

Mario Di Cicco
Project Facilitators and
Town Planning Consultants

P.O. Box 2487
Bedfordview
2008

E-mail: mariodc.projects@gmail.com
Cell: 083 654 0180

22 July 2025

The Executive Director
Department of Development Planning
City of Johannesburg
P.O. Box 30733
BRAAMFONTEIN
2017

Dear Sir

REZONING APPLICATION
PORTION 1 OF ERF 746 CRAIGHALL PARK

My Reference: R014/2025

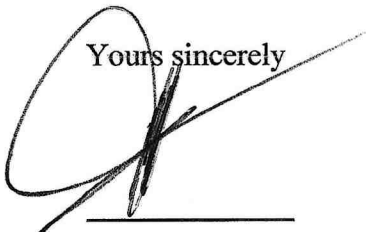
I hereby apply in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) to amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 1 of Erf 746 Craighall Park from Residential 1 to Residential 3, subject to conditions in order to permit 3 dwelling units on the site.

I enclose the following documents:

- The prescribed application fee;
- Application Information – Form A;
- Company Resolution;
- Power of Attorney;
- 1 copy of the title deed; and
- 1 copy of a comprehensive motivation report in support of the application.

I trust that this application will receive your urgent and favourable consideration.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Mario Di Cicco', written over a horizontal line.

Mario Di Cicco

APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018

APPLICATION TYPE:

Application in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) to amend the City of Johannesburg Land Use Scheme, 2018.

APPLICATION PURPOSES:

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 1 of Erf 746 Craighall Park from Residential 1 to Residential 3, subject to conditions in order to permit 3 dwelling units on the site.

SITE DESCRIPTION:

Erf/Erven (stand) No(s):	Portion 1 of Erf 746
Township (Suburb) Name:	Craighall Park
Street Address:	21 Grosvenor Avenue
Code:	2196

OWNER:

Full name:	XTLS Investments 223 (Pty) Ltd
Postal Address:	28 Westwoods Avenue, Unit 8, Melrose North
Code:	1610
Cell:	083 470 6800/082 572 6363
E-mail address:	giovanna-adinolfi@icloud.com

SIGNED:

Signature of owner/s

DATE: 22nd July 2025

AUTHORISED AGENT:

Full name:	Mario Di Cicco
Postal Address:	P.O. Box 2487, Bedfordview
Code:	2008
Tel No (w):	(011) 615 5803
Cell:	083 654 0180
E-mail address:	mariodic.projects@gmail.com

SIGNED:

Signature of Agent

DATE: 22 July 2025

**MOTIVATING MEMORANDUM IN SUPPORT OF THE APPLICATION FOR THE
REZONING OF PORTION 1 OF ERF 746 CRAIGHALL PARK FROM RESIDENTIAL
1 TO RESIDENTIAL 3, SUBJECT TO CONDITIONS IN ORDER TO PERMIT
3 DWELLING UNITS ON THE SITE**

OWNER: XTLS INVESTMENTS 223 (PTY) LTD

Applicant: Mario Di Cicco
Project Facilitators and
Town Planning Consultants

P.O. Box 2487
Bedfordview
2008

E-mail: mariodc.projects@gmail.com
Cell: 083 654 0180

INDEX

1. INTRODUCTION

2. PROPERTY DETAIL

- 2.1 Description**
- 2.2 Registered owner**
- 2.3 Size**
- 2.4 Locality**
- 2.5 Zoning**
 - 2.5.1 The site**
 - 2.5.2 Surrounding area**
- 2.6 Land use**
 - 2.6.1 The site**
 - 2.6.2 Surrounding area**
- 2.7 Legal aspects**

3. APPLICATION / PROPOSAL

4. MOTIVATION

- 4.1 Background**
- 4.2 Character of the area**
- 4.3 Suitability of the site**
- 4.4 Council Policy**
- 4.5 Impact on surrounding properties**
- 4.6 Traffic generation, parking and access**
- 4.7 Service contributions**

5. SUMMARY AND CONCLUSION

MOTIVATING MEMORANDUM IN SUPPORT OF THE APPLICATION FOR THE REZONING OF PORTION 1 OF ERF 746 CRAIGHALL PARK FROM RESIDENTIAL 1 TO RESIDENTIAL 3, SUBJECT TO CONDITIONS IN ORDER TO PERMIT 3 DWELLING UNITS ON THE SITE

1. INTRODUCTION

Application is hereby made for the rezoning of Portion 1 of Erf 746 Craighall Park (hereafter referred to as the site) from Residential 1 to Residential 3, subject to conditions in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) in order to permit 3 dwelling units on the site.

2. PROPERTY DETAIL

2.1 Description

Portion 1 of Erf 746 Craighall Park Township, Registration Division I.Q., Province of Gauteng in terms of the Deed of Transfer T 000070058/2024.

2.2 Registered owner

The ownership of the site is vested in the name of XTLS Investments 223 (Pty) Ltd in terms of the Deed of Transfer T 000070058/2024.

