

Annexure B

Land Audit and Cadastral Report

Background

Erf 7752 and portion of Erf 1003, Vredenburg, is situated south-east on the corner of Kootjieskloof Street and Maclon Street within the Louwville neighbourhood in Vredenburg. Both erven are owned by the Saldanha Bay Municipality, Title Deeds attached as **Appendix A**. Erf 1003 is identified as one of the commonage erven of Vredenburg and as the town of Vredenburg grew over the years portions of 1003 was subdivided and alienated to create new neighbourhood blocks, Erf 7752 being one of the portions of Erf 1003.

Property Description

Erf 7752, Vredenburg	
SIZE:	3.9242ha
OWNER:	Saldanha Bay Municipality
TITLE DEED:	T56848/2013
SG DIAGRAM No:	5121/1988
SG CODE:	C0460010000775200000
LAND USE:	Existing Crèche
ZONING:	Open Space Zone
COORDINATES:	Lat: -32.914671 Lon: 18.007250
RESTRICTIVE TITLE CONDITIONS:	None
SERVITUDES:	None

Erf 1003, Vredenburg	
SIZE:	35.4282ha Developable portion: ±1.1984ha
OWNER:	Saldanha Bay Municipality
TITLE DEED:	T2385/1925
SG DIAGRAM No:	3632/1920
SG CODE:	C04600140000100300000
LAND USE:	Vacant
ZONING:	Undetermined Zone
COORDINATES:	Lat: -32.915360 Lon: 18.008806
RESTRICTIVE TITLE CONDITIONS:	None
SERVITUDES:	Electrical Servitude (not located on the developable portion)

Restrictions

There are no restrictive title conditions in the Title Deed of Erven 7752 and 1003, Vredenburg, see attached as **Appendix A**. Servitudes on the Erf 1003 includes a Power line, diagrams attached as **Appendix B**, which does not encumber the relevant portion of Erf 1003 proposed for the housing development. The physical restrictions on the property only includes the existing concrete channel. The layout was designed to accommodate the channel and Open Space erven was designed around it.

Summary

As can be seen from the above land audit and cadastral information of Erven 7752 and 1003, Vredenburg, shows that Erven 7752 and 1003 is ideal for the proposed housing development. The proposed housing development will accommodate 155 erven of the Subsidised housing backlog in Vredenburg.

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For CK Rumboll & Partners