directorate: National Geospatial Information (NGI)
- 2) Local authorities
- 3) Governmental departments
- 4) Private sector

b) Cadastral data base

- 1) Surveyor General's offices
- 2) Local authorities

c) Registration data base - deeds offices

- 1) Land register
- 2) Sectional title register

INFORMATION MANAGEMENT (Continue)

d) GIS

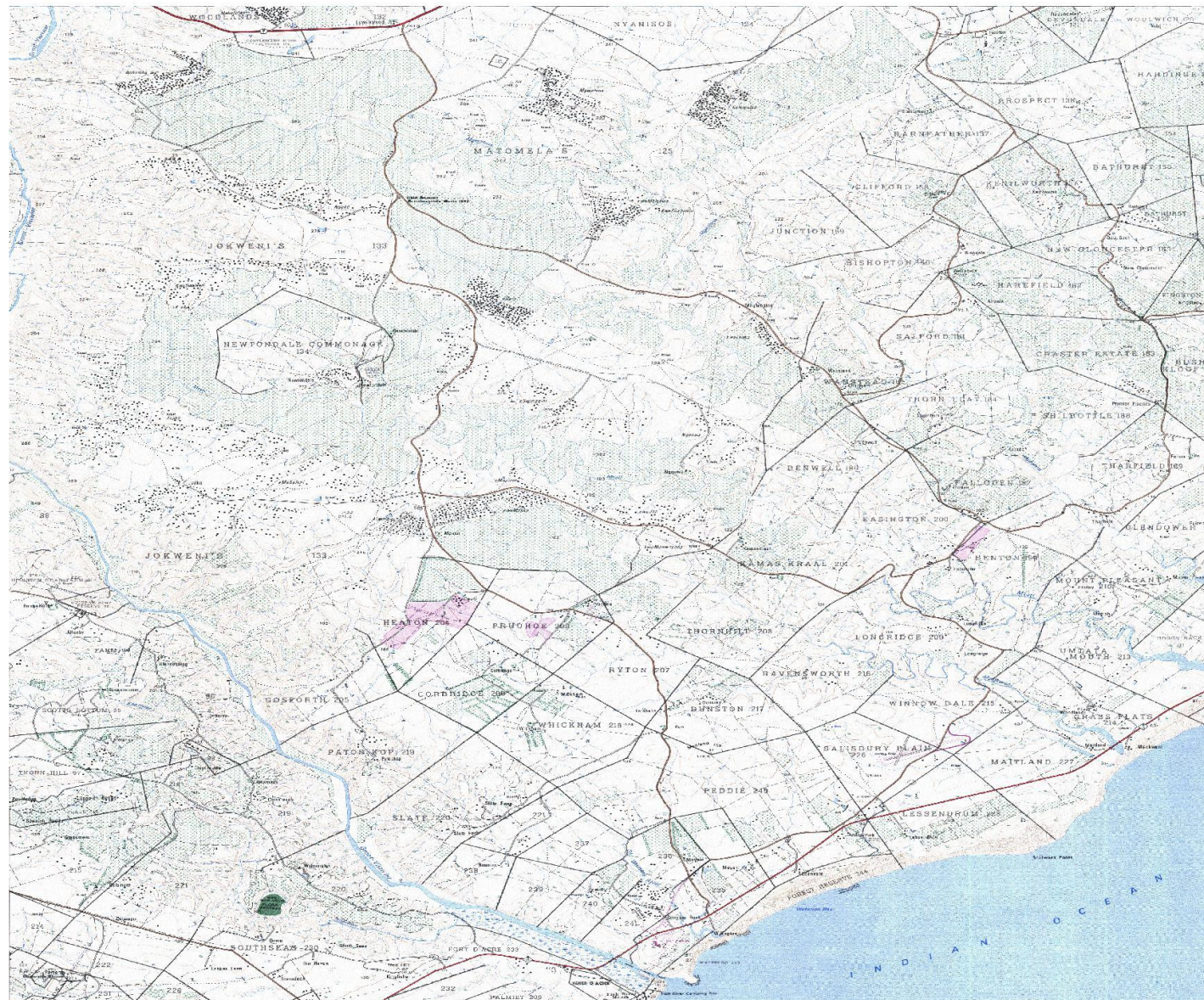
- 1) Local authorities
- 2) Private service providers

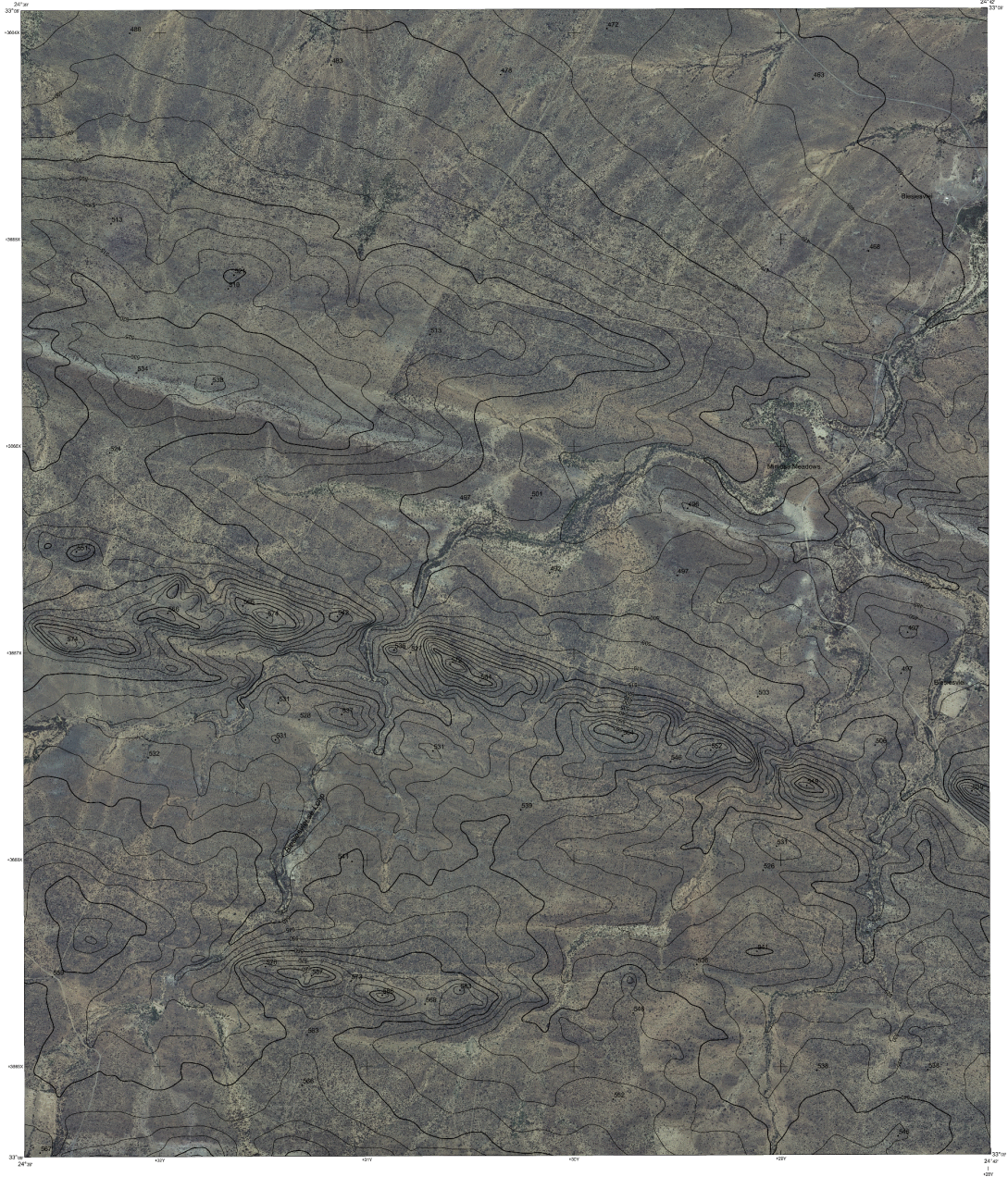
TECHNOLOGY AND EQUIPMENT

- a) Angle and distance measuring tools
- b) Global positioning systems
- c) Specialized survey and georeferencing software
- d) Draughting and CAD software
- e) Remote sensing (scanners and lidar)
- f) Manned and unmanned aircraft

DELIVERABLES

- a) Topographical maps
- b) GIS data base
- c) Georeferenced imagery and orthophotos
- d) Cadastral data base
- e) **Diagrams and sectional plans for registration of property ownership**





Published by the Chief Directorate: Survey and Mapping, Private Bag 910, Bloemfontein.
Cartographer: Mrs. J. M. C. van der Merwe, Cartographer-in-Chief, Pretoria 010, Bloemfontein.
Photography: 1998, 2000, 2001
Topography: 1998, 2000, 2001
© State Copyright 2012. Sketching: [illegible]

Waardevol is die inligting wat in hierdie kaart verskaf word, en die gebruik daarvan is beperk tot die doel waarvoor dit verskaf is. Die gebruik daarvan vir ander doeleindes is verboden. Die gebruik daarvan vir ander doeleindes is verboden. Die gebruik daarvan vir ander doeleindes is verboden.

Scale: Contour Projection, Central Meridian 28° East
Contour Interval: 5 Meters
Grid Interval: 1 000 Meters
Horizontal Datum: NAD 1949
Vertical Datum: WGS 84 Ellipsoid

1:10 000



ALSO AVAILABLE IN COLOUR (DIGITAL FORMAT ONLY)

Scale: Contour Projection, Central Meridian 28° East
Contour Interval: 5 Meters
Grid Interval: 1 000 Meters
Horizontal Datum: NAD 1949
Vertical Datum: WGS 84 Ellipsoid

3324 BA 14

FIRST EDITION
EERSTE UITGAAWE
2009

INDEX TO SHEETS

INDEX TO SHEETS

INDEX TO SHEETS

INDEX TO SHEETS

INDEX TO SHEETS

INDEX TO SHEETS

THE PREPERATION, APPLICATION AND INTERPRETATION OF SECTIONAL TITLE PLANS

IN CONTEXT OF THE CHRONOLOGICAL PROCESS FOR ESTABLISHING A SECTIONAL TITLE SCHEME:

I. PHASE 1

a) Establishing ownership of land

- 1) Title deed
 - Servitudes
 - Restrictive conditions
- 2) Property diagram

b) Survey boundaries and topography

- 1) Encroachments
- 2) Servitudes
- 3) Beacons and building lines

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 25 X			S.G. No.
				Constants	+0,00	+ 3700 000,00	4568/2002
A B	0, 89	313.39.50	A	-49 217, 04	+57 433, 87	SHEET 1 OF 2 SHEETS	
B C	34, 53	322.04.40	B	-49 217, 69	+57 434, 49		
C D	32, 36	3.22.40	C	-49 238, 91	+57 461, 73		
D E	32, 12	307.46.40	D	-49 237, 00	+57 494, 03		
			E	-49 262, 39	+57 513, 71		
F G	94, 34	61.44.30	F	-49 260, 56	+57 517, 30		
G H	27, 92	75.11.40	G	-49 177, 46	+57 561, 96		
			H	-49 150, 47	+57 569, 10		
INDICATORY DATA							
H J	13, 03	255.11.40	J	-49 163, 06	+57 565, 77		
E M	2, 48	307.46.40	M	-49 264, 35	+57 515, 23		
F M	4, 32	241.23.40					
CONNECTIONS							
E F	4, 03	27.05.00					
H K	71, 58	26.12.40	K	-49 118, 86	+57 633, 31		
F L	135, 54	27.05.00	L	-49 198, 85	+57 637, 97		
A H	150, 72	26.12.40					
TRIGONOMETRICAL BEACONS							
	4DC16	⊕		-49 108, 06	+57 995, 92		
	SCHAUDER (380)	▲		-50 925, 31	+55 760, 34		
	MICRON (452)	▲		-47 407, 91	+57 750, 53		

- (1) The line A B C D E represents the centre line of a Sewer Servitude 3,00 metres wide and
- (2) The line F G H represents a line 3,00 metres north of the southern boundary of a Sewer Servitude 5,00 metres wide over

REMAINDER ERF 898 WESTERING

situate in the Nelson Mandela Metropolitan Municipality
Administrative District of Port Elizabeth
Province of Eastern Cape
Surveyed in APRIL 1995 to SEPTEMBER 2002,
by me.