2.3 Size

The site measures 925m² (nine hundred and twenty five square metres) in extent in terms of the relevant Deed of Transfer T 000070058/2024.

2.4 Locality

The site is located at no. 21 Grosvenor Avenue, the second property south east of ST Albans Avenue, Craighall Park.

2.5 Zoning

2.5.1 The site

The site is zoned Residential 1 in terms of the City of Johannesburg Land Use Scheme, 2018.

2.5.2 Surrounding area

The following zonings are present within the surrounding area:

- North - "Residential 1", "Residential 3"
- East - "Residential 1", "Public Open Space", "Residential 3", "Special" and "Business 1"
- South - "Residential 1" and "Educational"
- West - "Residential 1" and "Special"

2.6 Land use

2.6.1 The site

The site is vacant as all the existing structures and outbuildings have been demolished.

2.6.2 Surrounding area

The immediate surrounding area is residential in character and use. The surrounding area is developed with single and double storey dwelling units and dwelling houses with ranging density provisions.

The surrounding area is also well serviced by public transport, shops, employment, social services and schools. These social services are in close proximity to the site.

2.7 Legal aspects

- a) The site is in the ownership of XTLS Investments 223 (Pty) Ltd.
- b) The owner have issued a Company Resolution and Power of Attorney to the applicant, authorising him to sign all necessary documentation and papers on their behalf for the purpose of the said application and to appear before the necessary authority for the purpose of affecting this application.
- c) There are no restrictive conditions in the relevant title deed.
- d) The application will be advertised as prescribed in the relevant town planning legislation.

3 APPLICATION/PROPOSAL

Application is hereby made to rezone Portion 1 of Erf 746 Craighall Park from "Residential 1" to "Residential 3", subject to conditions in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) in order to permit 3 dwelling units on the site.

The development controls will be as follows:

- 1. Land use zoning: "Residential 3"
- 2. Height Zone A – 2 Storeys
- 3. Coverage: As per Scheme – 60%
- 4. Floor Area Ratio: As per Scheme – 0,8
- 5. Density: As per Scheme – 3 dwelling units on the site
- 6. General Conditions:
 - 1. Access to the site shall be to the satisfaction of the Council.
 - 2. A Site Development Plan shall be submitted.

4 MOTIVATION

4.1 Background

The site is vacant and is a portion of an original subdivision application. It is the owner's intention to now redevelop the site with 3 dwelling units in accordance with the provisions of the Council By-Laws.

4.2 Character of the area

The area is characterized by a strong residential character well sort after residential area.

4.3 Suitability of the site

Need and Desirability

The site is vacant and is well suited for the erection of 3 dwelling units, subject to conditions.

The need for housing facilities within the larger Gauteng Province is unquestionable, as it has been documented in various papers in national, provincial and local level. The need for housing in this particular area is confirmed by the number of approved applications to permit subdivisions, sectional title schemes and cluster developments.

The application complies with the general development principles as indicated in Section 7 of the Development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) which includes utilizing existing infrastructure, efficient land development, spatial resilience, containing urban sprawl and strive towards a more compact city.

Some of the principles applicable to this application can be summarized as follows:

Section 7. (b)(i) "Promote land development that is within the fiscal, institutional and administrative means of the Republic"

Section 7. (b)(iv) "Promote and stimulate the effective and equitable functioning of land markets"

Section 7. (b)(vi) "Promote land development in locations that are sustainable and limit urban sprawl"

Section 7.(b)(vii) "Land use management must result in communities that are viable"

Section 7. (c)(i) "Land development optimize the use of existing resources and infrastructure"

In addition two Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) when considering an application Chapter 6; Section 42 should also be taken into account to ensure that the application is treated free and fair.

The following principles and criteria should be taken into account when an application is assessed:

Section 42. (1)(a) “be guided by the development principles set out in Chapter 2”

Section 42.(1)(c) “take into account -

- (i) the public interest;
- (ii) the constitutional transformation imperatives and the related duties of the State;
- (iii) the facts and circumstances relevant to the application;
- (iv) the respective rights and obligations of all those affected;
- (v) the state and impact of engineering services, social infrastructure and open space requirements.”

The application as submitted has merit and is true to the provisions and intention of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

This proposal can be regarded as highly desirable in view of the following:

- It will result in the better utilisation of the existing services;
- The proposal will ensure that a residential use is entrenched on this property and therefore minimising the possible establishment of non-residential uses on the site;
- It will result in a more economical use of developable land; and
- The site is located close to main roads and the motorways, business nodes and other social facilities.

4.4 Council Policy

The proposed density is in line with the general guidelines of Council Policy.

4.5 Impact on the adjoining properties

The nature of the proposed land use also limits any impact on the surrounding area.

The proposed development will not affect the surrounding area in a negative manner for the following reasons:

The development will be of high quality, and

The development will be directed at the same socio economic group that reside in the area and the proposed development will be of a good architectural standard.

