



**NAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY**

FACULTY OF NATURAL RESOURCES AND SPATIAL SCIENCES

DEPARTMENT OF LAND AND PROPERTY SCIENCES

QUALIFICATION (S) : DIPLOMA IN LAND ADMINISTRATION ; BACHELOR IN LAND ADMINISTRATION	
QUALIFICATION CODE: 06DLAD; 07BLAD	NQF LEVEL: 7
COURSE NAME: DEEDS REGISTRATION LAW 3	COURSE CODE: DRL720S
SESSION/DATE: NOVEMBER 2019	PAPER: THEORY
DURATION: 2 HOURS	MARKS: 100

FIRST OPPORTUNITY EXAMINATION QUESTION PAPER	
EXAMINER(S)	Stephnie Nicolene De Villiers
MODERATOR:	Elmarie Visser

INSTRUCTIONS	
1.	The paper has 5 questions.
2.	There are four attachments to this paper, namely title deeds number T5962/2011; T1156/2008; T6319/2009; T5353/2008.
3.	All questions are compulsory.
4.	Write clearly and neatly.
5.	Number the answers clearly according to the question numbers.
6.	Candidates will be penalised for incorrect spelling and illegible handwriting.

PERMISSABLE MATERIAL - None

THIS EXAMINATION CONSISTS OF 23 PAGES (Including this front page and annexures)

Question 1

Answer the following multiple-choice questions. Write only the number of the most relevant answer next to the question number on your answer sheet.

- a) Michael and Suzy Kambonde were married in community of property. A farm was registered in both their names. In terms of their last will and testament the surviving spouse will inherit the farm. They massed their estates. Upon Michael's death Suzy adiated the terms of the will. The following supporting documents should be handed in:
- i) Conveyancer's Certificate in terms of Section 42(1) of the Administration of Estates Act, 47 of 1937; a waiver of inheritance; marriage certificate; next-of-kin affidavit; death certificate; certified copy of the will; proof of adiation; acceptance of testamentary conditions.
 - ii) Conveyancer's Certificate in terms of Section 42(1) of the Administration of Estates Act, 47 of 1937; next-of-kin affidavit; death certificate; certified copy of the will; proof of adiation; acceptance of testamentary conditions.
 - iii) Conveyancer's Certificate in terms of Section 42(1) of the Administration of Estates Act, 47 of 1937; marriage certificate; death certificate; certified copy of the will; proof of adiation; acceptance of testamentary conditions.
 - iv) Conveyancer's Certificate in terms of Section 42(1) of the Administration of Estates Act, 47 of 1937; certified copy of the will; proof of adiation. (2)
- b) Transfer Duty is payable in the following circumstances:
- i) Sam donates his property to John during his lifetime which donation and acceptance is confirmed by Sam in his last will and testament.
 - ii) A will authorises an executor to sell property falling in the deceased's estate. The executor proceeds to sell the property to Sam.
 - iii) When a deceased's property is sold in terms of section 34(2) of the Administration of Estates Act, 66 of 1965.

- iv) All of the other three options mentioned. (2)
- c) You are a deeds examiner. You receive an application to endorse a title deed in terms of the Administration of Estates Act. You examine the certified copy of the will and discover that the late John Poggenpoel bequeathed his property to the son of his faithful secretary Betty Sikela, provided that Betty can use the property for the remainder of her life. In order to indicate Betty's right (the right of a third party) over the property, the title deed should be endorsed in respect of:
- i) Section 3(1)(v) of the Deeds Registries Act, 47 of 1937
 - ii) Section 39(2) of the Administration of Estates Act, 66 of 1965
 - iii) Section 39(3) of the Administration of Estates Act, 66 of 1965
 - iv) Section 40 of the Administration of Estates Act, 66 of 1965 (2)
- d) Choose the correct statement:
- i) John Van Der Merwe was born in Rehoboth, married Sarah Shikongo from Oshakati and since their marriage they resided north of the Police Zone. John Van der Merwe passed away on 15 November 2005. The system in terms of which his estate would have been administered is Section 18 Of Proclamation 15 of 1928
 - ii) Jonas Shikongo was born and raised in Oshakati. He passed away on 13 July 2003. His family had a choice to report his estate either to the Magistrate of the district who would have applied Section 18 of The Native Administration Proclamation 15 of 1928 in the administration thereof or they could have reported it to the Master of the High Court of Namibia who would have Applied the Administration of Estates Act, 66 of 1965 in the administration thereof.
 - iii) Moses Shapopi was born and raised in Eenana. He passed away on 13 July 2006. His estate had a value of N\$110 000.00. His family had a choice to report his estate either to the Magistrate of the district who would have applied Section 18