J. Meiring
JOHAN MEIRING (PLS 0393)
Professional/Land Surveyor

This diagram is annexed to No. <i>K674/2005</i> d.d. <i>25.07.2005</i> i.f.o. Registrar of deeds	The original diagram is No. 4502/1938 Transfer 1938.216.11438 Grant C.C.T.	File S/12805/11/3 vol.2 S.R. No. E 2080/2002 T.P. Comp. BOSX-2382(M3920) BOSX-2391(M3923)
--	--	---

BEACON DESCRIPTION

A, J, K.....12mm IRON PEG
 B, C, D, G, M.....CENTRE MANHOLE COVER
 E, F, H.....NOT BEACONED
 L.....DRILL HOLE ON WALL

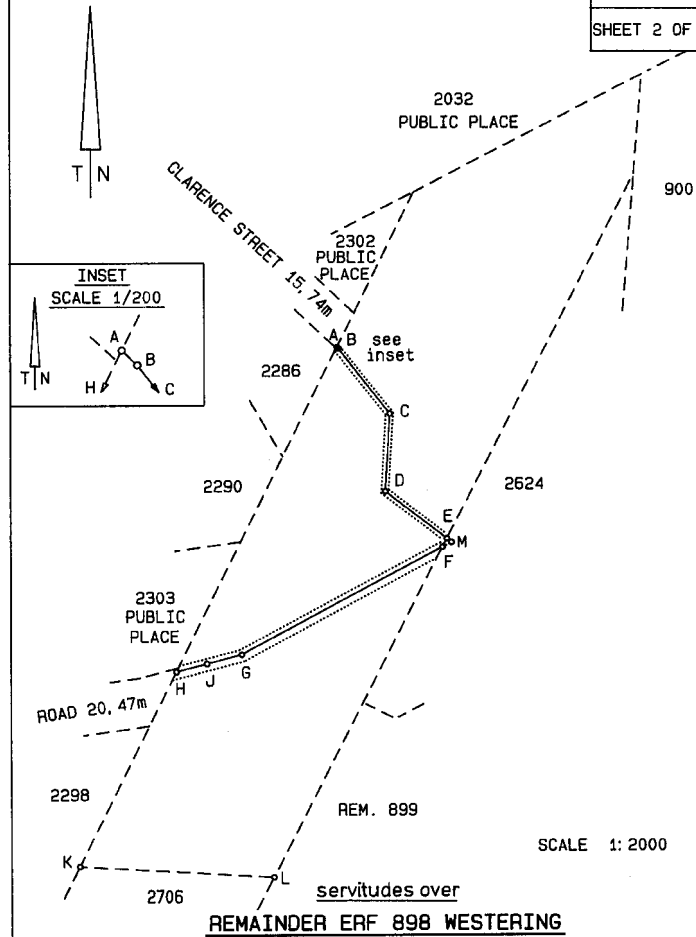
S.G. No.
 4568/2002

Approved

T. Swan.

for Surveyor-General
 2002/10/22

SHEET 2 OF 2 SHEETS



situate in the Nelson Mandela Metropolitan Municipality
 Administrative District of Port Elizabeth
 Province of Eastern Cape
 Surveyed in APRIL 1995 to SEPTEMBER 2002 .
 by me ,

JOHAN MEIRING (PLS 0393)
 Professional Land Surveyor

I. PHASE 1(Continue)

c) Acquisition / verification property rights, development- and planning parameters

- 1) Zoning and land use
- 2) Planning scheme provisions
 - Density
 - FSI
 - Height restriction
 - Building lines
 - Parking provision
- 3) Building and construction parameters
 - By- laws

INFORMAL TOWN PLANNING ENQUIRY

Allotment Area:	LORRAINE	Erf Number:	2143	Sub Number:	0
Consolidated:		Subdivided:			
Area:	2551 m2	Proclaimed Main Road:	-	History:	
Lease:	-	Structure Plan:	8	Registered:	
Noting Sheet:	BO8CCY1	Habital Rooms:		Parking:	
Consent:	-	N-Tie:	N	Corner:	Y
	-	CBD:	N		

Zone Information:

Zone	Building Line	Coverage	Side and Rear Space	Height Restriction	Density	RVA	NCU	FSI	Area (m2)
RES1	B3	50	S5	2 FLRS	#	#	N	0.00	2,551.00

Code Descriptions:

B3 Dwelling houses: 5m on erf > 500 m2 or 3m on erf <= 500m2.
 Carports: Nil for up to 6m, with consent. (see Reg. 8.2)
 Private garages: Nil for up to 7m, with consent. (see Reg. 8.1(11))
 Other buildings: 5m.

S5 Dwelling houses: 1.5m.
 Car ports : With consent of abutting owners.
 Private garages : With consent of abutting owners.
 Other Buildings: 5m or half the height of the building.

TPA Numbers

| 307 (Approved) |

Notes:

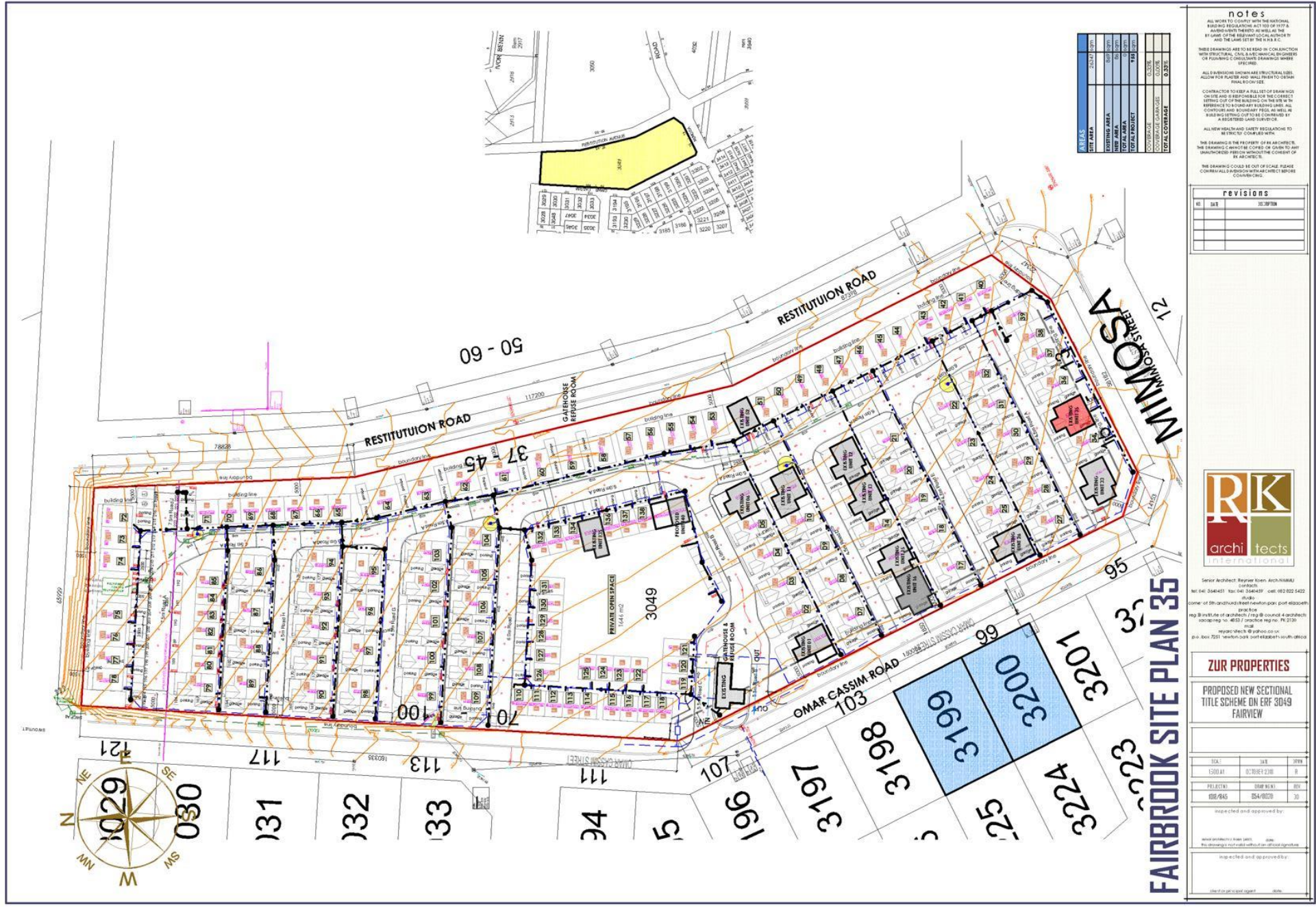
LORRAINE
 56 LONGWY AVENUE

I. PHASE 1 (Continue)

d) Design and building plans

- 1) Site development and services plans
- 2) Floor plans
- 3) Elevations and cross sections
- 4) Schedule of finishes
- 5) Access
- 6) Parking

e) Construction



AREAS	AREA	AREA
EXISTING AREA	100.00	100.00
NEW AREA	100.00	100.00
TOTAL AREA	200.00	200.00
TOTAL PROJECT	100.00	100.00
COVERED AREA	0.00	0.00
COVERED GARAGES	0.00	0.00
TOTAL COVERED	0.00	0.00

notes

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS ACT 100 OF 1978 & AMENDMENTS THERETO AS WELL AS THE BY-LAWS OF THE FREE-STATE LOCAL AUTHORITY AND THE LAWS SET BY THE N.B.A.C.

THESE DRAWINGS ARE TO BE READ IN CONNECTION WITH STRUCTURAL, CIVIL & MECHANICAL SPECIFICATIONS OR TENDER DOCUMENTS DRAWINGS WHERE SPECIFIED.

ALL DRAWINGS SHOWN ARE PRELIMINARY. ALLOW FOR PAPER AND WALL SPACE TO BE USED FOR REVISIONS.

CONTRACTOR TO KEEP A FULL SET OF DRAWINGS ON SITE AND IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON THE SITE IN THE EXPERIENCE TO STAND ANY BUILDING LINE. ALL CONTIGUOUS AND BOUNDARY FENCE AS WELL AS BUILDING SETTING OUT TO BE COMPLETED BY A REGISTERED LAND SURVEYOR.

ALL NEW HEALTH AND SAFETY REGULATIONS TO BE STRICTLY COMPLIED WITH.

THE DRAWING IS THE PROPERTY OF THE ARCHITECT. THE DRAWING CANNOT BE LOANED OR GIVEN TO ANY UNAUTHORIZED PERSON WITHOUT THE CONSENT OF THE ARCHITECT.

THE DRAWING COULD BE OUT OF SCALE. PLEASE CONSULT ALL PERSONS WITH ARCHITECT BEFORE COMMENCING.

REVISIONS		
NO.	DATE	DESCRIPTION



Senior architect: Reyer Koen ArchiHABUS
Tel: 041 3464351 Fax: 041 3464352 Cell: 082 882 5422
e-mail: reyer@rkarchitects.co.za
corner of Struikstraat and Westendorpstr. Port Elizabeth
practice
reg. 3 (Institute of architects reg. 3 council 4 architects)
occupancy no. 4053 / occupation reg. no. PA 2130
e-mail: reyer@rkarchitects.co.za
p.o. box 7531 Westendorpstr. Port Elizabeth South Africa

ZUR PROPERTIES

PROPOSED NEW SECTIONAL
TITLE SCHEME ON ERF 3049
FAIRVIEW

DATE	DATE	DATE
15/01/11	07/01/11	07/01/11
PROJECTED	DATE	DATE
08/01/11	08/01/11	08/01/11

inspected and approved by:

inspected and approved by:

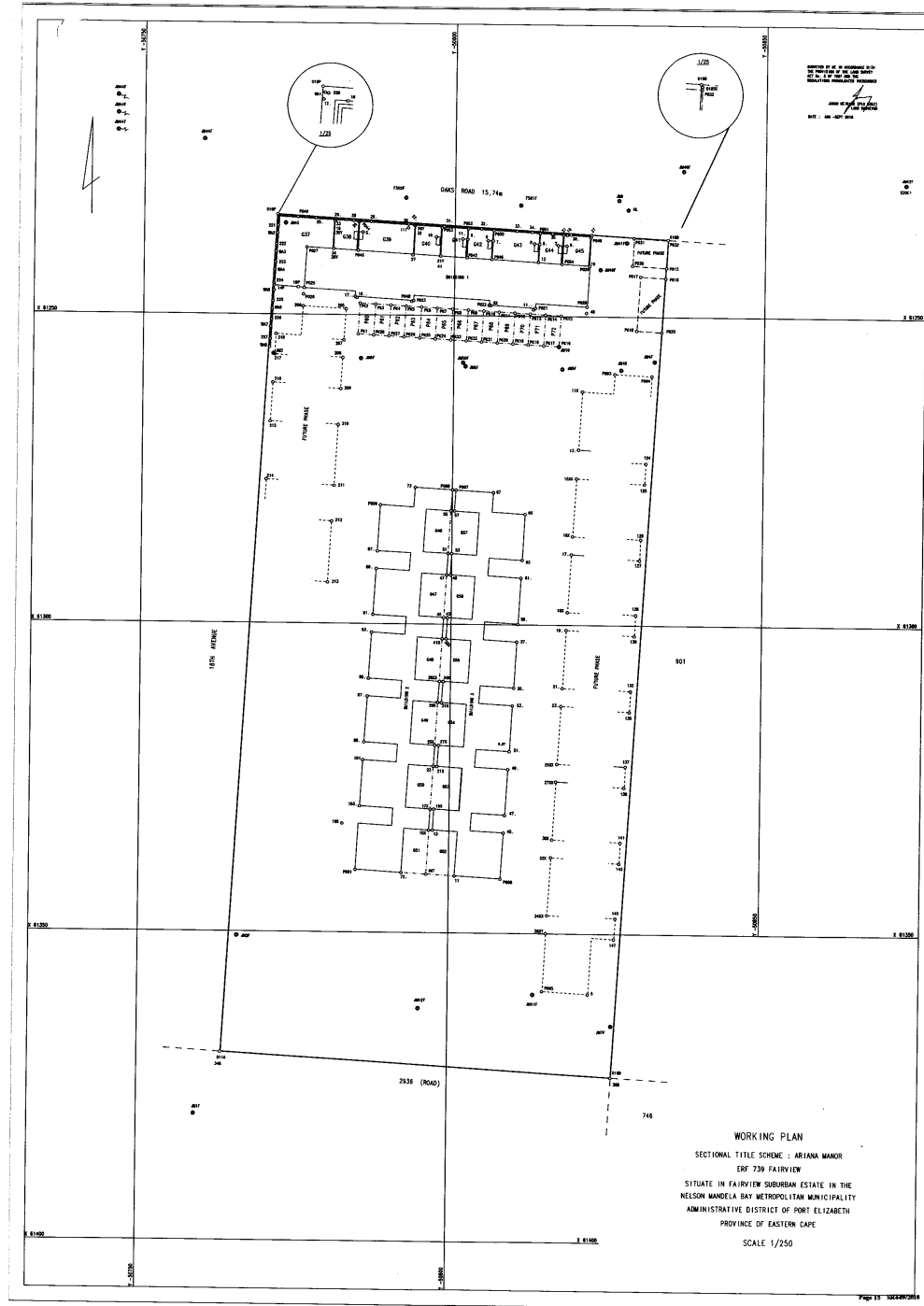
inspected and approved by:

I. PHASE 1 (Continue)

f) Preparation of sectional titles plans

1) Survey records

- Report
- Working plan
- Coordinate list
- Field work and measurements
- Certificates
- Median plans
- PQ calculations



PROJECT **ERF 4192 PARSONSVLEI**

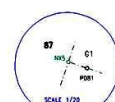
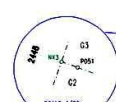
SYSTEM WG25

CODE	NAME	Y	X	DESCRIPTION
CONSTANT		0.00	3700000.00	
Trigs	FM	-40781.04	56670.31	Trig beacon
	PTN	-47407.88	57752.47	Trig beacon
	TR406	-46068.64	62590.44	Trig beacon
	TR407	-46206.65	62552.41	Trig beacon
Placed	208	-46486.56	56287.41	12mm Iron peg
	209	-46486.56	56316.91	12mm Iron peg
	211	-46507.56	56316.91	12mm Iron peg
	214	-46507.56	56287.41	12mm Iron peg
	EX1	-46497.06	56287.41	12mm Iron peg
	EX2	-46497.06	56316.91	12mm Iron peg
Stations	JS34F	-46506.22	56315.08	12mm Iron peg
	JS35F	-46487.17	56316.05	12mm Iron peg
	ST05	-46458.23	56284.77	Drill hole in concrete
	ST15	-46441.11	56300.32	Drill hole in concrete
	ST24	-46486.90	56285.00	Drill hole in concrete
	ST25	-46507.18	56285.10	Drill hole in concrete
	ST26	-46555.46	56285.56	Drill hole in concrete
	ZS70F	-46470.55	56319.02	12mm Iron peg
Phys feat	20	-46490.69	56298.21	Building corner
	24	-46488.47	56308.32	Building corner
	58	-46495.64	56312.26	Building corner
	80	-46503.26	56298.18	Building corner
	N002	-46501.98	56293.40	Building corner
	N003	-46498.41	56293.40	Building corner
	N004	-46495.50	56293.40	Building corner
	N005	-46491.91	56293.40	Building corner
	N006	-46488.45	56299.46	Building corner
	N008	-46491.76	56312.29	Building corner
	N009	-46498.51	56312.19	Building corner
	N010	-46502.29	56312.13	Building corner
	N013	-46505.52	56308.07	Building corner
	N014	-46505.49	56299.43	Building corner
Data	40	-46454.67	56273.99	
	41	-46456.79	56277.41	
	43	-46478.70	56277.41	
	44	-46500.70	56277.41	
	45	-46522.70	56277.41	
	46	-46544.70	56277.41	
	63	-46553.33	56287.41	



77015

77015



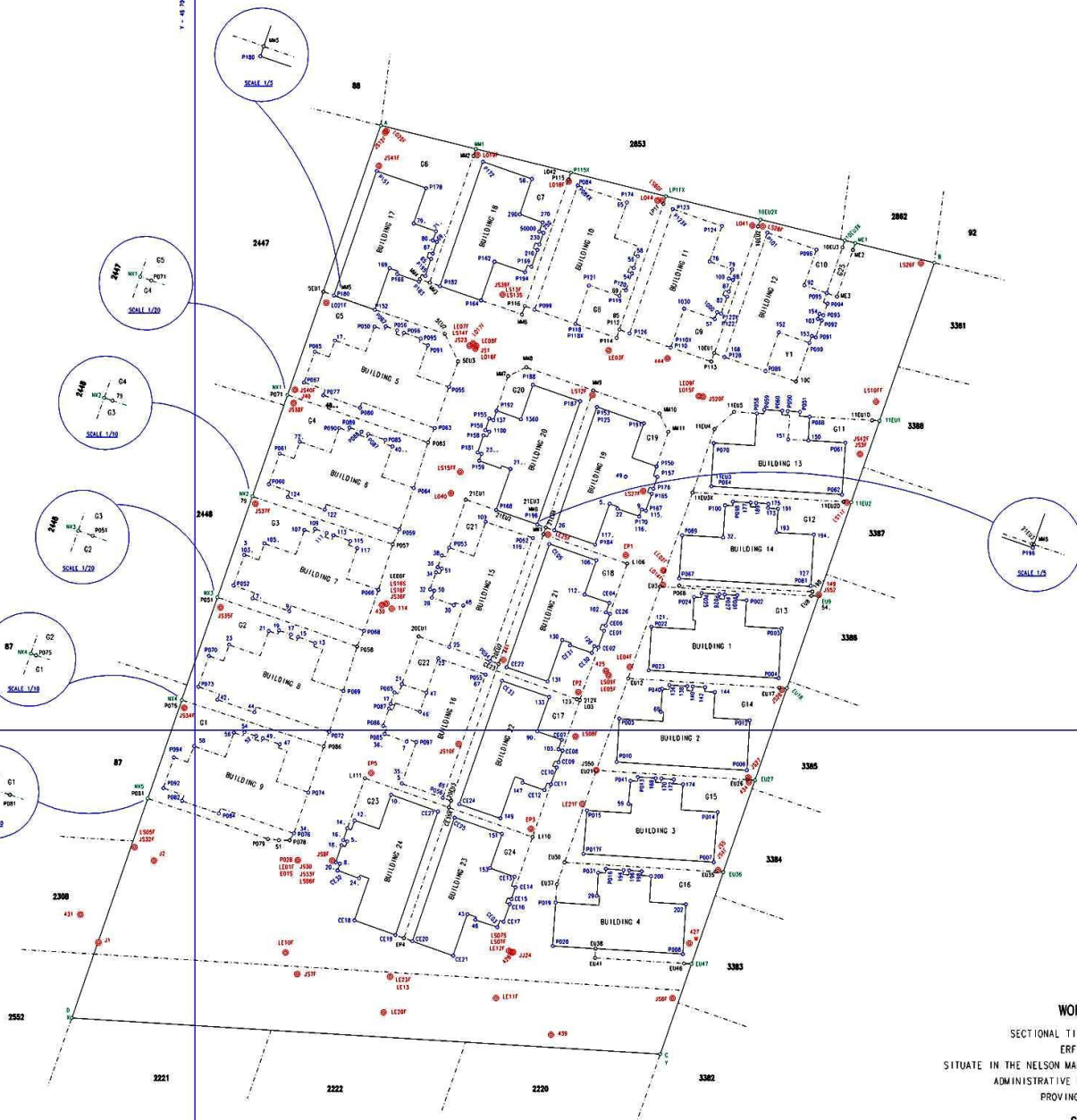
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77015

77015

SUPPLIED BY ME IN ACCORDANCE WITH
THE PROVISIONS OF THE LAND SURVEY
ACT, NO. 8 OF 1997 AND THE
REGULATIONS PROMULGATED THEREUNDER

JOHAN MEIRING (P.L. 13353)
LAND SURVEYOR
DATE: MAY 2019



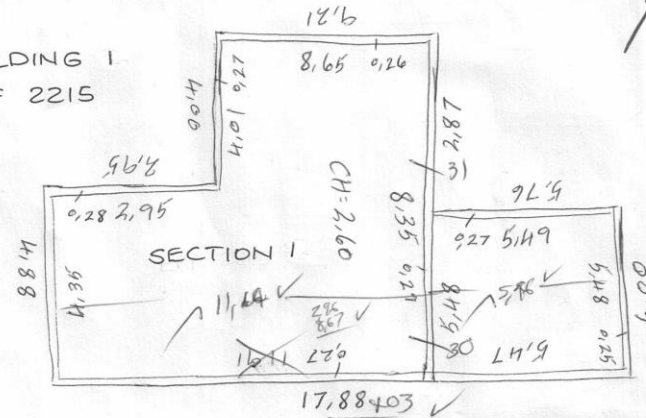
WORKING PLAN

SECTIONAL TITLE SCHEME : LIONS GATE
ERF 4754 LORRAINE
SITUATE IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
ADMINISTRATIVE DISTRICT OF PORT ELIZABETH
PROVINCE OF EASTERN CAPE
SCALE 1/300

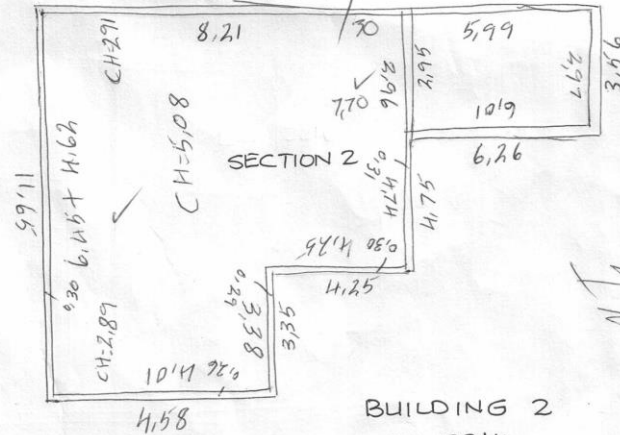
~~4065~~ ~~4057 TV~~

2214 S Fairview

BUILDING 1
ERF 2215



15,03 + 03



BUILDING 2
ERF 2214

SECTION	AREA	PQ	PQ5DEC	ADJUST
1	149	4.3465	4.34656	-0.0001
2	149	4.3465	4.34656	-0.0001
3	149	4.3465	4.34656	-0.0001
4	150	4.3757	4.37573	
5	149	4.3465	4.34656	-0.0001
6	143	4.1716	4.17153	0.0001
7	143	4.1716	4.17153	0.0001
8	143	4.1716	4.17153	0.0001
9	143	4.1716	4.17153	0.0001
10	143	4.1716	4.17153	0.0001
11	143	4.1716	4.17153	0.0001
12	143	4.1716	4.17153	0.0001
13	140	4.0840	4.08401	
14	140	4.0840	4.08401	
15	140	4.0840	4.08401	
16	140	4.0840	4.08401	
17	140	4.0840	4.08401	
18	140	4.0840	4.08401	
19	140	4.0840	4.08401	
20	140	4.0840	4.08401	
21	140	4.0840	4.08401	
22	140	4.0840	4.08401	
23	140	4.0840	4.08401	
24	141	4.1131	4.11319	-0.0001
TOTAL	3428	100.0000		

LIONS GATE

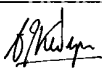
PARTICIPATION QUOTA SCHEDULE CALCULATIONS

I. PHASE 1 (Continue)

f) Preparation of sectional titles plans(continue)

2) Sectional plans

- Sheet 1
- Block plan
- Floor plans
- Exclusive use areas
- Cross sections
- PQ schedule

SECTIONAL PLAN No. SS 236/2009	SHEET 1	S.G. No. D 186/2009
Registered at CAPE TOWN	OF	Approved 
Registrar of Deeds Date: 19.06.2009	14 SHEETS	for Surveyor - General Date: 2009.05.06

NAME OF SCHEME : THE WATERFRONT

DESCRIPTION OF LAND ACCORDING TO DIAGRAM : ERF 1294 HUMWOOD

Situate in the Nelson Mandela Bay Metropolitan Municipality.
Administrative District of Port Elizabeth. Province of Eastern Cape.
Measuring 1784 (one seven eight four) Square metres.

DIAGRAM No.: S.G.No. 3511/2006

NAME OF LOCAL AUTHORITY: NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

DESCRIPTION OF BUILDINGS : One Building namely

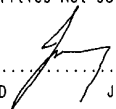
1. Building 1 comprising sections 1 to 56 and common property.