4.6 Traffic generation, parking and access

Minimal additional traffic will be generated by the proposal but cognisance should be taken of the scale of the proposed development. Adequate parking facilities in terms of the City of Johannesburg Land Use Scheme, 2018 will be provided on the site. Access will be to the satisfaction of the Local Authority.

4.7 Service contributions

All service contributions as contemplated in terms of the relevant sections and regulations of the Municipal Planning By-Law, 2016 and Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) will be paid to the City of Johannesburg.

5 SUMMARY AND CONCLUSION

Application is hereby made to rezone Portion 1 of Erf 746 Craighall Park from “Residential 1” to “Residential 3”, subject to conditions in terms of Section 2(2) and Section 21 of the Municipal Planning By-Law, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) in order to permit 3 dwelling units on the site.

Since the application has been adequately motivated in terms of both need and desirability, I respectfully request that the City of Johannesburg approve the application as submitted.

CITY OF JOHANNESBURG LAND USE SCHEME, 2018.

1. THE MAP, ON SHEET A AND B AS SHOWN ON MAP 3, AMENDMENT SCHEME;
2. BY THE ADDITION OF THE FOLLOWING IN NUMERICAL AND ALPHABETICAL SEQUENCE TO THE SCHEDULES OF THE LAND USE SCHEME.

COLUMN 1	USE ZONE Residential 3 (III)
COLUMN 2	DESCRIPTION OF LAND Craighall Park: Portion 1 of Erf 746
COLUMN 3	PRIMARY RIGHTS (LAND USE TABLE C) *
COLUMN 4	USES WITH CONSENT (LAND USE TABLE C) *
COLUMN 5	USES NOT PERMITTED (LAND USE TABLE C) *
COLUMN 6	WIDTH OF SERVITUDE AREA *
COLUMN 7	HEIGHT ZONE Height Zone A – Two Storeys
COLUMN 8	COVERAGE * - 60%
COLUMN 9	F. A. R. OR FLOOR AREA * - 0,8
COLUMN 10	PARKING PROVISION *
COLUMN 11	DENSITY * - 3 dwelling units on the site.
COLUMN 12	BUILDING LINES *
COLUMN 13	GENERAL

1. Access to and egress from the site shall be to the satisfaction of the Council.
2. A Site Development Plan shall be submitted.

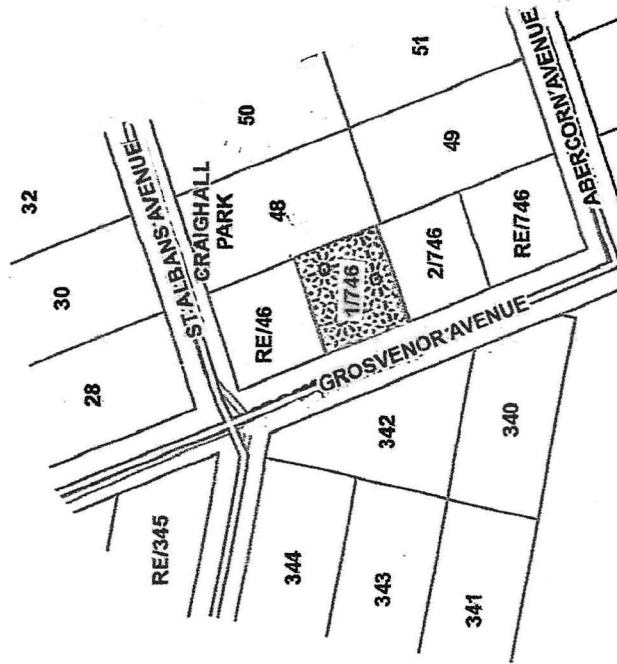
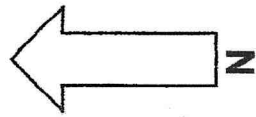
COLUMN 14 **AMENDMENT SCHEME NO.**