of The Native Administration Proclamation 15 of 1928 in the administration thereof or they could report it to the Master of the High Court of Namibia who would have Applied the Administration of Estates Act, 66 of 1965 in the administration thereof.

- iv) Maria Kavara was born and raised in Rundu. She passed away on 13 July 2003. The Magistrate of the district where she passed away should have administered the estate in terms of Section 18 of The Native Administration Proclamation 15 of 1928 in the administration thereof. (2)
- e) When the executor sells the property of the deceased, the recital should read as follows:
- i) When it was sold following an instruction of the heirs: 'whereas the executor has truly and legally sold'
 - ii) When the sale was necessary to settle the debts of the estate: 'whereas the executor has truly and legally sold'
 - iii) When the executor has to sell it in terms of Section 34(2) of the Administration of Estates Act, 66 of 1965 when the liabilities exceed the assets: 'whereas the executor has truly and legally sold the hereinafter-mentioned property in terms of Section 34(2) of the Administration of Estates Act, Act 66 of 1965'
 - iv) All of the other options are correct. (2)
- f) Sam and Sarah were married in community of property. They had a property registered in their names under Deed of Title Number T 201/2010. Sam passed away and left his half share of the property to his girlfriend Gita, which share was accordingly transferred to Gita. Title deed T201/2010 needs to be endorsed to clarify that Sarah is still owner of her half share with an endorsement in terms of
- i) Section 3(1)(v) under the Deeds Registries Act, 47 of 1937
 - ii) Section 3(1)(v) of Administration of Estates Act, 66 of 1965
 - iii) Section 39(2) of Administration of Estates Act, 66 of 1965

- iv) Section 45(1) of Administration of Estates Act, 47 of 1937 (2)
- g) A recital reads as follows: 'Whereas the under-mentioned transferee is the intestate heir of the said late Rita Haigombe, who died on 18 April 2018.' The supporting documents which needs to be lodged are:
- i) Conveyancer's Certificate in terms of Section 42(1) of the Administration of Estates Act, 66 of 1965; Proof that deceased died intestate; next-of-kin affidavit; Copy of liquidation and distribution account certified by the Master of the High Court.
 - ii) Conveyancer's Certificate in terms of Section 42(1) of the Administration of Estates Act, 66 of 1965; Certificate by executor that deceased died intestate; Proof that transferees are the intestate heirs; Copy of liquidation and distribution account certified by the Master of the High Court.
 - iii) Conveyancer's Certificate to declare that the distribution is in terms of the liquidation and distribution account, that the account laid open for inspection and that no objection exists to the transfer; Proof that deceased died intestate; Proof that transferees are the intestate heirs; Copy of liquidation and distribution account certified by the Master of the High Court.
 - iv) All the other options mentioned. (2)
- h) Section 21 of the Deeds Registries Act, 47 of 1937 is applicable to
- i) All immovable property
 - ii) Only land
 - iii) Land, registered bonds and registered long leases.
 - iv) Land, registered bonds, registered long leases and all immovable property. (2)

[16]

Question 2

Answer the following short questions:

- a) *Provide the missing words:* Testamentary conditions can be qualified as conditions to be registered against a title deed or (2)
- b) *Choose the correct option from the underlined section:* Should a property be inherited by a person to the exclusion of community of property, and that person wishes to transfer that property at a later stage, the description would / would not for example be: Jane Gold, Identity Number 7809280100137, Married in Community of Property to Jonas Gold, which community of property is excluded by condition contained in clause 5 of the last will and testament of the late James Johnson dated 10 November 2018. (2)
- c) *Fill in the missing words:* If a surviving spouse makes an application in terms of section 45(1) of the Deeds Registries Act, the application can only be effected if the bond is cancelled, the property or the deceased's share is released from the bond, or if the surviving spouse is (2)
- d) *Complete the sentence:* An executor may only sell the property in a deceased's estate when directed by the will, directed by the heirs or (2)
- e) *Complete the sentence:* In the event of a transfer from a joint estate, the divesting clause should (2)

[10]

Question 3

Indicate if the following statements are true or false. You do not have to motivate your answer. *Note that T/F and Yes/No answers will not be marked.*

- a) Abraham Shikongo died intestate on 12 July 2002, leaving behind his wife, to whom he was married in terms of customary law, and five children. His estate, a so-

- called black estate, will be administered in terms of Section 18 of the Native Administration Proclamation 15 of 1928. (2)
- b) John P. donated one of his properties to his nephew (Abraham) during his lifetime. John P. confirmed this donation in his last will dated 14 August 2018. Abraham accepted the donation on 13 July 2019. The recital is correct and sufficient as follows: '.....that the said late John P. during his lifetime had truly and legally donated the said property hereby transferred to the hereinafter-mentioned transferee.' (2)
- c) If the executor in a deceased estate has to sell property in the estate to settle the debts of the estate, the Master must give his consent to such a sale in terms of section 42(1) of the Administration of Estates Act, 66 of 1965. (2)
- d) If a spouse chooses to take over the assets in an estate in terms of Section 38 of the Administration of Estates Act, 66 of 1965 no reference has to be made of the will in the recital in the Deed of Transfer. (2)
- e) John determined in his last will and testament that his farm must be inherited by his oldest child, John Junior, and upon John Junior's death it must be inherited by John's oldest grandson, Sam, and upon Sam's death it must go to Sam's oldest son. John passed away and John Junior repudiates his inheritance. According to section 14 of the Deeds Registries Act, 47 of 1937 transactions must follow the sequence in which they were made. Transfer should therefore take place in the following order: John to John Junior to Sam. (2)
- f) A surviving spouse is obliged to use the procedure in terms of section 45(1) of the deeds Registries Act, 47 of 1937 when a deceased's half share is transferred to the surviving spouse. (2)
- g) Recitals in intestate succession must show the system of intestate succession. The recital reading "Whereas the undermentioned transferee is the intestate heir of the

said late Jan Kakuva, who died on 18 April 2018” is therefore a valid example of intestate succession where distribution will take place according to common law rules.

(2)

[14]

Question 4

Kindly study the attached T5962/2011; T5353/2008; T6319/2009 and T1156/2008. Critically analyse the descriptions of transferors, transferees and applicants in all these documents.

(30)

[30]

Question 5

- a) “An association of a starter or a land-hold title scheme will be established with the application to the local authority for the establishment of the respective scheme.” Discuss this statement in the context of the Flexible Land Tenure Act and its Regulations. (7)
- b) Provide a critical analysis of the Agricultural (Commercial) Land Reform Act’s provisions regarding leasehold. Also give an opinion to the following statement: ‘A beneficiary of resettlement under the Agricultural (Commercial) Land Reform Act who acquired a leasehold obtains a secure right.’ (15)
- c) Briefly compare the respective procedures for the application of various rights to communal land against each other. (8)

[30]

Annexures Follow

T 5962 / 2011 / - 1

Prepared by me
[Signature]
CONVEYANCER
UEITELE S F I

APPLICATION FOR ENDORSEMENT IN TERMS
OF SECTION 45(1) OF THE DEEDS REGISTRIES
ACT 1937 (ACT 47 OF 1937)