EXCLUSIVE USE AREAS: See Sheets 4 and 6

ENCROACHMENTS ON THE LAND : Nil

CERTIFICATE :

I, Johan Meiring, hereby certify that I have prepared sheets 1 to 14 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act 95 of 1986 and the regulations framed thereunder

Date : 2009/02/28 Signed  Land Surveyor
Registration Number PLS 0393 - D J. MEIRING

Address : 10 CASSIA DRIVE , SUNRIDGE PARK , PORT ELIZABETH , 6045

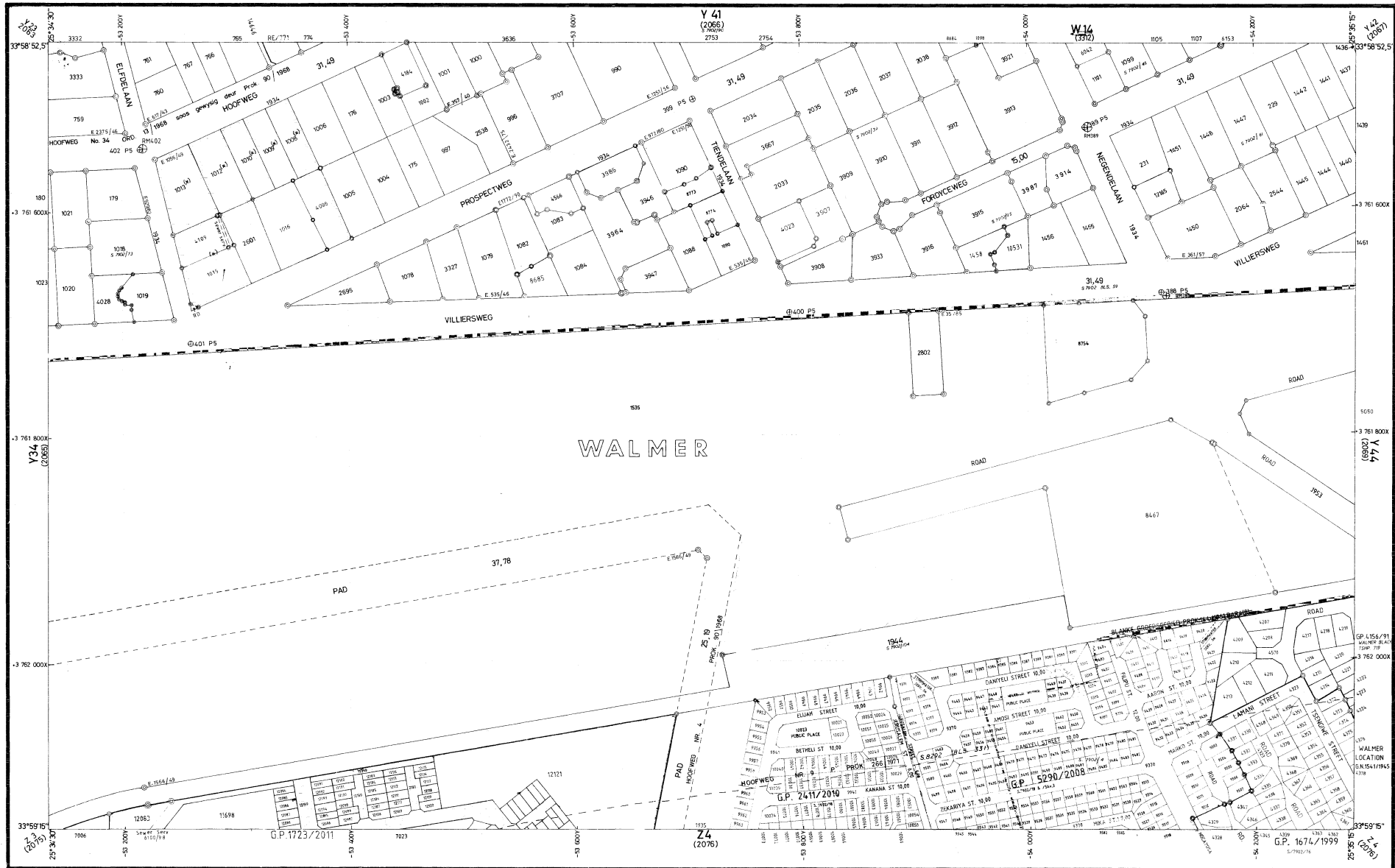
Survey Records No. SR 601/2009	Compilations : BO-8CD/X14 (2085)	Gen. Plan
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SECTIONAL PLAN No.SS	SHEET 1	S.G. No.D 97/2014
Registered at CAPE TOWN	OF	Approved
Registrar of Deeds	2 SHEETS	<i>Chamnet</i>
Date:		for Surveyor – General Date: 2014-07-22
AMENDING SECTIONAL PLAN OF EXTENSION OF SCHEME BY ACQUISITION OF ADDITIONAL PROPERTY IN TERMS OF SECTION 26 AND AFFECTS SECTIONAL PLAN S.G.No.D 442/2009 SS 490/2009		
<p><u>NAME OF SCHEME :</u> BLOOMINGDALES OFFICE PARK</p> <p><u>DESCRIPTION OF LAND ACCORDING TO DIAGRAM :</u> ERF 798 WALMER</p> <p>1. ERF 798 WALMER – in extent 2422 (two four two two) square metres. 2. ERF 13229 WALMER – in extent 1412 (one four one two) square metres.</p> <p>Both situate in the Nelson Mandela Bay Metropolitan Municipality. Administrative District of Port Elizabeth. Province of Eastern Cape.</p> <p><u>DIAGRAM No.:</u> 1. S.G.No. 5543/1938 2. S.G.No. 580/2014</p> <p><u>NAME OF LOCAL AUTHORITY:</u> NELSON MANDELA BAY METROPOLITAN MUNICIPALITY</p> <p><u>DESCRIPTION OF BUILDINGS :</u> 2 Buildings namely</p> <p>1. Buildings 1 and 2 as shown on Sheet 1 of Sectional Plan S.G.No. D 442/2009 SS 490/2009 and subsequent phases.</p> <p><u>ENCROACHMENTS ON THE LAND :</u> Nil</p> <p><u>CAVEAT IN RESPECT OF EXTENSION OF SCHEME:</u> The Developer reserves the right in terms of Section 25 to erect further buildings</p> <p><u>CERTIFICATE :</u> I, Johan Meiring, hereby certify that I have prepared sheets 1 to 2 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act 95 of 1986 and the regulations framed thereunder</p> <p>Date : 2011/10/31 Signed <i>J</i> Land Surveyor Registration Number PLS 0393 – D J.MEIRING</p> <p>Address : 10 CASSIA DRIVE , SUNRIDGE PARK , PORT ELIZABETH , 6045</p>		
Survey Records No. 230/2014	Compilations : BO-8CC/Y41 (2066)	Gen. Plan

1:1250

PORT ELIZABETH
MUNISIPALITEIT

BO-8CC
Y43



Saangestel in die Kantoor van die Landmeter-Generaal Kaapstad Maart 1978

R. STRYDOM

KOPEREK

Drieheksmetingrel 121

V. de Ruik

Bakens wat so @ aangepas word is 1^o se stelsel



BO-8CC S
Y43

2068

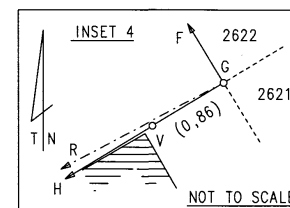
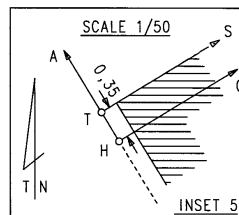
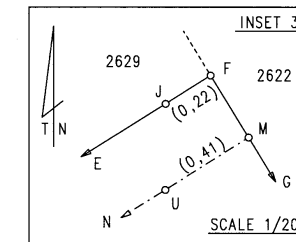
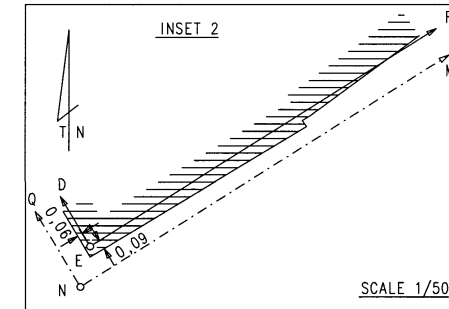
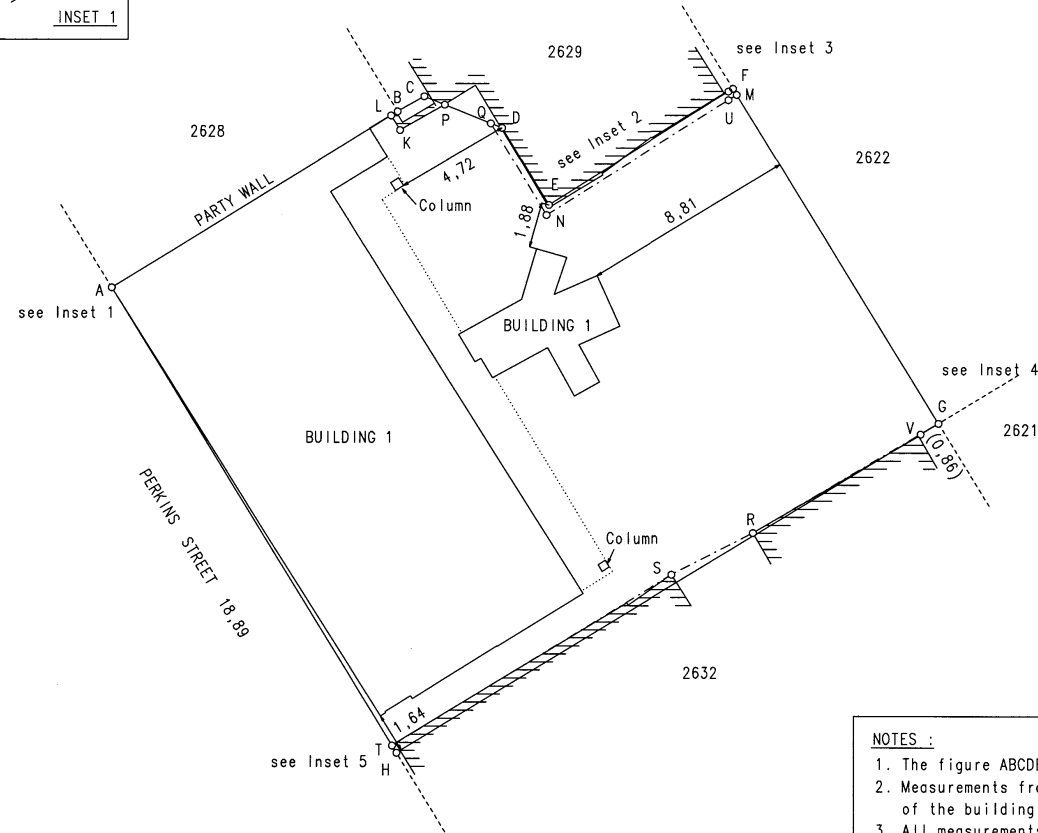
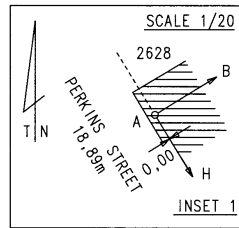
2068

Approved

for Surveyor General

2014-08-22

Date

**NOTES :**

1. The figure ABCDEFGH represents ERF 2630 NORTH END
2. Measurements from land boundaries to buildings relate to external faces of the building
3. All measurements are given in metres
4. denotes projections above lower ground level.
5. The figures CPKLB and QDEFMN represents Servitude Areas.
Vide Diagram No.
6. The figure GHTSR represents a Servitude Area.
Vide Diagram No.
7. For Exclusive use areas see Sheet 3.

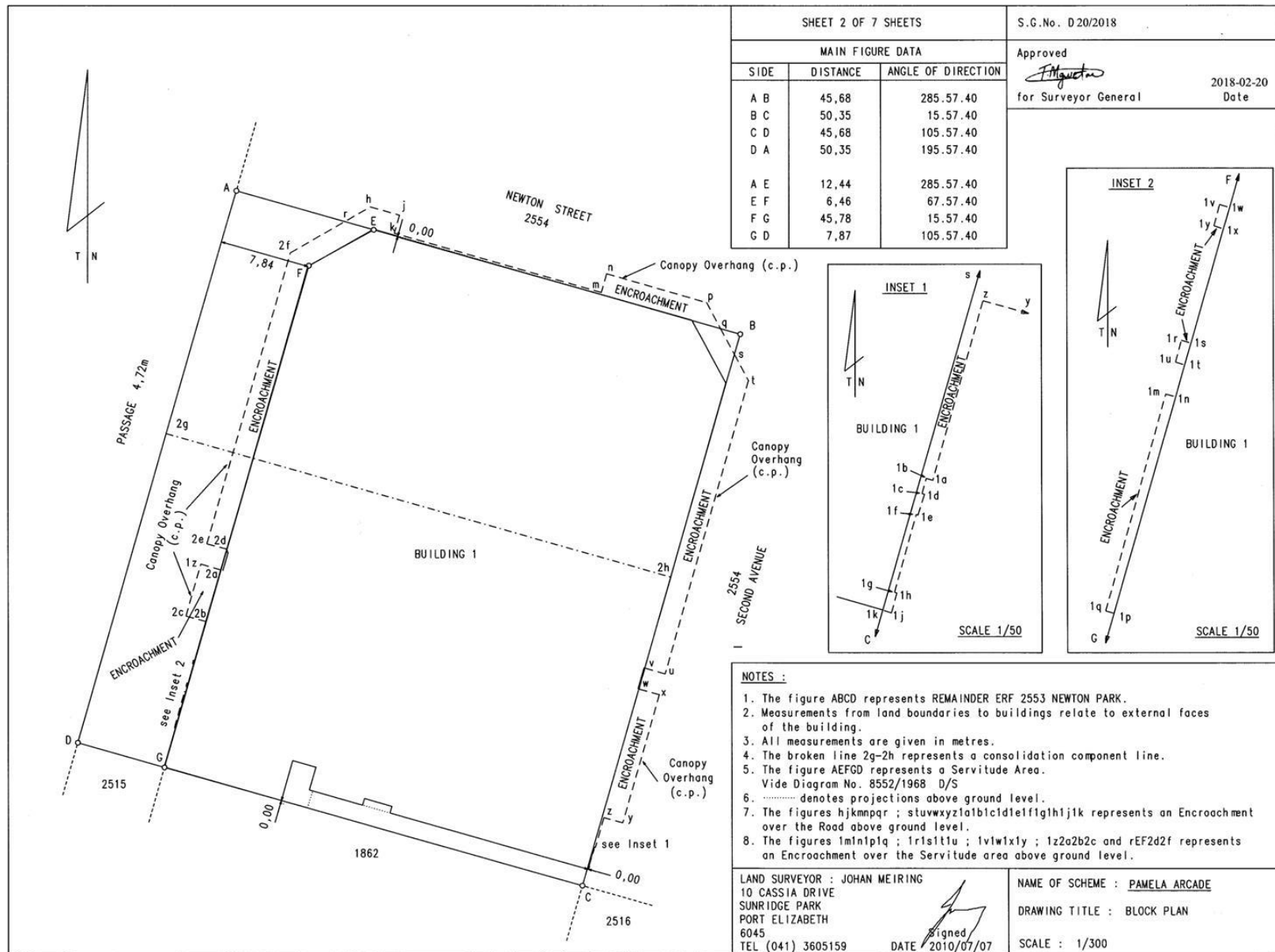
LAND SURVEYOR : JOHAN MEIRING
10 CASSIA DRIVE
SUNRIDGE PARK
PORT ELIZABETH
6045
TEL (041) 3605159