END OF AMENDMENT SCHEME

CHAIRPERSON

Approved

/ /2025



CRAIGHALL PARK

PORTION 1 OF ERF 746

REFERENCE

SCHEDULE S

USE ZONE

RESIDENTIAL 3

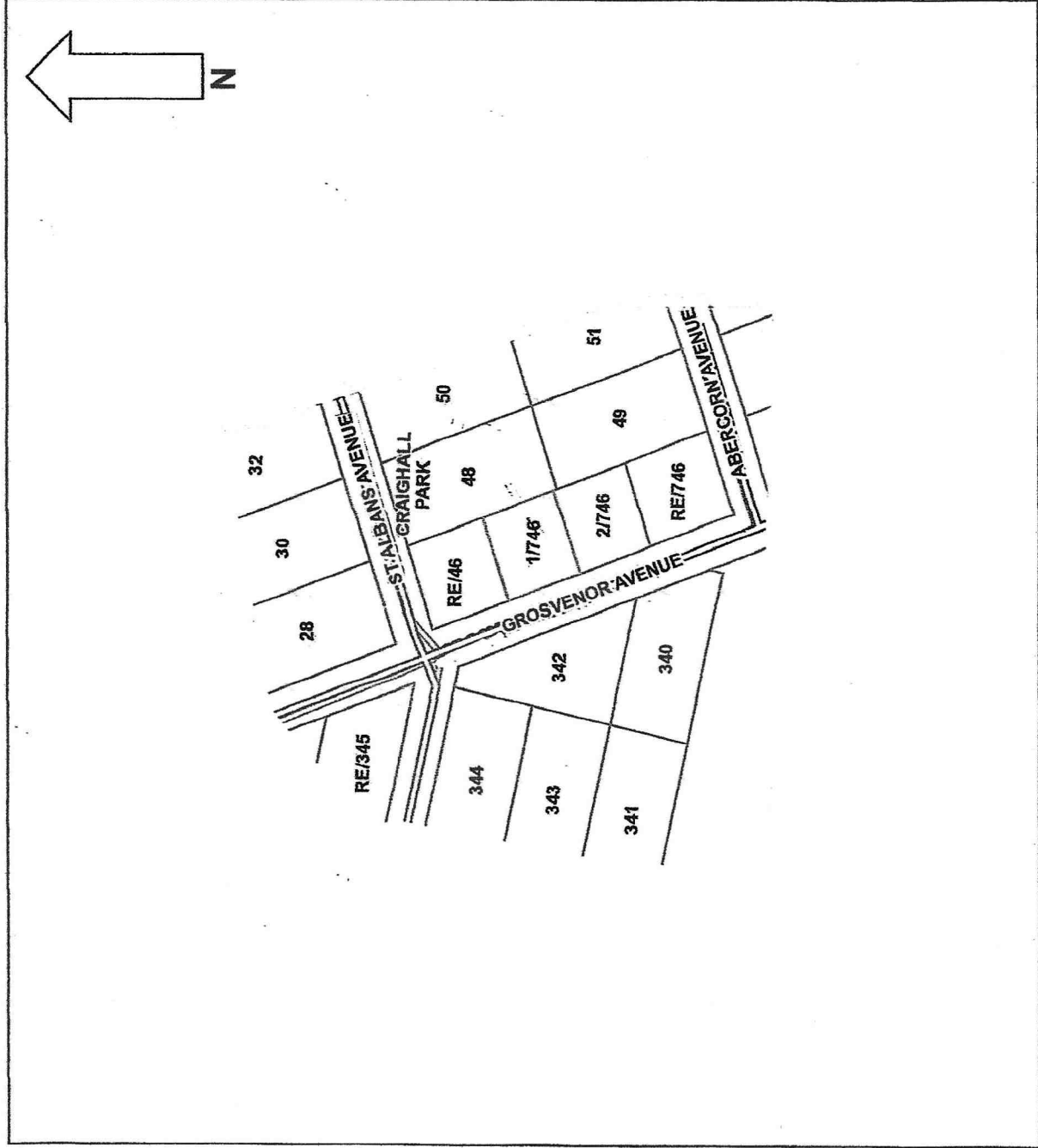


APPROVED

.....
EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE.....

USE ZONES



CRAIGHALL PARK

PORTION 1 OF ERF 746

REFERENCE

SCHEDULE S

Area not Bordered

HEIGHT ZONE A

APPROVED

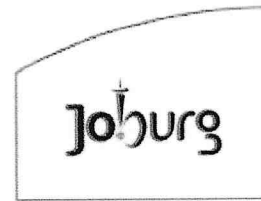
.....

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
(CITY OF JOHANNESBURG)

DATE.....

DENSITY ZONES & HEIGHT ZONES

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 05/20/2025

Requested by:	Lloyd Nkuna
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	MARIO DI CICCIO
Erf/Holding Name/Farm Portion:	Portion 1 of Erf 746
Township/Holding Name/Farm Name:	Craighall Park
Street Name and No:	Grosvenor Avenue
ZONING INFORMATION	
Use Zone:	Residential 1
Height Zone:	A (H:0) As per attached table 4
Floor Area Ratio:	As per attached table 6
Coverage:	As per attached table 5
Density:	1 dwelling Per Erf
Building Line:	As per attached table 7
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	N/A
Served By:	Lloyd Nkuna

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 Loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.

TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Number of storeys	(3)							
		Johannesburg	Sandton	Roodepoort	Randburg	Lenasia	Modderfontein	Walkerville	Edenvale
									Peri-Urban Halfway House Annexure F Lethabong Westonaria Southern Jhb Region
A	3	0	0	0	0	0	0	0	3
		6	2	4	3	1	1	1	4
		7	3	5		2	2	2	5
		8	4	6		3	3	3	6
			5	7		4	4	4	7
			6	8		5	5	5	8
			7	9		6	6	6	9
			8	10		7	7	7	10
			9	11		8	8	8	11
			10	12		9	9	9	
			11			10			
B	5	5	1	3	2				
C	As per Clause 30	1		1	1				0
		2		2					1
		3							2
		4							

- (a.) In respect of an erf or site fronting onto a pedestrian mall;
 - (b.) On any Use Zone to an additional maximum of 10%.
 - (c.) In considering an application for its consent in terms of Sub-clause (3.)(c.)(a.) the Council shall in addition to any other relevant factors have regard to the likely effect upon plant life, possible future road improvements and the location of essential services
 - (d.) On Residential 1 zoned erven, smaller than 500m² the coverage for a single storey building may be 60%.
- (5.) The coverage as reflected in Table 5 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the coverage shall be determined in terms of an approved Site Development Plan.
- (6.) The coverage as reflected in Table 5 shall not be applicable to the, "Agricultural" and "Undetermined" Use Zones, developed for a dwelling house only, in which instance the coverage shall not exceed 30%.

TABLE 5: COVERAGE DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings	(3) Shops, Business Purposes, Institutional- Educational Facilities	(4) Industrial Purposes	(5) Other Uses
A	50% for one storey 50% for two storeys 40% for three storeys	50%	70%	70%
B	Residential 1: 60% Residential 2: 70% Residential 3: 80%	70%	85%	60%
C	100%	100%	100%	100%

32. FLOOR AREA RESTRICTIONS

- (1.) No building shall be erected so as to exceed the floor area ratio as prescribed in Table 6 of the Land Use Scheme. The floor area ratios as given in columns 2, 3, 4 and 5 of Table 6 are applicable to buildings erected in the Height Zones given in Table 4.
- (2.) In the case of an erf situated at the junction of two roads the applicable floor area ratios of which are not equal, the higher floor area ratio shall apply for a distance of 15,75m, measured along the street with the lower applicable floor area ratio. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (3.) If an erf has no street frontage and access to a road is gained over another erf which fronts onto such street, the floor area ratio of the latter erf shall apply to such erf. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (4.) The floor area ratio as reflected in Table 6 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the floor area ratio shall be determined in terms of an approved Site Development Plan.

TABLE 6: FLOOR AREA DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings, Institutional-, Educational Facilities	(3) Shops, Business Purposes	(4) Industrial Purposes	(5) Other Uses not found in Columns (2), (3) & (4)
A	1,2	2,1	2,1	2,1
B	2,4	3,0	3,0	3,0
C	4,0	4,0	4,0	4,0
NOTE	With regard to the Inner City see Annexure 17 (A/S 4458)			