I, the undersigned



ROSARIA KAKONJA
(IDENTITY NUMBER 5208101100439)
UNMARRIED

in my capacity as the surviving spouse of

THE LATE IMMANUEL KAKONJA
WHO DIED INTESTATE AT WINDHOEK, KHOMAS
REGION ON THE 30TH NOVEMBER 2007

ISSUED FOR INFORMATION ONLY

do hereby apply in terms of section 45(1) of the Deeds Registries
Act, 1937 (Act 47 of 1937) to the Registrar of Deeds at Windhoek, for
the endorsement of Deed of Transfer No. T 5632/1999 in respect of:

CERTAIN: ERF NO. 4625 KATUTURA (Extension No 12)

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

IN EXTENT: 269 (TWO SIX NINE) SQUARE METERS

HELD BY: DEED OF TRANSFER NO T 5632/1999

[Handwritten initials]
ATC
Sivw
R. K.
2011

Prepared by me:

[Signature]
CONVEYANCER
VAN DER MERWE, CJW

ORIGINAL
STAMPED
DUTY
N\$ 2.590,00



Van der Merwe Coleman
Attorneys, Notaries & Conveyancers
7th Floor, Frans Indongo Gardens
Dr Frans Indongo Street
P O Box 325, Windhoek

ISSUED FOR INFORMATION ONLY

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

T-1156 108

THAT

ETIENNE HENNING YSSEL
CAREL JACOBUS WICHARD VAN DER MERWE

appeared before me the Registrar of Deeds, at Windhoek, she the said Appearer, being
duly authorised thereto by a Power of Attorney granted to her by the

ESTATE OF THE LATE MANFRED MARTIN FORG

(hereinafter styled the TRANSFEROR)

dated the 6th day of March 2008 and signed at Windhoek.

[Signatures]

WHEREAS in terms of the Will dated 7 January 1956 of the Late Manfred Martin Förg who died on 21 November 2006 his family, together with the undermentioned transferee inherited his estate and

WHEREAS the beneficiaries entered into a Redistribution Agreement in terms of which Agreement the hereinafter mentioned transferee is entitled to the undermentioned property

NOW THEREFORE the Appearer did by these presents cede and transfer in full and free property, to and on behalf of

**THE CONGREGATION OF THE MISSIONARY OBLATES OF
MARY IMMACULATE**

(hereinafter styled the TRANSFEREE)

It's Successors-in-Title or Assigns.

CERTAIN Erf No. 1519 Rundu
Extension No. 5

SITUATE in the Town of RUNDU
Registration Division "B"
Okavango Region

EXTENT 1 444 (One Four Four Four)
Square metres

FIRST TRANSFERRED and still held by Deed of Transfer No. T 3595/2002 with General Plan SG No. A 981/98, relating thereto, and

SUBJECT to the following conditions imposed in terms of Government Notice No. 30 of 2000, as created in the said Deed of Transfer No. T 3595/2002, namely :-

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Handwritten initials and marks: a large 'A', a 'b', and 'mk'.

IN FAVOUR OF THE LOCAL AUTHORITY COUNCIL OF RUNDU

1. There shall be no obstruction or deviation of any natural course of storm-water over the erf without the written approval of the local authority.
2. The erf is subject to the reservation for the local authority of the right of access and use without compensation of the area three metres parallel with any boundary of such erf, for the construction and maintenance of local authority services in respect of water, sewerage, drainage, electricity or gas, which right includes the right to place on such erf temporarily any materials that may be excavated during such operations on the erf or any adjacent erf.
3. If the erf has more than one street frontage, access to the erf shall be obtained from the street determined by the local authority.
4. No offensive trade whatsoever shall be established or conducted on the erf.

For purposes of this paragraph "offensive trade" means any of the businesses, trades, works or institutions mentioned in paragraph 1(a) of the regulations promulgated under Government Notice No. 141 of 10 November 1926.
5. No cattle, pigs, goats, sheep, monkeys, beasts of prey or draught animals shall be kept or allowed on the erf.
6. The erf shall be used for residential purposes only.
7. The building value of the dwelling unit, including the outbuildings, to be erected on the erf, shall be at least two times the prevailing valuation of the erf by the local authority.