Signed
DATE 2014/05/16

NAME OF SCHEME : JULIANA COURT

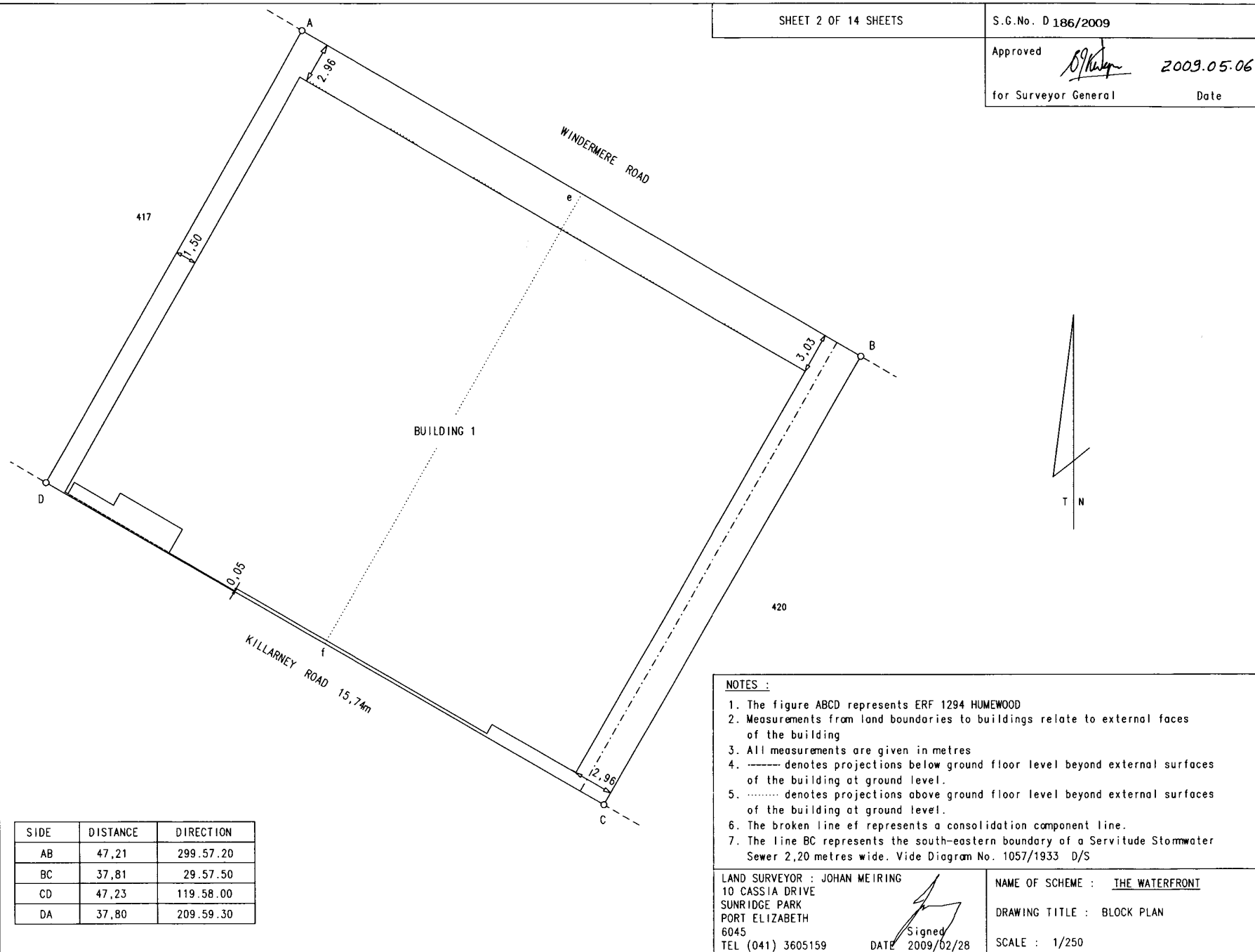
DRAWING TITLE : BLOCK PLAN

SCALE : 1/200





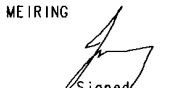
2009.05.06



NOTES :

1. The figure ABCD represents ERF 1294 HUMEWOOD
2. Measurements from land boundaries to buildings relate to external faces of the building
3. All measurements are given in metres
4. ——— denotes projections below ground floor level beyond external surfaces of the building at ground level.
5. denotes projections above ground floor level beyond external surfaces of the building at ground level.
6. The broken line ef represents a consolidation component line.
7. The line BC represents the south-eastern boundary of a Servitude Stormwater Sewer 2,20 metres wide. Vide Diagram No. 1057/1933 D/S

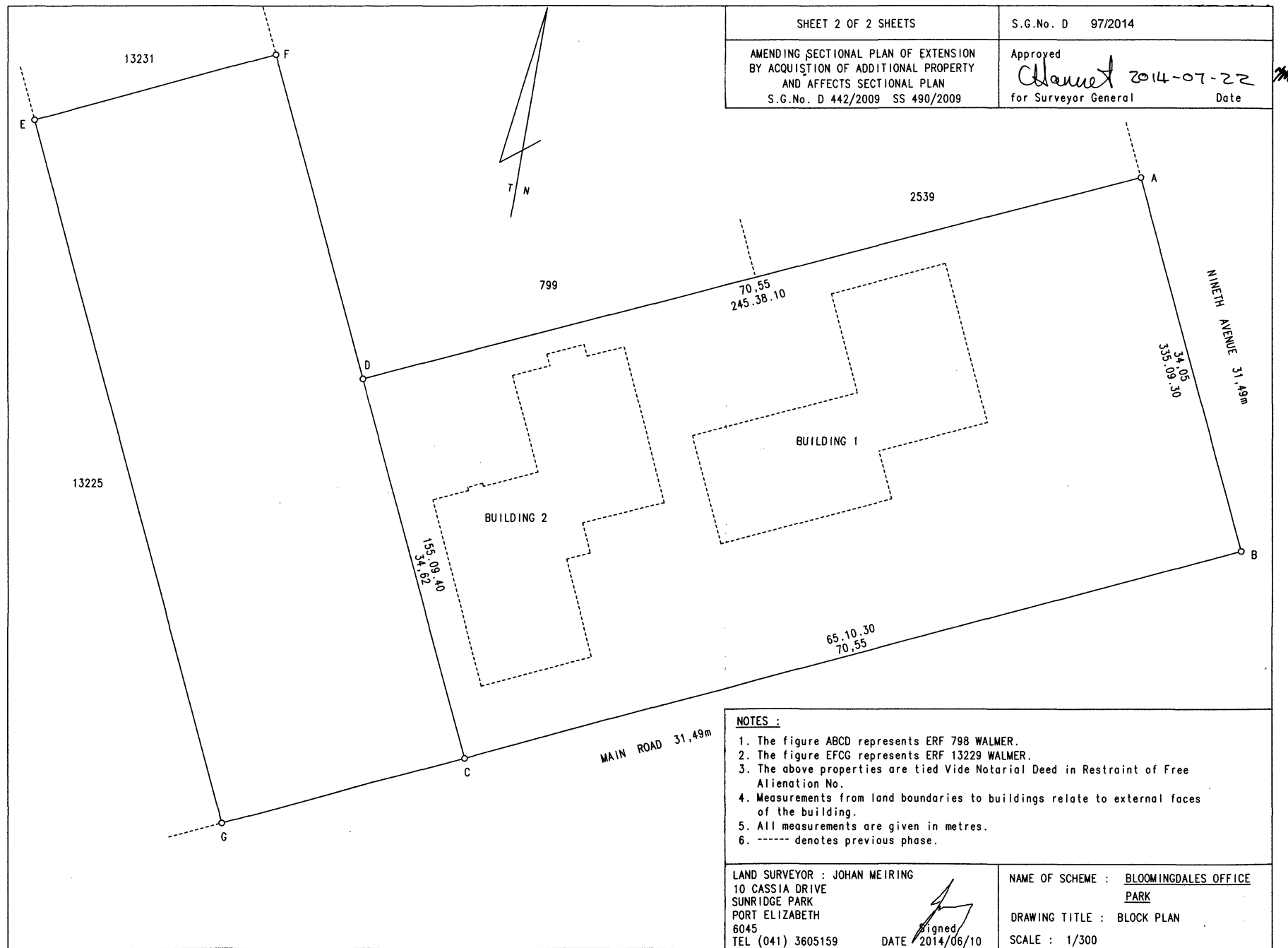
LAND SURVEYOR : JOHAN MEIRING
 10 CASSIA DRIVE
 SUNRIDGE PARK
 PORT ELIZABETH
 6045
 TEL (041) 3605159