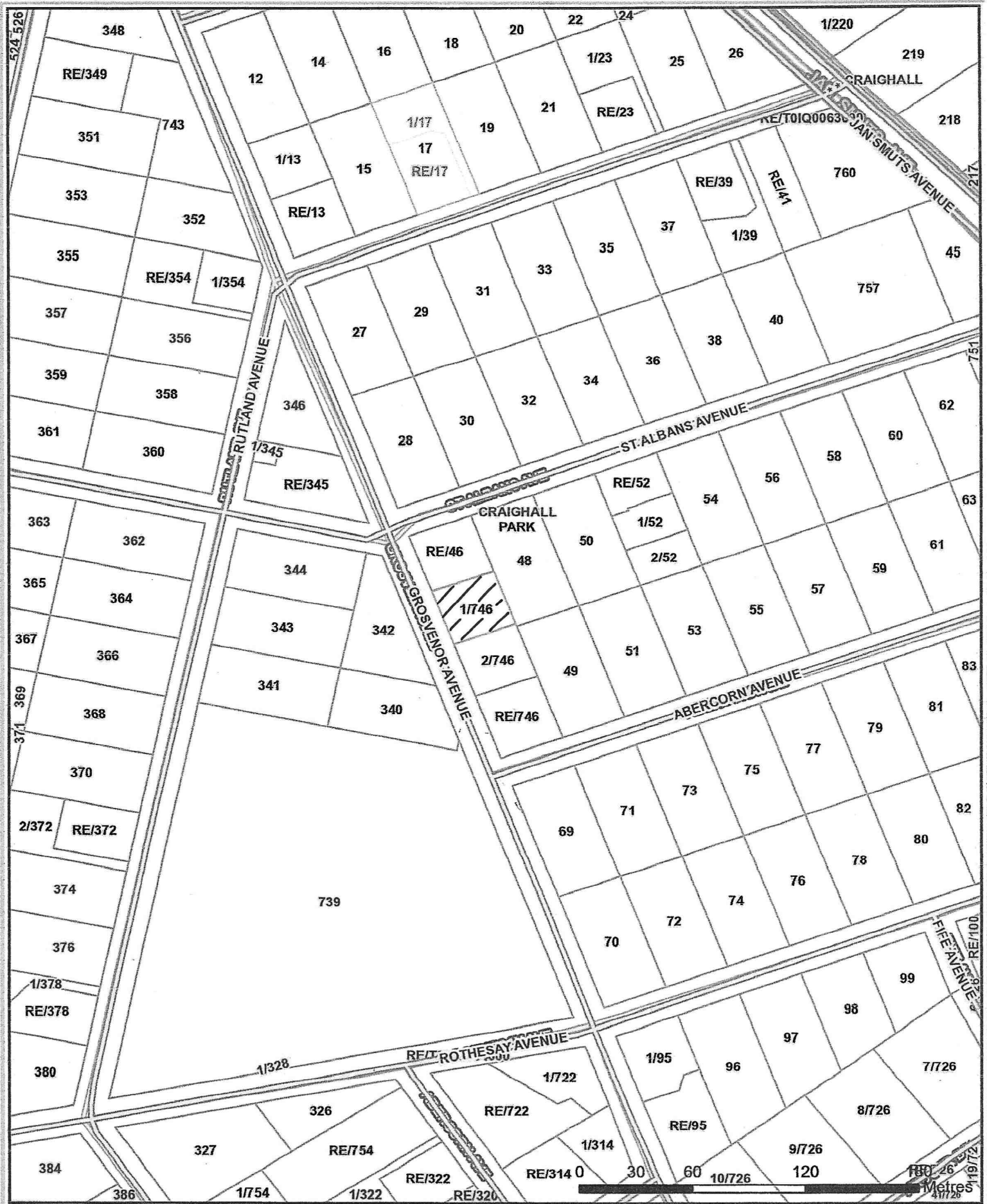
33. ADDITIONAL FLOOR AREA

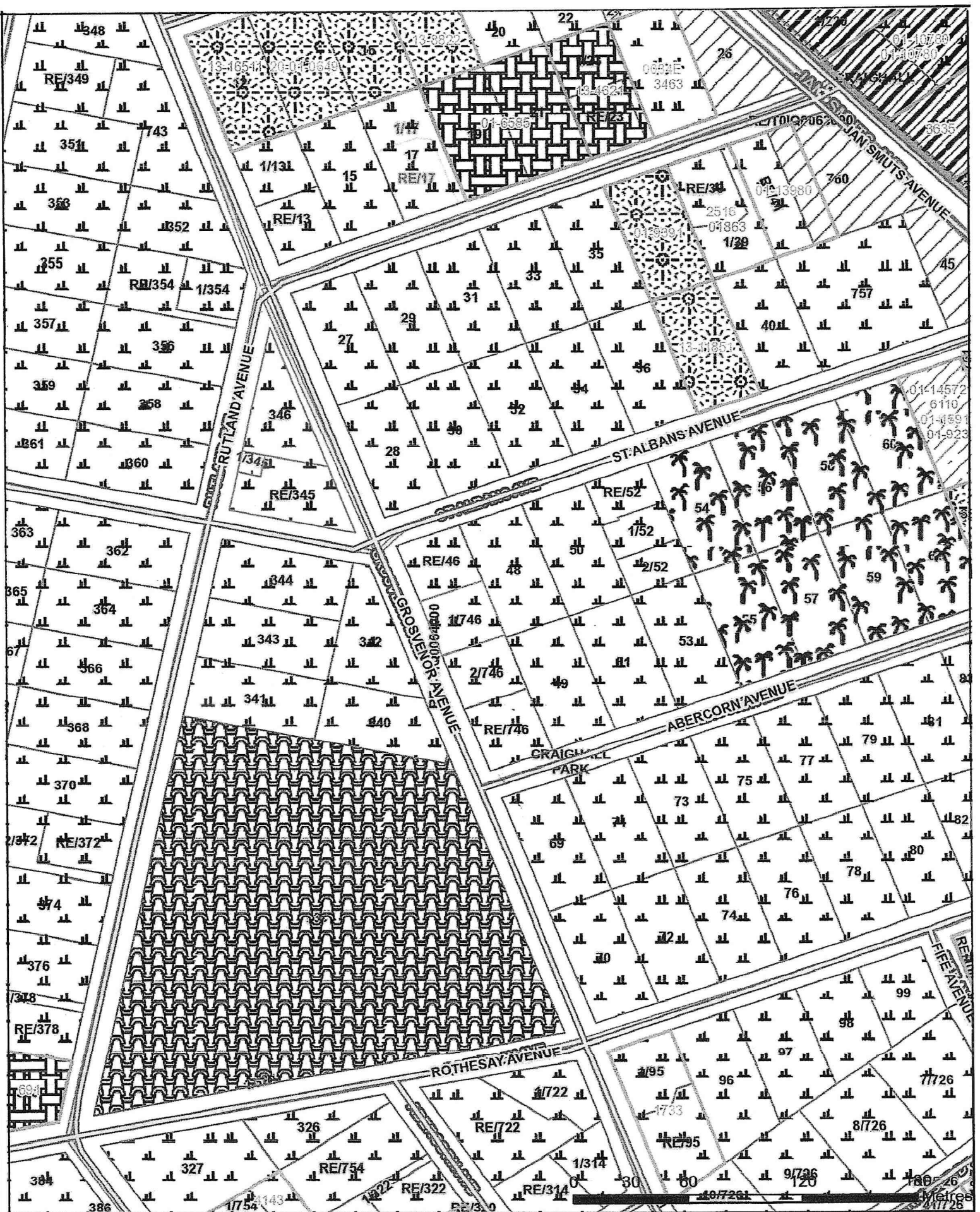
- (1.) The Council may grant its written consent to the floor area ratio being increased:
 - (a.) On any Use Zone to an additional maximum of 0,1;