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|
 14.
 v
 v
 r rnk

Prepared by me
[Signature]
CONVEYANCER
POTGIETER, AH

ORIGINAL
STAMPED
DUTY *NR 10 900.00*
FEES *1*



cancel
CANCELLED
21 NOV 2012

NR 2 000 000.00 (with prepayment for)
for *NR 600*
an amount not exceeding *NR 80 000.00*
REGISTRAR OF DEEDS
NR 2 000 000.00
NR 600
NR 80 000.00
REGISTRAR OF DEEDS

DEED OF TRANSFER

T- 6313 | 2009

BE IT HEREBY MADE KNOWN:

THAT ANDREAS HERTZOG POTGIETER

appeared before me Registrar of Deeds at Windhoek, she the said
Appearer being duly authorised thereto by a Power of Attorney granted to
him by

1. THE EXECUTRIX IN THE ESTATE OF THE
LATE ADOLF GEORGE GEISEB

2. ERIKA SALINDA GEISES
Identity Number: 380613 0012 5
Unmarried

dated the 7th of October 2009 and signed at WINDHOEK

- 2 -

and the said Appearer declared that her said constituent had truly and legally sold on **20 May 2009**, and that she in her capacity aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

JANMAR FARMING CLOSE CORPORATION
REGISTRATION NUMBER: CC/2008/4061

It's Successors in Title or Assigns

CERTAIN	Remainder of Farm No. 1337 (called Victory)	(17)
SITUATE	Registration Division "B" Otjozondjupa Region	
MEASURING	1687,4037 (One Six Eight Seven comma Four Nil Three Seven) Hectares	
FIRST	registered and still held by Certificate of Consolidated Title No. T.7962/1995 with Diagram No. A285/1995 relating thereto	
SUBJECT	to the following conditions created in Deed of Transfer No. T.29/1943 and Deed of Transfer No. T.30/1943 in favour of South West Africa Company Limited, namely:-	

"The Company may at any time and in any such manner and under such conditions as it may think fit:

- (a) Construct or authorise the construction of dams or reservoir upon the land hereby transferred.
- (b) Construct or authorise the construction upon, through or under the land hereby transferred of water furrows, pipe lines, canals and drains and conduct or authorise the conducting of water therefrom or thereover.
- (c) Construct and work or authorise the construction and working of railways, roads, telegraph and telephone lines on or over the land hereby transferred.
- (d) Take material and water from the land hereby transferred for the purpose of any of the said works.

- (e) Enter upon or authorise entry upon the said land for the purpose of any of the said works or in the exercise and exploitation of such mineral rights in and over the said land as the Company may possess or acquire from time to time.

Provided always that compensation shall be paid to the owner for the time being of the said land for any loss or damage sustained by him directly by reason of the exercise of the powers aforesaid and provided further that there shall be set off against the loss or damage cause to such owner the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the said works or by reason of mining operation carried on by the Company, and provided further that any compensation becoming payable as aforesaid shall be mutually agreed upon, or failing such agreement, shall be determined by arbitration."

FOR INFORMATION ONLY

10. 1 2 (17)

- 4 -

WHEREFORE the Appearer renouncing all the right and title which the said THE JOINT ESTATE OF THE LATE ADOLF GEORGE GEISEB and ERIKA SALINDA GEISES heretofore had to the premises, did, in consequence also acknowledge the said THE JOINT ESTATE OF THE LATE ADOLF GEORGE GEISEB and ERIKA SALINDA GEISES to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE it's successors in title or assigns now is/are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of NS1 100 000,00.,

SIGNED at WINDHOEK , on 09 DEC 2009 , together with the Appearer, and confirmed with my seal of office.