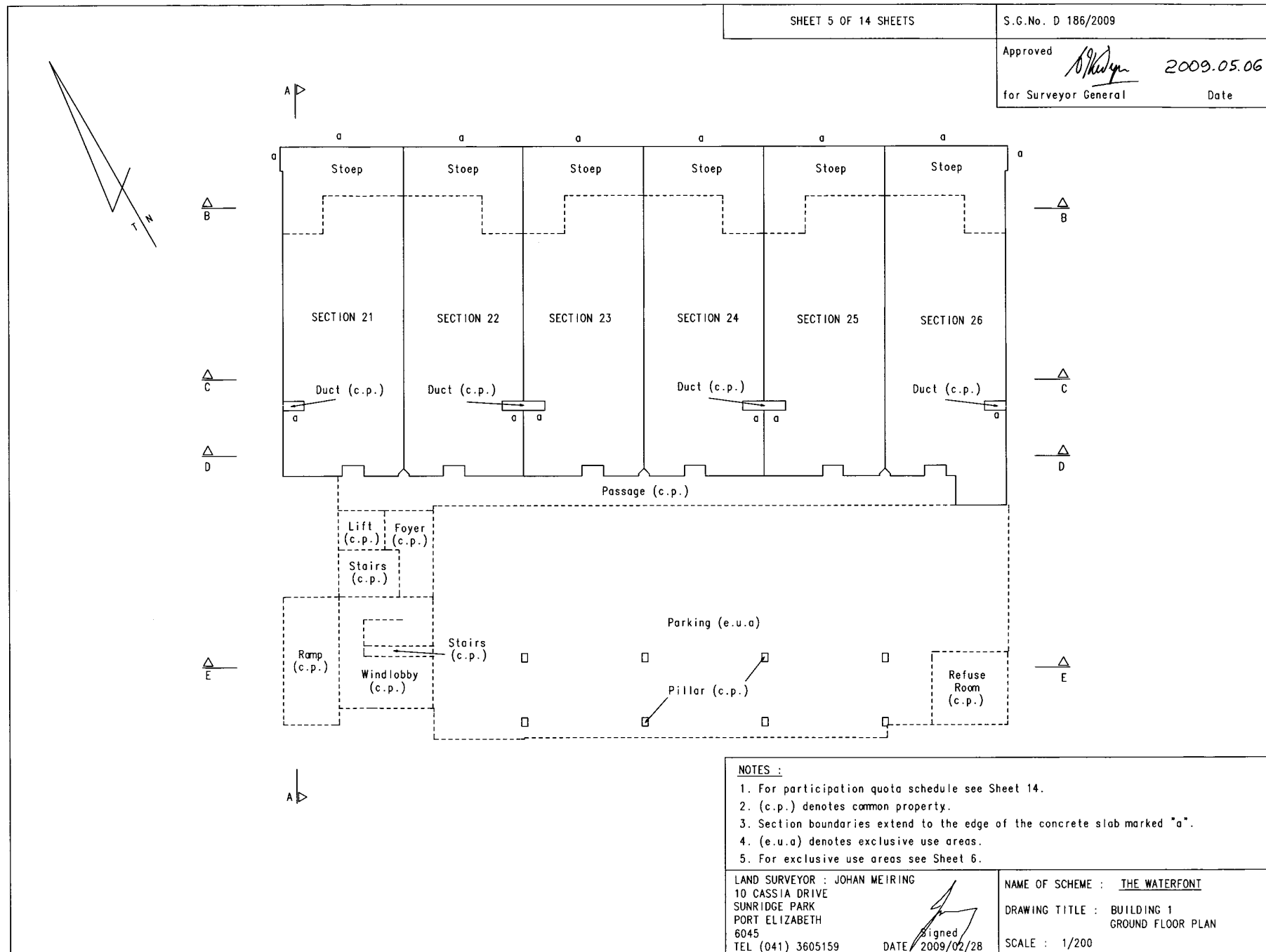
Signed 
 DATE 2009/02/28

NAME OF SCHEME : THE WATERFRONT

DRAWING TITLE : BLOCK PLAN

SCALE : 1/250

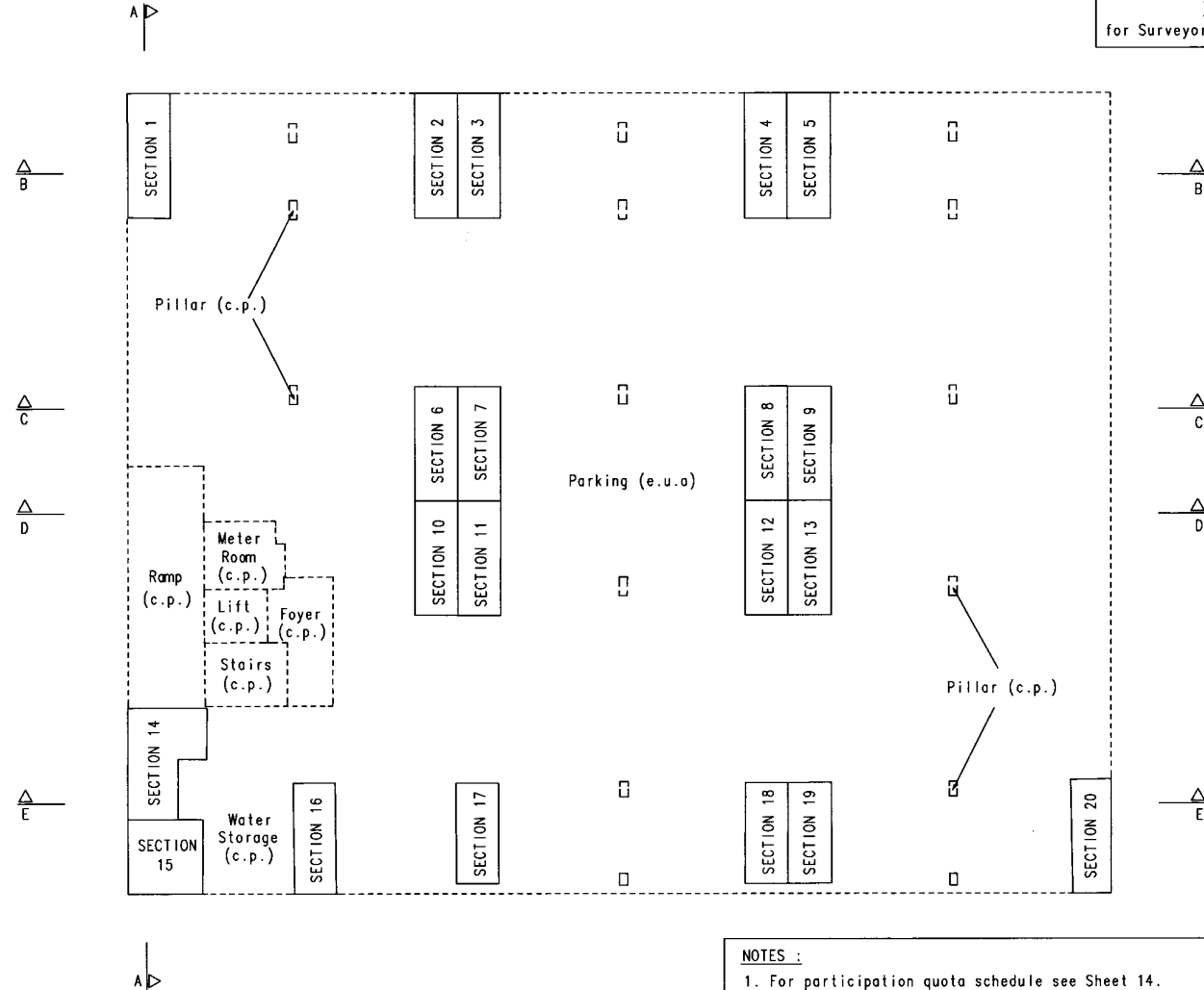
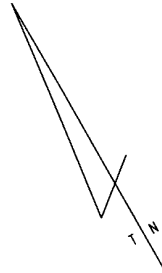




NOTES :

1. For participation quota schedule see Sheet 14.
2. (c.p.) denotes common property.
3. Section boundaries extend to the edge of the concrete slab marked "a".
4. (e.u.a) denotes exclusive use areas.
5. For exclusive use areas see Sheet 6.

LAND SURVEYOR : JOHAN MEIRING 10 CASSIA DRIVE SUNRIDGE PARK PORT ELIZABETH 6045 TEL (041) 3605159	NAME OF SCHEME : <u>THE WATERFONT</u> DRAWING TITLE : BUILDING 1 GROUND FLOOR PLAN SCALE : 1/200
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NOTES :

1. For participation quota schedule see Sheet 14.
2. (c.p.) denotes common property.
3. (e.u.a) denotes exclusive use areas.
4. For exclusive use areas see Sheet 4.

LAND SURVEYOR : JOHAN MEIRING
10 CASSIA DRIVE
SUNRIDGE PARK
PORT ELIZABETH
6045
TEL (041) 3605159

Signed
DATE 2009/02/28

NAME OF SCHEME : THE WATERFONT

DRAWING TITLE : BUILDING 1
BASEMENT FLOOR PLAN

SCALE : 1/200

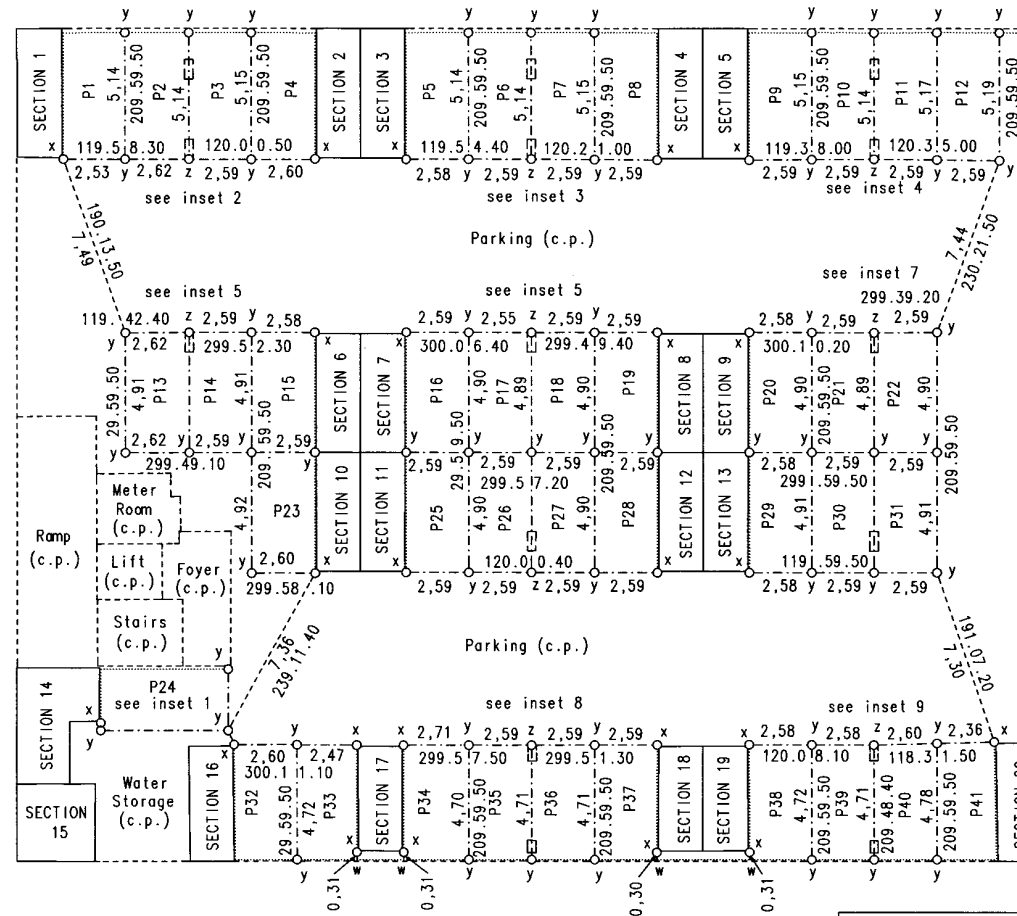
Approved

[Signature]

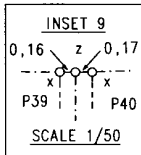
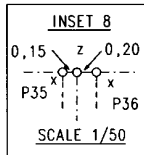
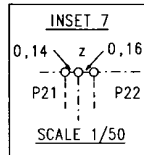
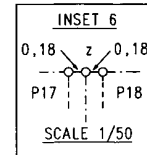
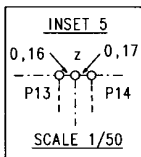
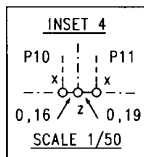
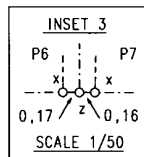
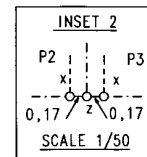
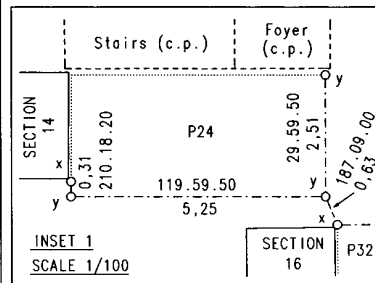
2009.05.06

for Surveyor General

Date



EXCLUSIVE USE AREA	AREA (Sqm)	EXCLUSIVE USE AREA	AREA (Sqm)
P1	13	P26	13
P2	13	P27	13
P3	13	P28	13
P4	13	P29	13
P5	13	P30	13
P6	13	P31	13
P7	13	P32	12
P8	13	P33	12
P9	13	P34	13
P10	13	P35	12
P11	13	P36	12
P12	13	P37	12
P13	13	P38	12
P14	13	P39	12
P15	13	P40	12
P16	13	P41	12
P17	13	LEGEND P - PARKING	
P18	13		
P19	13		
P20	13		
P21	13		
P22	13		
P23	13		
P24	14		
P25	13		

**NOTES :**

1. All measurements are given in metres.
2. (c.p.) denotes common property.
3. --- denotes not physically defined.
4. denotes side of wall.
5. The boundaries xw are an extension of side of wall and not physically defined.
6. BEACON DESCRIPTION : x.....denotes Wall corner
y.....denotes Drill hole in concrete
z.....denotes Not beaconed

LAND SURVEYOR : JOHAN MEIRING
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6045
TEL (041) 3605159

DATE: 2009/02/28

NAME OF SCHEME : THE WATERFONT

DRAWING TITLE : BUILDING 1 - LAYOUT OF EXCLUSIVE USE AREAS ON BASEMENT FLOOR

SCALE : 1/200

Duct (c.p.)				SHEET 11 OF 14 SHEETS		S.G.No. D186/2009	
CEILING						Approved	2009.05.06
LEVEL	Balcony	SECTION 45	SECTION 45			for Surveyor General	Date
FOURTH FLOOR							
LEVEL	Balcony	SECTION 39	SECTION 39				
THIRD FLOOR							
LEVEL	Balcony	SECTION 33	SECTION 33				
SECOND FLOOR							
LEVEL	Balcony	SECTION 27	SECTION 27				
FIRST FLOOR							
LEVEL	Stoop	SECTION 21	SECTION 21				
GROUND FLOOR							
LEVEL							
BASEMENT FLOOR	SECTION 1	Parking (.p.)	Ramp (c.p.)	SECTION 14	SECTION 15		
LEVEL							

CROSS SECTION A - A

Balcony	SECTION 45	SECTION 46	Balcony	Balcony	SECTION 47	SECTION 48	Balcony	SECTION 49	SECTION 50		
Balcony	SECTION 39	SECTION 40	Balcony	SECTION 41		SECTION 42	Balcony	Balcony	SECTION 43	SECTION 44	Balcony
Balcony	SECTION 33	SECTION 34	Balcony	Balcony	SECTION 35	SECTION 36	Balcony	Balcony	SECTION 37	SECTION 38	Balcony
Balcony	SECTION 27	SECTION 28	Balcony	Balcony	SECTION 29	SECTION 30	Balcony	Balcony	SECTION 31	SECTION 32	Balcony
Stoop	SECTION 21	SECTION 22	Stoop	Stoop	SECTION 23	SECTION 24	Stoop	Stoop	SECTION 25	SECTION 26	Stoop
SECTION 1	Parking (e.u.a)		SECTION 2	SECTION 3	Parking (e.u.a)		SECTION 4	SECTION 5	Parking (e.u.a)		

CROSS SECTION B - B

NOTES :

1. (c.p.) denotes common property.
2. DV denotes double volume.

