



public works

Department:  
Public Works  
REPUBLIC OF SOUTH AFRICA

Private Bag X54315, DURBAN. 4000 Int Code: +27 31 Tel: 314 7081 Fax: 332 5485  
e-mail: [zama.khumalo@dpw.gov.za](mailto:zama.khumalo@dpw.gov.za) website: [www.publicworks.gov.za](http://www.publicworks.gov.za)

Office of the Municipal Manager  
Ugu District Municipality  
P O Box 33  
**PORT SHEPSTONE**  
4240

10 December 2009

Mr Luvuyo Mahlaka

**TRANSFER OF THE FARM WOODGRANGE NO 17133 FROM THE  
STATE TO THE JOINT VENTURE BETWEEN UGU DISTRICT  
MUNICIPALITY AND HIBISCUS COAST MUNICIPALITY**

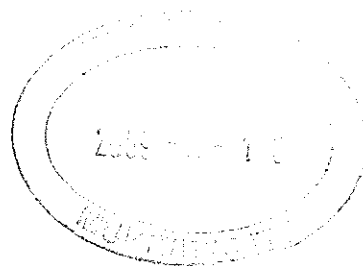
The above matter refers.

We are pleased in providing you with the enclosed Title Deed for the  
above mentioned property.

Kindly contact this office when you have received the title deed so that we  
know that it has been safely delivered to yourself.

Kind regards

For **DIRECTOR-GENERAL**



/SP  
999/06/708

Prepared by me,

FF 58
Amount R 800,00
Qty
Unit

S. Naidoo  
CONVEYANCER: NAIDOO S

2009-08-21

T 030428/09

State Attorney  
Durban

DEED OF TRANSFER  
BE IT HEREBY MADE KNOWN :

THAT S. Naidoo  
of Pietermaritzburg, Natal, Conveyancer, appeared before me,  
REGISTRAR OF DEEDS for the Province of Natal, at Pietermaritzburg,  
he, the said Appearer, being duly authorised thereto by a Power of  
Attorney signed at DURBAN on the 21<sup>st</sup> day of JULY 2009 granted to him  
by THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA.

AND the said Appearer declared that

THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA

had on the 7th day of November 2006, truly and legally sold, and that he, the Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of :-

1. UGU DISTRICT MUNICIPALITY, and
2. HIBISCUS COAST MUNICIPALITY

its successors in title or assigns, in full and free property, a certain piece of land being :-

THE	FARM WOODGRANGE NO. 17133, REGISTRATION DIVISION ET,
SITUATE	IN THE PROVINCE OF KWAZULU-NATAL,
MEASURING	THREE COMMA FOUR EIGHT FOUR NINE (3,4849) HECTARES;

First registered and still held by Certificate of Registered State Title No.T 27049/2005 with Diagram S.G. No. 1261/1998 annexed thereto.



THIS PROPERTY IS TRANSFERRED :-

Subject to the following special conditions in favour of the National Government of the Republic of South Africa :- A

1. The property is to be utilised for the development of a Small Craft Harbour and such other developments as may be associated therewith including but not limited to hotels, retail and commercial space .
  2. The proposed development of the Small Craft Harbour and other associated developments shall conform with the relevant Acts, By-Laws and Regulations.
  3. In the event of the property not being utilised for the purpose referred to in No.1 above or in the event of the transferees failing to comply with the condition referred to in No.2 above the agreement shall be null and void and of no effect whatsoever and the property hereby sold shall revert to the Transferor at the expense of the Transferees.
- A

WHEREFORE the Appearer, renouncing all the right and title which THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of and disentitled to, the same; and that by virtue of these presents the said

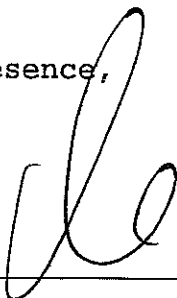
UGU DISTRICT MUNICIPALITY AND HIBISCUS COAST MUNICIPALITY

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 of the aforesaid property to be the sum of R2 800 000,00 (TWO MILLION EIGHT HUNDRED THOUSAND RAND).