- (3.) In considering an application for its consent in terms of Sub-clause (1.) the Council shall, in addition to any other relevant factors, have regard to:
- (a.) The possibility of future road improvements;
 - (b.) The location of the building in relation to surrounding sites and buildings;
 - (c.) The slope of the land comprising the erf or site in relation to the slope of surrounding land;
 - (d.) The arrangement of the buildings on the erf;
 - (e.) All existing and/or future servitudes for engineering services;
 - (f.) Any factor indicating the compliance with the building line would unreasonably interfere with the development of the erf.
 - (g.) If an erf or site abuts a provincial road or a national road, a building restriction shall be applicable in accordance with the standards laid down by the relevant Provincial Department or controlling body.

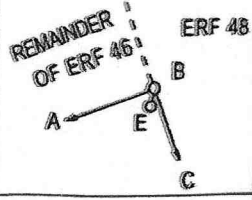
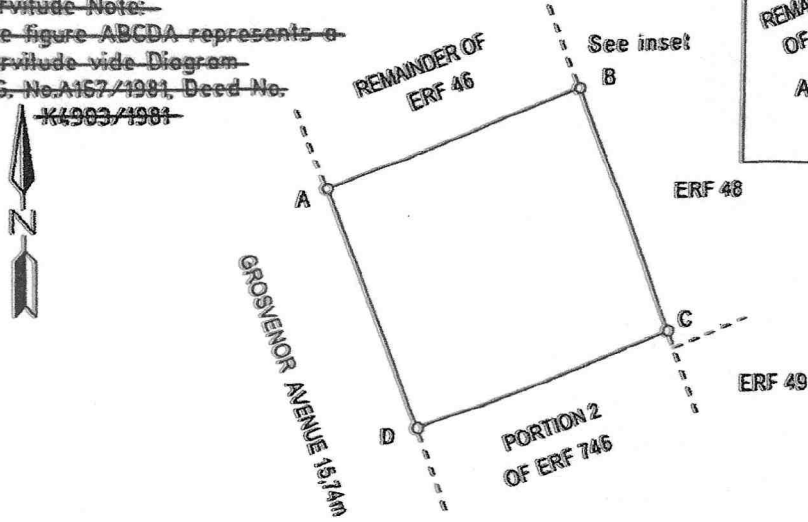
TABLE 7: BUILDING LINE RESTRICTION AREAS

(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Residential 1, 2, 3, 4 & 5	Erven of 500m ² or less	1,0 m
	Erven larger than 500m ²	3,0 m
Agricultural Holdings & farm portions	Less than 9ha	9,0 m
	9ha and greater	30,0 m
All other Use Zones	Height Zones A and B	3,0 m
	Height Zone C	1,5 m





ZONING PLAN

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		S.G. No 1124/2022
		Constants:		0.00	2 800 000.00	
AB	31.49	249.13.00	A	+ 97 558.64	+ 90 625.44	Approved  for SURVEYOR- GENERAL 2022-06-06
BC	29.39	339.13.00	B	+ 97 529.20	+ 90 614.27	
CD	31.49	69.13.00	C	+ 97 518.77	+ 90 641.75	
DA	29.39	159.13.00	D	+ 97 548.21	+ 90 652.93	
INDICATORY DATA						
BE	0.38	10.25.00	E	+ 97 529.27	+ 90 614.65	
TOWN SURVEY MARKS						
SAN1				⊕	+ 96 803.98	+ 90 936.01
SAN406				⊕	+ 96 883.93	+ 90 958.05
Beacon Descriptions						ACT 16 OF 2013
A 12mm iron peg						Ref : 20/01/2252/2021
B not beaconed						Date: 18/03/2022
C,D .. nail in top of wall						
E wall corner						
Servitude Note:						INSET Not to scale
The figure ABCDA represents a						
Servitude wide Diagram						
S.G. No. A167/1981, Deed No. K4983/1981						
						