LAND SURVEYOR : JOHAN MEIRING
10 CASSIA DRIVE
SUNRIDGE PARK
PORT ELIZABETH
6045
TEL (041) 3605159


DATE 2009/02/28

NAME OF SCHEME : THE WATERFONT

DRAWING TITLE : BUILDING 1
CROSS SECTIONS A - A AND B - B

SCALE : 1/200

SECTION No.	FLOOR AREA (Square metres)	PARTICIPATION QUOTA PERCENTAGE
1	10	0.2178
2	10	0.2178
3	10	0.2178
4	10	0.2178
5	10	0.2178
6	9	0.1960
7	9	0.1960
8	9	0.1960
9	9	0.1960
10	9	0.1960
11	9	0.1960
12	9	0.1960
13	9	0.1960
14	13	0.2832
15	10	0.2178
16	9	0.1960
17	8	0.1743
18	8	0.1743
19	8	0.1743
20	8	0.1743
21	134	2.9187
22	133	2.8970
23	133	2.8970
24	133	2.8970
25	134	2.9187
26	139	3.0277
27	132	2.8752
28	132	2.8752
29	132	2.8752
30	132	2.8752
31	132	2.8752
32	137	2.9841
33	132	2.8752
34	132	2.8752
35	132	2.8752
36	132	2.8752
37	132	2.8752
38	137	2.9841
39	132	2.8752
40	132	2.8752

SHEET 14 OF 14 SHEETS		S.G.No. D 186/2009
		Approved  2009.05.06 for Surveyor General Date
SECTION No.	FLOOR AREA (Square metres)	PARTICIPATION QUOTA PERCENTAGE
41	132	2.8752
42	132	2.8752
43	132	2.8752
44	137	2.9841
45	132	2.8752
46	132	2.8752
47	132	2.8752
48	132	2.8752
49	132	2.8752
50	137	2.9841
51	81	1.7643
52	66	1.4376
53	66	1.4376
54	66	1.4376
55	66	1.4376
56	66	1.4376
TOTAL	4591	100.0000
<p>NOTES :</p> <p>1. Floor area measured to the median line of the boundary walls of each section to the nearest square metre except for note 3 on Sheets 5 to 10.</p>		
LAND SURVEYOR : JOHAN MEIRING 10 CASSIA DRIVE SUNRIDGE PARK PORT ELIZABETH 6045 TEL (041) 3605159		NAME OF SCHEME : <u>THE WATERFRONT</u> DRAWING TITLE : PARTICIPATION QUOTA SCHEDULE

I. PHASE 1 (Continue)

g) Approval Surveyor General

h) Registration deeds office

- From land register to sectional title register
- Sect 25 development plans
- Certificate
- Proposed PQ

i) Body corporate establish

j) Scheme management




[illegible]

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040
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ARCHITECT LANDSCAPING SCHEDULE

-  SIDERONYLON INERNE
 STREUTZIA NICOLAI
 HARPEPHYLLUM CAFFEUM
 SIDERONYLON INERNE
 EKEBERGIA CAPENSIS
 ACACIA XANTHOPHYLLA

PLAN: SECTION 25 (2) (a) AND 25 (2) (b) OF THE SECTIONAL TITLES ACT 95 OF 1986.

I, Johan Meiring, Professional Land Surveyor, hereby certify that Sheet of Sheets complies with Section 25 (2) of the Sectional Titles Act.

Date: _____ Land Surveyor (PLS 0393-D)

NOTE: The position, orientation and type of unit displayed on this plan are schematic and may be altered on condition that final construction complies with approved building plans and applicable Municipal By-Laws and Regulations. Constructed units may not exceed the areas as displayed on the Proposed Participation Quota beyond 5%, nor may the total number of units be increased.



notes

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, CONDITIONS OF CONTRACT, GENERAL CONDITIONS OF CONTRACT, AND THE STANDARD CONDITIONS OF CONTRACT.

DIMENSIONS SHOWN ARE STRUCTURAL (SEE
NOTES FOR PLATES AND WALL FINISH TO OBTAIN
FINAL SIZE AND FINISH).

TRACTORS TO KEEP A FULL SET OF DRAWINGS
FREE AND RESPONSIBLE FOR THE CORRECTION
ING OUT OF THE BLADING ON THESE WE
REINFORCE TO BOUNDARY MARKING LINES. AN
ADDITIONAL AND BOUNDARY PROJ. AS WELL AS
BLADING SETTING OUT TO BE CONFIRMED BY
A REGISTERED LAND SURVEYOR.

THIS DRAWING IS THE PROPERTY OF EXAR ARCHITECTS
IT IS NOT TO BE REPRODUCED OR COPIED OR GIVEN TO
ANY OTHER PERSON WITHOUT THE CONSENT OF
EXAR ARCHITECTS.

DRAINING COULD BE OUR OFFICER. PLEASE
FOR ALL DRAINING ON WITH AFFECT BEFORE
COMMENCING.

revisions	
date	revision



for Architects Register Open Apply HM
contact
0445 441 264059 call 082 82
radio
In and out of the newton oak part of
practice
of architects / reg @ council 4
reg no. 483 / pro lic reg no. PK 21
mail
newton oak @ yahoo.co.uk
251 newton oak st elizabeth's

EDGE PROJECTS

PROPOSED NEW SECTIONAL
LE SCHEME ON ERF 3049
FAIRVIEW

SITE DEVELOPMENT PLAN

SCALE :	DATE :
503 AL	22 JUNE 2017
PLANT NO :	STATION NO. :
10 / 925	626 / 001

inspected and approved by:

Downloaded from <http://ajph.org/> on June 11, 2015

inspected and approved by:

identifiant participant	date
-------------------------	------

SECTION No.	FLOOR AREA (Square metres)	PARTICIPATION QUOTA PERCENTAGE	SECTION No.	FLOOR AREA (Square metres)	PARTICIPATION QUOTA PERCENTAGE
1	75	0.5504	48	98	0.7192
11	93	0.6825	49	98	0.7192
12	93	0.6825	50	98	0.7192
15	76	0.5578	51	98	0.7192
52	59	0.4330	53	98	0.7192
<u>PROPOSED EXTENSION TO SCHEME</u>			54	98	0.7192
2	98	0.7192	55	98	0.7193
3	98	0.7192	56	98	0.7192
4	98	0.7192	57	98	0.7192
5	98	0.7192	58	98	0.7192
6	98	0.7192	59	98	0.7192
7	98	0.7192	60	98	0.7192
8	98	0.7192	61	98	0.7192
9	98	0.7193	62	98	0.7193
10	98	0.7192	63	98	0.7192
13	98	0.7192	64	98	0.7192
14	98	0.7192	65	98	0.7192
16	98	0.7192	66	98	0.7192
17	98	0.7192	67	98	0.7192
18	98	0.7192	68	98	0.7192
19	98	0.7193	69	98	0.7193
20	98	0.7192	70	98	0.7192
21	98	0.7192	71	98	0.7192
22	98	0.7192	72	98	0.7192
23	98	0.7192	73	98	0.7192
24	98	0.7192	74	98	0.7192
25	98	0.7192	75	98	0.7192
26	98	0.7193	76	98	0.7193
27	98	0.7192	77	98	0.7192
28	98	0.7192	78	98	0.7192
29	98	0.7192	79	98	0.7192
30	98	0.7192	80	98	0.7192
31	98	0.7192	81	98	0.7192
32	98	0.7192	82	98	0.7192
33	98	0.7193	83	98	0.7193
34	98	0.7192	84	98	0.7192
35	98	0.7192	85	98	0.7192
36	98	0.7192	86	98	0.7192
37	98	0.7192	87	98	0.7192
38	98	0.7192	88	98	0.7192
39	98	0.7192	89	98	0.7192
40	98	0.7193	90	98	0.7193
41	98	0.7192	91	98	0.7192
42	98	0.7192	92	98	0.7192
43	98	0.7192	93	98	0.7192
44	98	0.7192	94	98	0.7192
45	98	0.7192	95	98	0.7192
46	98	0.7192	96	98	0.7192
47	98	0.7193	97	98	0.7193
			98	98	0.7192
			99	98	0.7192

SHEET 5			S.G.No. D		
			Approved		
			for Surveyor General Date		
SECTION No.	FLOOR AREA (Square metres)	PARTICIPATION QUOTA PERCENTAGE	SECTION No.	FLOOR AREA (Square metres)	PARTICIPATION QUOTA PERCENTAGE
100	98	0.7192	123	98	0.7192
101	98	0.7192	124	98	0.7192
102	98	0.7192	125	98	0.7192
103	98	0.7192	126	98	0.7193
104	98	0.7193	127	98	0.7192
105	98	0.7192	128	98	0.7192
106	98	0.7192	129	98	0.7192
107	98	0.7192	130	98	0.7192
108	98	0.7192	131	98	0.7192
109	98	0.7192	132	98	0.7192
110	98	0.7192	133	98	0.7192
111	98	0.7193	134	98	0.7193
112	98	0.7192	135	98	0.7192
113	98	0.7192	136	98	0.7192
114	98	0.7192	137	98	0.7192
115	98	0.7192	138	98	0.7192
116	98	0.7192	139	98	0.7192
117	98	0.7192	140	98	0.7192
118	98	0.7193			
119	98	0.7192	TOTAL	13626	100.0000
120	98	0.7192			
121	98	0.7192			
122	98	0.7192			
PLAN : SECTION 25 (2) (a) AND (b) SECTIONAL TITLE ACT 95 OF 1986					
I, Johan Meiring , Professional Land Surveyor, hereby certify that Sheet 5 of 5 Sheets complies with Section 25 (2) of the Sectional Titles Act.					
DATE : LAND SURVEYOR PLS 0393-D					
NOTES : 1. Floor area measured to the median line of the boundary walls of each section to the nearest square metre					
LAND SURVEYOR : JOHAN MEIRING 10 CASSIA DRIVE SUNRIDGE PARK PORT ELIZABETH 6045 TEL (041) 3605159			NAME OF SCHEME : FAIRBROOK DRAWING TITLE : PROPOSED PARTICIPATION QUOTA SCHEDULE		

II. EXTENSION OF SCHEME

a) Developers right - sect 25

- Compliance certificate

b) Body corporate – sect 24

- Approved building plans
- Resolution
- Power of attorney
- Occupancy certificate
- 10 % PQ deviation

SANDTON MANOR BODY CORPORATE
PORT ELIZABETH

**SPECIAL RESOLUTION TAKEN AT A MEETING OF THE MEMBERS OF
THE BODY CORPORATE OF SANDTON MANOR HELD IN PORT
ELIZABETH ON THIS DAY.....**

RESOLVED HEREBY:

That , ID Number
and , ID Number.....,
married in Community of Property to each other, being the owners of Unit18
(Section.....) Sandton Manor be granted permission in terms of Section 24 (3) of the
Sectional Titles Act to extend the section in accordance with the approved building
plans.

Signed by the Chairperson and members of the Body Corporate.