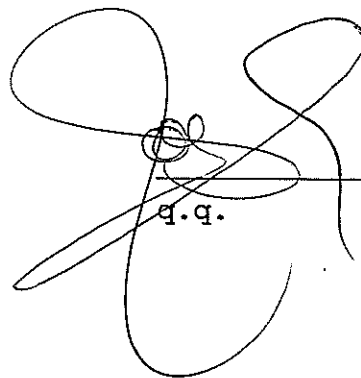
IN WITNESS WHEREOF, I, the said Registrar, together with the Appearer, have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg on 2005-06-21

In my presence,



REGISTRAR OF DEEDS



d.p.



SIDES METRES	DIRECTIONS	CO-ORDINATES			S.G. No.
		Y SYSTEM	Lo 31°	X	
	Constants:		+ 40 000,00	+3 380 000,00	1261/1998
AB	71,65	11 55 50	A + 1 254,40	+ 4 990,66	Approved <i>D. A. Lewis</i> Surveyor-General 1998-04-23
BC	72,21	19 52 50	B + 1 269,22	+ 5 060,76	
CD	50,17	38 47 50	C + 1 293,77	+ 5 128,66	
DE	36,99	29 17 30	D + 1 325,21	+ 5 167,77	
EF	54,47	23 23 30	E + 1 343,31	+ 5 200,03	
FG	34,59	17 37 40	F + 1 364,93	+ 5 250,02	
GH	28,92	13 28 00	G + 1 375,41	+ 5 282,99	
HJ	35,65	17 06 00	H + 1 382,14	+ 5 311,11	
JK	30,45	31 51 10	J + 1 392,62	+ 5 345,18	
KL	36,57	30 34 40	K + 1 408,69	+ 5 371,05	
LM	32,66	20 29 00	L + 1 427,30	+ 5 402,53	
MN	30,48	31 54 40	M + 1 438,72	+ 5 433,13	
NP	34,43	45 14 20	N + 1 454,83	+ 5 459,00	
PQ	23,01	37 57 30	P + 1 479,28	+ 5 483,24	
QR	25,13	45 56 40	Q + 1 493,43	+ 5 501,39	
RS	45,80	56 39 40	R + 1 511,50	+ 5 518,86	
ST	19,19	47 45 00	S + 1 549,76	+ 5 544,04	
TU	51,76	60 29 30	T + 1 563,96	+ 5 556,94	
UV	43,24	27 44 50	U + 1 609,01	+ 5 582,43	
VW	57,17	21 52 50	V + 1 629,14	+ 5 620,70	
WX	49,04	38 01 40	W + 1 650,44	+ 5 673,75	
XY	54,08	191 26 10	X + 1 680,65	+ 5 712,38	
YZ	143,02	211 38 50	Y + 1 669,93	+ 5 659,38	
ZA	644,29	211 54 10	Z + 1 594,89	+ 5 537,63	
		133	△ + 2 284,98	+ 4 973,00	
		375	△ + 2 266,77	+ 4 966,25	

**-SCALE-**

The figure A B C D E F G H J K L M N P Q R S T U V W X Y Z  
 represents 3,4849 hectares of land, being

THE FARM WOODGRANGE No. 17133 - ET

situate in the Hibberdene TLC Province of Kwa-Zulu Natal  
 Administrative District and Province of Natal.

