



CONVEYANCER'S CERTIFICATE

I/we, (conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town for restrictive conditions affecting the development of the following property(ies) (including title deeds and pivot deeds):

(erf number/s and description/s as it appear in the title deed)

1. CERTIFICATE TYPE (please select only one option)

The information provided below is a certified record of all restrictive conditions affecting development on the above stated property(ies).

The information provided below is a certified record of all applicable restrictive conditions relating to a specific plan or proposed application of the above stated property(ies). (complete plan no., date and application type below).

Plan no. Date Application type

2. SCHEDULE OF TITLE DEEDS APPLICABLE (List title deed number in full and attach a complete set of copies)

3. LIST OF RESTRICTIVE TITLE CONDITIONS **Please note:** If any clause is selected, Addendum A needs to be completed for each property.

Categories	Title deed and clause number of restrictive conditions. Conveyancer to provide details of any necessary interpretation of conditions.		
	Title deed number	Clause number	Interpretation
Use of land			
Building lines			
Height			
Number of dwellings			
Bulk floor area			
Coverage / built upon area			
Subdivision			
Servitudes that may be registered over or in favour of the property			
Other restrictive conditions limiting development			

Signed at on this day of 20

Company name

Postal address

Signature

Tel

Email

	APPLICABLE LEGISLATION OR TYPE OF CONDITIONS	APPLICATION NECESSARY TO CITY OF CAPE TOWN	AFFECTED CONDITION FOR PROPOSED DEVELOPMENT ON PROPERTY		BENEFICIARY IDENTIFICATION TO BE SUPPLIED BY CONVEYANCER	BENEFICIARIES (If insufficient space is provided in each block, then please attach a separate document or file)
			Title deed no.	Clause no.		
RESTRICTIVE CONDITIONS IMPOSED AT TIME OF TOWNSHIP ESTABLISHMENT	Municipal Planning By-law 2015	Mandatory			<ul style="list-style-type: none"> * All properties in affected Township (attach a copy of approved general plan) * Specified state departments 	
	33/34 or LUPO or any other legislation repealed in terms of LUPA (see section 77)	Mandatory			<ul style="list-style-type: none"> * All properties in affected Township (attach a copy of approved general plan) * Specified state departments 	
	Prior to 33/34	Voluntary			<ul style="list-style-type: none"> * Properties or individuals affected by the condition * Specified state departments 	
	Developer	Voluntary			<ul style="list-style-type: none"> * Developer (if still alive) * Company (if not deregistered) * Properties or individuals affected by decision on application * Specified state departments 	
TRADITIONAL CONDITIONS IMPOSED AFTER TOWNSHIP ESTABLISHMENT	Praedial (multiple affected parties)				<ul style="list-style-type: none"> * <i>Persons whose rights are affected</i> * <i>Specified state departments</i> 	
	Personal (individual party)				<ul style="list-style-type: none"> * <i>Individual named</i> * <i>Specified state departments</i> 	