.....
Chairperson

.....
Member

.....
Member

.....
Member

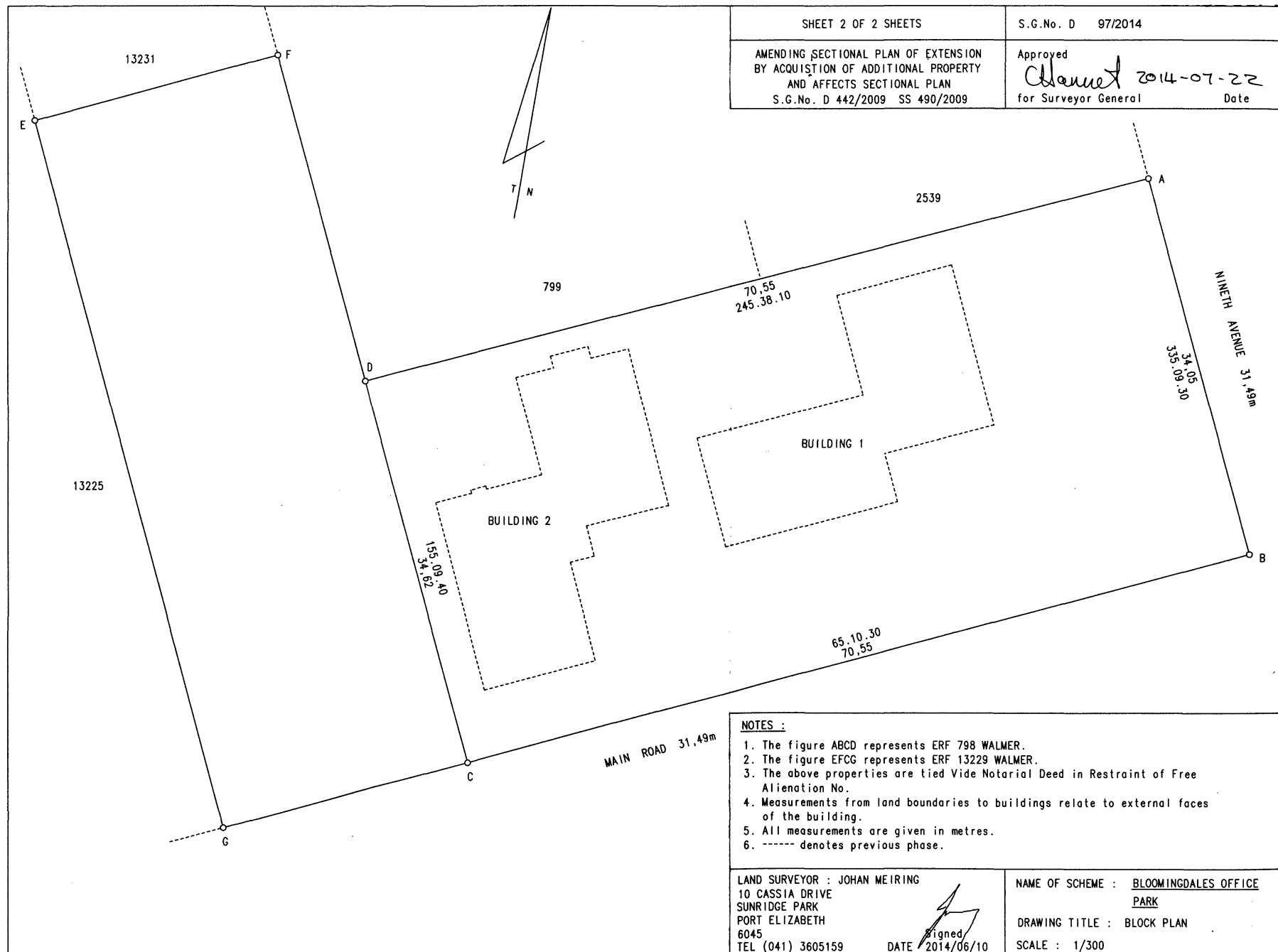
Annexure "A"											
OLD				NEW				range		range	
SECTION	AREA	PQ	PQSDC	AREA	PQ	PQSDC	PERC	10%	10%	10%	10%
1	60	0.7244	0.72438	60	0.7154	0.71539	-1.24	0.79684	0.65196		
2	68	0.8210	0.82096	68	0.8108	0.81078	-1.24	0.9031	0.7389		
3	75	0.9055	0.90547	75	0.8942	0.89424	-1.25	0.99605	0.81495		
4	50	0.6036	0.60365	50	0.5962	0.59616	-1.23	0.66396	0.54324		
5	50	0.6036	0.60365	50	0.5962	0.59616	-1.23	0.66396	0.54324		
6	50	0.6036	0.60365	50	0.5962	0.59616	-1.23	0.66396	0.54324		
7	53	0.6399	0.63986	67	0.7989	0.79886	24.85	0.70389	0.57591		
8	53	0.6399	0.63986	67	0.7989	0.79886	24.85	0.70389	0.57591		
9	47	0.5674	0.56743	47	0.5604	0.56039	-1.23	0.62414	0.51066		
10	124	1.4970	1.49704	124	1.4785	1.47848	-1.24	1.6467	1.3473		
11	53	0.6399	0.63986	53	0.6319	0.63193	-1.25	0.70389	0.57591		
12	107	1.2918	1.29180	107	1.2758	1.27578	-1.24	1.42098	1.16262		
13	69	0.8330	0.83303	69	0.8227	0.82270	-1.24	0.9163	0.7497		
14	77	0.9296	0.92961	77	0.9181	0.91809	-1.24	1.02256	0.83664		
15	78	0.9417	0.94169	78	0.9300	0.93001	-1.24	1.03587	0.84753		
16	76	0.9175	0.91754	76	0.9062	0.90616	-1.23	1.00925	0.82575		
17	50	0.6036	0.60365	50	0.5962	0.59616	-1.23	0.66396	0.54324		
18	58	0.7002	0.70023	58	0.6915	0.69155	-1.24	0.77022	0.63018		
19	82	0.9900	0.98998	82	0.9777	0.97770	-1.24	1.089	0.891		
20	57	0.6882	0.68816	57	0.6796	0.67962	-1.25	0.75702	0.61938		
21	65	0.7847	0.78474	65	0.7750	0.77501	-1.24	0.86317	0.70623		
22	72	0.8693	0.86925	72	0.8585	0.85847	-1.24	0.95623	0.78237		
23	50	0.6036	0.60365	50	0.5962	0.59616	-1.23	0.66396	0.54324		
24	53	0.6399	0.63986	53	0.6319	0.63193	-1.25	0.70389	0.57591		
25	107	1.2918	1.29180	107	1.2758	1.27578	-1.24	1.42098	1.16262		
26	57	0.6882	0.68816	57	0.6796	0.67962	-1.25	0.75702	0.61938		
27	44	0.5312	0.53121	44	0.5246	0.52462	-1.24	0.58432	0.47808		
28	73	0.8813	0.88132	73	0.8704	0.87039	-1.24	0.96943	0.79317		
29	112	1.3522	1.35217	112	1.3354	1.33540	-1.24	1.48742	1.21698		
30	117	1.4125	1.41253	117	1.3950	1.39502	-1.24	1.55375	1.27125		
31	50	0.6036	0.60365	50	0.5962	0.59616	-1.23	0.66396	0.54324		
32	65	0.7847	0.78474	65	0.7750	0.77501	-1.24	0.86317	0.70623		
33	58	0.7002	0.70023	58	0.6915	0.69155	-1.24	0.77022	0.63018		
34	111	1.3401	1.34009	125	1.4904	1.49040	11.22	1.47411	1.20609		
35	78	0.9417	0.94169	78	0.9300	0.93001	-1.24	1.03587	0.84753		
36	80	0.9658	0.96583	80	0.9539	0.95386	-1.23	1.06238	0.86922		
37	57	0.6882	0.68816	67	0.7989	0.79886	16.09	0.75702	0.61938		
38	57	0.6882	0.68816	67	0.7989	0.79886	16.09	0.75702	0.61938		
39	71	0.8572	0.85718	71	0.8465	0.84655	-1.25	0.94292	0.77148		
40	63	0.7606	0.76059	77	0.9181	0.91809	20.71	0.83666	0.68454		
41	80	0.9658	0.96583	108	1.2877	1.28771	33.33	1.06238	0.86922		
42	129	1.5574	1.55741	129	1.5381	1.53809	-1.24	1.71314	1.40166		
43	130	1.5695	1.56948	130	1.5500	1.55002	-1.24	1.72645	1.41255		
44	130	1.5695	1.56948	130	1.5500	1.55002	-1.24	1.72645	1.41255		
45	131	1.5816	1.58155	131	1.5619	1.56194	-1.25	1.73976	1.42344		
46	131	1.5816	1.58155	131	1.5619	1.56194	-1.25	1.73976	1.42344		
47	131	1.5816	1.58155	131	1.5619	1.56194	-1.25	1.73976	1.42344		
48	132	1.5936	1.59363	132	1.5739	1.57386	-1.24	1.75296	1.43424		
49	153	1.8472	1.84716	153	1.8243	1.82425	-1.24	2.03192	1.66248		
50	179	2.1611	2.16105	179	2.1343	2.13426	-1.24	2.37721	1.94499		
51	158	1.9075	1.90752	158	1.8839	1.88387	-1.24	2.09825	1.71675		
52	158	1.9075	1.90752	158	1.8839	1.88387	-1.24	2.09825	1.71675		
53	160	1.9317	1.93167	160	1.9077	1.90771	-1.24	2.12487	1.73853		
54	158	1.9075	1.90752	158	1.8839	1.88387	-1.24	2.09825	1.71675		
55	183	2.2093	2.20934	183	2.1819	2.18195	-1.24	2.43023	1.98837		
56	161	1.9437	1.94374	161	1.9196	1.91964	-1.24	2.13807	1.74933		
57	159	1.9196	1.91959	159	1.8958	1.89579	-1.24	2.11156	1.72764		
58	159	1.9196	1.91959	159	1.8958	1.89579	-1.24	2.11156	1.72764		
59	158	1.9075	1.90752	158	1.8839	1.88387	-1.24	2.09825	1.71675		
60	159	1.9196	1.91959	159	1.8958	1.89579	-1.24	2.11156	1.72764		
61	139	1.6781	1.67814	139	1.6573	1.65733	-1.24	1.84591	1.51029		
62	143	1.7264	1.72643	143	1.7050	1.70502	-1.24	1.89904	1.55376		
63	161	1.9437	1.94374	161	1.9196	1.91964	-1.24	2.13807	1.74933		
64	160	1.9317	1.93167	160	1.9077	1.90771	-1.24	2.12487	1.73853		
65	154	1.8592	1.85923	154	1.8362	1.83618	-1.24	2.04512	1.67328		
66	160	1.9317	1.93167	160	1.9077	1.90771	-1.24	2.12487	1.73853		
67	159	1.9196	1.91959	159	1.8958	1.89579	-1.24	2.11156	1.72764		
68	159	1.9196	1.91959	159	1.8958	1.89579	-1.24	2.11156	1.72764		
69	152	1.8351	1.83508	152	1.8123	1.81233	-1.24	2.01861	1.65159		
70	217	2.6198	2.61982	217	2.5873	2.58734	-1.24	2.88178	2.35782		
71	165	1.9920	1.99203	165	1.9673	1.96733	-1.24	2.1912	1.7928		
72	162	1.9558	1.95581	162	1.9316	1.93156	-1.24	2.15138	1.76022		
73	159	1.9196	1.91959	159	1.8958	1.89579	-1.24	2.11156	1.72764		
74	158	1.9075	1.90752	158	1.8839	1.88387	-1.24	2.09825	1.71675		
75	160	1.9317	1.93167	160	1.9077	1.90771	-1.24	2.12487	1.73853		
76	159	1.9196	1.91959	159	1.8958	1.89579	-1.24	2.11156	1.72764		
8283				8387							

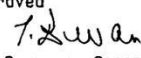

III. CONSOLIDATION AND SUBDIVISION OF SECTIONS

IV. ACQUISITION OF COMMON PROPERTY

V. DESTRUCTION OF SECTIONS

SECTIONAL PLAN No.SS	SHEET 1	S.G. No.D 97/2014
Registered at CAPE TOWN	OF	Approved
Registrar of Deeds	2 SHEETS	<i>Chamnet</i>
Date:		for Surveyor – General Date: 2014-07-22
AMENDING SECTIONAL PLAN OF EXTENSION OF SCHEME BY ACQUISITION OF ADDITIONAL PROPERTY IN TERMS OF SECTION 26 AND AFFECTS SECTIONAL PLAN S.G.No.D 442/2009 SS 490/2009		
<p><u>NAME OF SCHEME :</u> BLOOMINGDALES OFFICE PARK</p> <p><u>DESCRIPTION OF LAND ACCORDING TO DIAGRAM :</u> ERF 798 WALMER</p> <p>1. ERF 798 WALMER – in extent 2422 (two four two two) square metres. 2. ERF 13229 WALMER – in extent 1412 (one four one two) square metres.</p> <p>Both situate in the Nelson Mandela Bay Metropolitan Municipality. Administrative District of Port Elizabeth. Province of Eastern Cape.</p> <p><u>DIAGRAM No.:</u> 1. S.G.No. 5543/1938 2. S.G.No. 580/2014</p> <p><u>NAME OF LOCAL AUTHORITY:</u> NELSON MANDELA BAY METROPOLITAN MUNICIPALITY</p> <p><u>DESCRIPTION OF BUILDINGS :</u> 2 Buildings namely</p> <p>1. Buildings 1 and 2 as shown on Sheet 1 of Sectional Plan S.G.No. D 442/2009 SS 490/2009 and subsequent phases.</p> <p><u>ENCROACHMENTS ON THE LAND :</u> Nil</p> <p><u>CAVEAT IN RESPECT OF EXTENSION OF SCHEME:</u> The Developer reserves the right in terms of Section 25 to erect further buildings</p> <p><u>CERTIFICATE :</u> I, Johan Meiring, hereby certify that I have prepared sheets 1 to 2 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act 95 of 1986 and the regulations framed thereunder</p> <p>Date : 2011/10/31 Signed <i>J</i> Land Surveyor Registration Number PLS 0393 – D J.MEIRING</p> <p>Address : 10 CASSIA DRIVE , SUNRIDGE PARK , PORT ELIZABETH , 6045</p>		
Survey Records No. 230/2014	Compilations : BO-8CC/Y41 (2066)	Gen. Plan



SHEET 7 OF 7 SHEETS		S.G.No. D 296/2000
AMENDING SECTIONAL PLAN OF CANCELLATION OF SECTION 4 AND AFFECTS SECTIONAL PLAN S.G.No. D 290/1993 SS 311/1993		Approved  2000.09.05 for Surveyor General Date
SECTION No.	FLOOR AREA (Square metres)	PARTICIPATION QUOTA PERCENTAGE
1	183	14, 2857
2	177	13, 8174
3	183	14, 2857
5	186	14, 5199
6	183	14, 2857
7	183	14, 2857
8	186	14, 5199
TOTAL	1281	100, 0000
<p><u>CERTIFICATE :</u> I, Johan Meiring, hereby certify that I have prepared sheet 7 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act , 1986 , and the regulations framed thereunder</p> <p>Date : 2000/08/10 Signed  Land Surveyor Registration Number PLS 0393 - D</p>		
<p><u>NOTES :</u> 1. Floor area measured to the median line of the boundary walls of each section to the nearest square metre</p>		
LAND SURVEYOR : JOHAN MEIRING 11 CASSIA DRIVE SUNRIDGE PARK PORT ELIZABETH 6045 TEL 3605159		NAME OF SCHEME : <u>THE BREAKERS</u> DRAWING TITLE : PARTICIPATION QUOTA SCHEDULE

CONCLUSION:

- I once read a piece about management guru Peter Drucker, who is frequently quoted as saying “you can’t manage, what you can’t measure”. I hope that we have given you a very small glimpse of the actual process involved in the measurement of sectional title schemes. The key however, in my opinion is the challenge to accurately and clearly reflect those measurements in an easily understandable manner, to interpret the certainties and limits of those measurements, and finally, to apply such data to the sustainable and effective management of assets and people.