surveyed in February, March 1998  
 by me

*D A LEWIS*  
 PLS 0344 Professional Land Surveyor

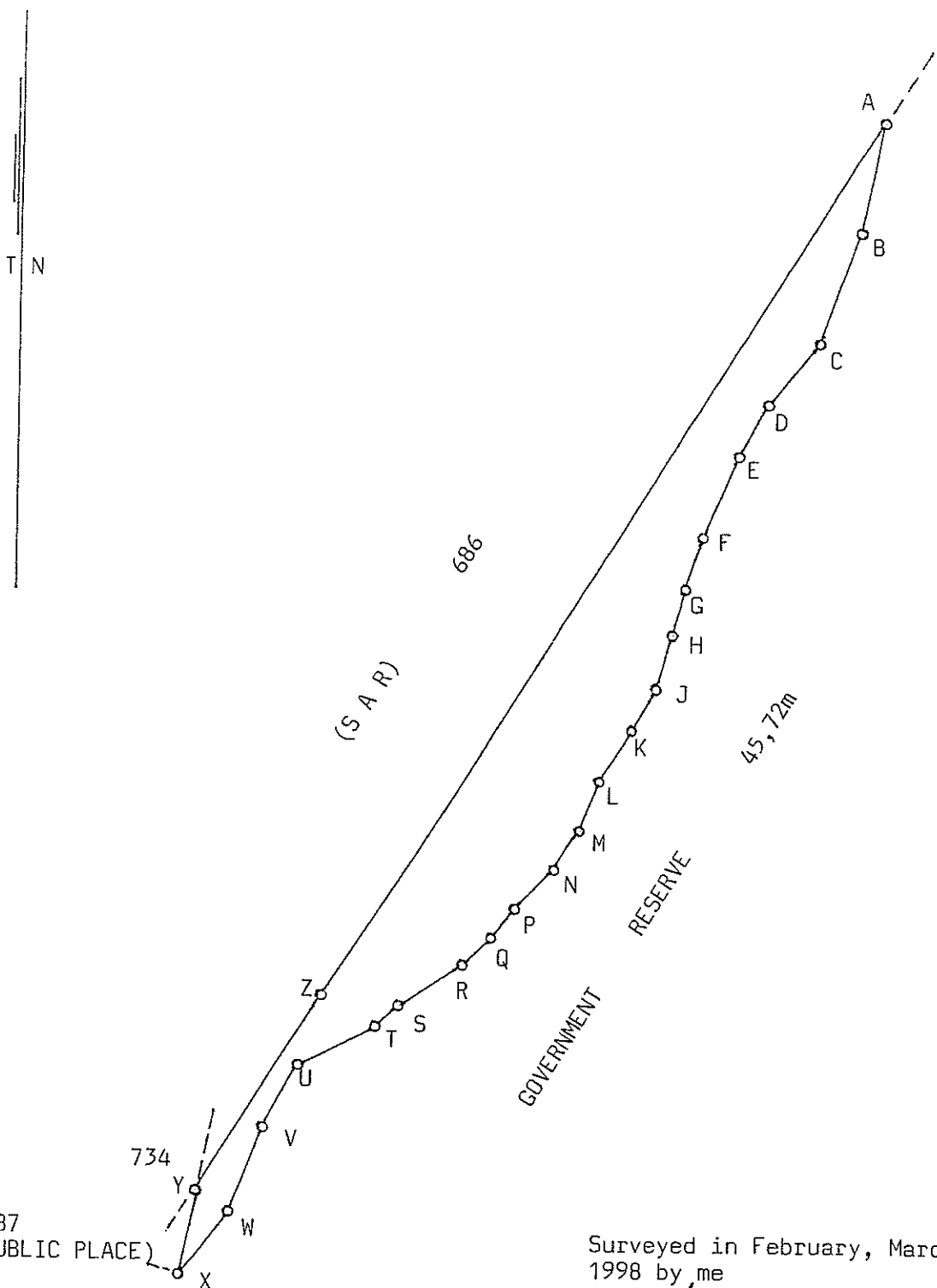
This diagram relates to No. <b>27049</b> Registrar of Deeds.	The original diagram is No. Transfer/Grant No.	File No. 17133 S.R. No. 330/1998 Comp. ET-6A-17A ET-6A-17C Degree Sheet
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Description of Beacons

A, B, C, D, E, F, G, J, K, L, M,  
N, P, Q, R, S, T, U, V, W, Z  
H  
X, Y

16mm iron peg  
20mm iron peg  
30mm iron pipe

S.G. No.  
1261/1998  
Approved  
*A. deWitt*  
Surveyor-General  
1998-04-23



987  
(PUBLIC PLACE)

SCALE: 1:4000

Surveyed in February, March  
1998 by me

*D A Lewis*  
D A LEWIS  
PROFESSIONAL LAND SURVEYOR

PLS 0344.

