



**SLABBERT VENTER YANOUTSOS INC**  
**ATTORNEYS • CONVEYANCERS**

TOMMY BRUMMER TOWN PLANNERS

Our Ref: AJS/at/B452

ATTENTION: MRS. ARINA DEVILLIERS

Your Ref:

Date: 5 September 2016

Dear Arina

**RE: REMOVAL OF RESTRICTIVE CONDITIONS: REMAINDER ERF 281 CLIFTON.**

1. We have conducted a pivot search in respect of Remainder Erf 281 Clifton and the conveyancer's certificate in this regard is enclosed.
2. In response to your queries raised in your email dated 25 July 2016:
  - 2.1. *Must we confirm that the condition to be amended / removed be either of a personal or praedial nature.*  
I confirm that the conditions are personal in nature.
  - 2.2. *The City must be advised of any person who is mentioned in the title deed and in whose favour the condition applies.*  
The conditions were imposed by the City of Cape Town as conditions of subdivision. No other persons are mentioned by name; however registered owners of other Erven which fall within the subdivided Clifton estate, whose title deeds contain the same conditions, may be affected by the application and are able to enforce the conditions.
  - 2.3. *The City must be advised if there are any persons whose rights or legitimate expectations will be affected by the removal of the application.*  
The registered owners of other Erven which fall within the subdivided Clifton estate, whose title deeds contain the same conditions, may be affected by the application.
  - 2.4. *It must be confirmed whether any Provincial or National Departments are referred to in the title deed restrictions to be amended.*  
Only the City of Cape Town is referred to in respect of the conditions.
3. You also requested a copy of the section 5(3)(d)(i) certificate (the old 11(3)(b)) in respect of the Villa D'Azur Sectional Title Scheme. That is enclosed for your ease of reference.

Yours faithfully

**SLABBERT VENTER YANOUTSOS INC.**

Per: A. J. SLABBERT

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