Scale 1 : 750						
The figure represents A B C D A 925 square metres of land being PORTION 1 OF ERF 746 CRAIGHALL PARK TOWNSHIP						
City of Johannesburg Metropolitan Municipality						 S.D. SHIRES PLS 0782 Professional Land Surveyor
Province of GAUTENG						
Surveyed in April to May 2022 by me						
This diagram is annexed to		The original diagram is		File 701 →		
No. T 70058/2024		S.G. No. 4823/2001		S.R. 764/2022		
d.d. 13/11/2024		Transfer No.		G.P.S.G. No A4547/1904		
i.f.o. 				Comp. IR1A-21/ D and C		
Registrar of Deeds Pretoria				T.P. 800		

PTA 071
71
(012) 452 6300
SAVAGE JOOSTE
& ADAMS

BT
4/05/2023

POWER OF ATTORNEY

I, the undersigned Giovanna Adinolfi do hereby nominate, constitute and appoint **Mario Di Cicco, ID No. 610328 8514 8082 Project Facilitators and Town Planning Consultants** with power of substitution, to be my lawful Agent in my name, place and stead, to apply to the City of Johannesburg Metropolitan Municipality for:

The rezoning of Portion 1 of Erf 746 Craighall Park in terms of the relevant legislation and furthermore to sign all necessary documents and papers on my behalf for the purpose of the aforementioned investigation and/or application and to appear before the necessary authorities for the purpose of effecting the foregoing, and generally for effecting the purpose aforesaid, to do or cause to be done whatever shall be requisite, as fully and effectively and for all intents and purposes as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do, or cause to be done, by virtue of these present.

I shall be liable for all professional fees of Mario Di Cicco pertaining to this application on presentation of the relevant invoices.

Signed at Craighall Park on this 19th day of May 2025
in the presence of the undersigned witnesses.

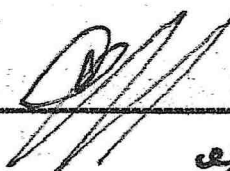
REPRESENTATIVE:

1.



WITNESSES:

1.



2.



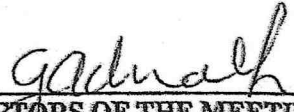
RESOLUTION BY THE MEMBERS OF

XTLS INVESTMENTS 223 PROPRIETARY LIMITED

At the meeting held at Craighall Park the 19th day of May 2025

RESOLVED THAT:

1. Application be submitted to the City of Johannesburg Metropolitan Municipality;
For: The rezoning of Portion 1 of Erf 746 Craighall Park;
2. Mario Di Cicco Project Facilitator and Town Planning Consultant, ID No. 610328 5148 082, be appointed as the Town Planner to proceed with the said applications; and
3. Giovanna Adinolfi be authorized to sign all necessary documentation and papers to enable the above to be proceeded with.



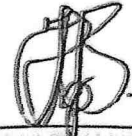
DIRECTORS OF THE MEETING

71

SEELREG
STAMP DUTY R.
FOOI
FEES R. 1544,00

MARGARET LEWIS BUSSCHAU INC
7 KAYS AVE
BRYANSTON EXT 3

Prepared by me



CONVEYANCER
TRACY LEIGH BUSSCHAU (30362)

DEED OF TRANSFER

T	000070058 / 2024
---	------------------

BE IT HEREBY MADE KNOWN THAT:

CARIN SCHEEPERS
(31772)

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said
Appararer being duly authorised thereto by a Power of Attorney signed at Knysna
on 23 October 2023 and granted to him/her by

LANCE FRED DRAKE
Identity Number 580528 5164 08 0
Married out of community of property



And the Appearer declared that his/her said principal had truly and legally sold on 10 May 2023 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

XTLS INVESTMENTS 223 PROPRIETARY LIMITED
Registration Number 2010/022394/07

its Successors in Title or assigns, in full and free property

PORTION 1 OF ERF 746 CRAIGHALL PARK TOWNSHIP
REGISTRATION DIVISION IQ; PROVINCE OF GAUTENG

MEASURING 925 (NINE HUNDRED AND TWENTY FIVE) Square metres

As will appear from annexed Diagram SG No. 1124/2022 and held by
Certificate of Consolidated Title Number T39863/2019

SUBJECT TO THE FOLLOWING CONDITION:

1. By virtue of Notarial Deed No K **000005814 / 2024** S,
the property is subject to a servitude, for sewer and municipal purposes, in favour of the Local Authority, 2 (two) metres wide along any two boundaries of the property, other than a street boundary, as determined by the Local Authority and in the case of a panhandle an additional servitude for sewer and municipal purposes across the access portion of the PROPERTY, if and when required by the Local Authority. Provided that the Local Authority may dispense with any such servitude, as will more fully appear from reference to the said Notarial Deed.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all rights and title which the said

LANCE FRED DRAKE, Married as aforesaid

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said



XTLS INVESTMENTS 223 PROPRIETARY LIMITED
Registration Number 2010/022394/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 575 000,00 (ONE MILLION FIVE HUNDRED AND SEVENTY FIVE THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at
PRETORIA on **2024 -11- 13**



q.q.

In my presence



REGISTRAR OF DEEDS