SCALE:



*John 117001104*

**TD2**

2



**TRANSFER DUTY**

**Receipt or exemption certificate**  
Transfer Duty Act, 1949

Part 2

**Details of seller/transferor**

Full name of seller/transferor (1) NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA  
Identity/Trust/CC/Company number

**Details of purchaser/transferee**

Full name of purchaser/transferee (1) UGU DISTRICT MUNICIPALITY AND HIBISCUS COAST MUNICIPALITY  
Identity/Trust/CC/Company number

**Details of purchase transaction**

Transfer Duty payable on R NIL being total consideration or fair value  
Date of acquisition 7<sup>TH</sup> NOVEMBER 2006 Bought by: Private Treaty Public Auction  
Consideration R2 800000,00 SARS reference  
Any other consideration payable R Nil Conveyancer's/Attorney file reference  
Total consideration R 2 800000,00  
Description of property (as per Deeds Registry) THE FARM WOODGRANGE NO. 17133, REGISTRATION DIVISION ET, SITUATE IN THE PROVINCE OF KWAZULU-NATAL, MEASURING 3, 4849 HECTARES; FG1EAB 9

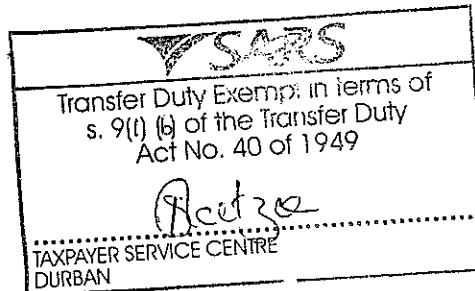
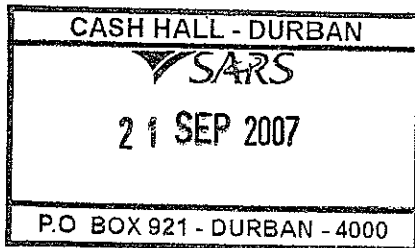
**Declaration by Conveyancer/Attorney**

I (full name) hereby certify that this is a true copy of the transfer duty receipt/exemption certificate, drawn from the SARS website

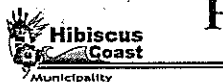
Signature

CCYY - MM - DD  
Date

**RECEIPT/EXEMPTION**







# HIBISCUS COAST MUNICIPALITY

(3)

Nº 19518

This certificate is valid until: 4 SEPTEMBER 2009  
Date of Issue: 08 JULY 2009

R 236.50
R 38.50 VAT
R 275.00

## Rates Certificate

This certifies that all amounts due to the council have been paid in accordance with section 118 of Local Government Municipal Systems Act 32/2000 for 2009/2010 on Lot FARM WOODGRANGE No 11133

Sectional Title Scheme Name: .....

Sectional Title Scheme No. .... Unit No. ....

Registration Division ET, situated in the Hibiscus Coast Municipality Area and in the Ugu District Municipality Area, Province of KwaZulu-Natal,

in extent 3.4849 HECTARES

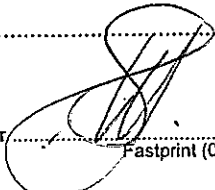
Transferee HIBISCUS COAST MUNICIPALITY

P.O. Box 5

PORT SHEPSTONE 4240

FOR THE HIBISCUS COAST MUNICIPALITY

Receipt No. N/A

Chief Financial Officer   
Fastprint (039) 685 7004

# UGU DISTRICT MUNICIPALITY

Box 33, PORT SHEPSTONE, 4240  
TEL: 039-688 5822 FAX: 039-682 7457

No 35539



28-07.....2009

## WATER AND SANITATION CLEARANCE CERTIFICATE

This is to certify that Water and Sanitation rates / charges have been paid in respect of

THE FARM WOODGRANGE NO: 17133

registered in the name of THE STATE

Valid ONLY for transfer from above owner to:

NAME

UGU	D	I	S	T	R	I	C	I	T	M	U	N	I	C	I	P	A	L	I	T	A	N	D
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ADDRESS

M	I	D	I	S	C	U	S	C	O	A	S	T	M	U	N	I	C	I	P	A	L	I	T	A	N	D
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POSTAL CODE

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**and not for any subsequent transfer**

This Certificate is valid until 28/10/2009

THIS CERTIFICATE  
COMPLIES WITH  
THE PROVISIONS OF  
SECTION 118 OF  
ACT 32 OF 2000

**UGU DISTRICT MUNICIPALITY**

.....  
Municipal Manager

RATES REF. No.

S	u	n	d	a	y										
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MULTI OWNER/CONSUMER REF. No.

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