[Handwritten Signature]
Signature of Appearer

In my presence
[Handwritten Signature]
REGISTRAR OF DEEDS

FOR INFORMATION ONLY

Transfer Duty Certificate No. 111050704 for NS88 000,00
Issued by the Receiver of Revenue at Windhoek on 13 October 2009

(Checked) 1. *[Handwritten Signature]* 2. *[Handwritten Signature]*

[Handwritten marks]

NS 7 900 -00

Prepared by me

CONVEYANOR
BEZUIDENHOUT



ISSUED FOR INFORMATION

DEED OF TRANSFER 5353 - /2008

5119 2008

CANCELLED

11-11-11

MORTGAGED

3 OCT 2009

Mr. Bosman

20

EISEB W.T.S.

Deputy Officer

Windhoek

REGISTRAR OF DEEDS

DEEDS OFFICE

WINDHOEK

The date of birth for the 2nd transferee herein mentioned is amended to read as: 06 May 1981

Amended in terms of Section 4 (1) (b) of Act 47 of 1987

in accordance with sworn affidavit filed with BE 5119/2008

9 OCT 2009

EISEB W.T.S.

DEEDS OFFICE

WINDHOEK

Deputy Registrar of Deeds

REGISTRAR OF DEEDS

11-11-11

ISSUED FOR INFORMATION DEED OF TRANSFER 5353 - /2008

BE IT HEREBY MADE KNOWN:

THAT ~~CLIFFORD BEZUIDENHOUT~~ ^{HERO WILFRIED STRITTER} appeared before me, Registrar of Deeds at Windhoek, he the said appearer, being duly authorised by a Power of Attorney signed at Windhoek and dated 27th August 2008 and granted to him by the Executor in the -

ESTATE OF THE LATE CHRISTOFFEL JOHANNES JACOBUS PETRUS SNYMAN

by virtue of a General Power of Attorney No PA 31 /2008 dated the 27 February 2008 and signed at Windhoek,

[Handwritten signature]

AND the said Appearer declared that

WHEREAS the late CHRISTOFFEL JOHANNES JACOBUS PETRUS SNYMAN was unmarried and died intestate on 23 February 2008;

AND WHEREAS LOUISE SKRYPZECK, LYNN-MARÉ SNYMAN and CHARLENE SNYMAN, are the intestate heirs and are entitled to the hereinafter mentioned property in terms of intestate succession;

WHEREFORE he, in his capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

1. LOUISE SKRYPZECK

Born on 13 November 1976
Married out of community of property
(in respect of 1/3 (one-third) share)

2. LYNN-MARÉ SNYMAN

Born on 6 March 1981
Unmarried
(in respect of 1/3 (one-third) share)

3. CHARLENE SNYMAN

Born on 8 April 1982
Unmarried
(in respect of 1/3 (one-third) share)

REQUIRED FOR INFORMATION ONLY

Their Heirs, Executors, Administrators or Assigns,

CERTAIN	ERF NO 1166 (A PORTION OF ERF 1068) HOCHLANDPARK
SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
EXTENT	605 (Six Nil Five) SQUARE METRES
FIRST	registered by Certificate of Registered Title No T 3217/1987 with Diagram No A243/87 relating thereto
AND HELD BY	DEED OF TRANSFER NO T 3172/1997



3

A SUBJECT to the following conditions in terms of the Town Planning Ordinance No 18 of 1954 as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

- A. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek / Walvis Bay Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- B. The building value of the main building, excluding any outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

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[Handwritten signature]

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

**ESTATE OF THE LATE CHRISTOFFEL JOHANNES JACOBUS PETRUS
SNYMAN**

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
1. Louise Skrypzeck 2. Lynn-Maré Snyman 3. Charlene Snyman, Their Heirs, Executors,
Administrators, or Assigns, now is and henceforth shall be entitled thereto, conformably to local
custom, the State, however, reserving its rights; and finally acknowledging the value of the
aforementioned property to be NS800 000,00 being the Master of the High Court's valuation for
estate purposes

SIGNED AT WINDHOEK on 2008 - 10 - 0 1

together with the appearer, and confirmed with my seal of office

ISSUED FOR INFORMATION ONLY

SIGNATURE OF APPEARER

In my presence



CHECKED:

- 1. *[Signature]*
- 2. _____

I, the undersigned, CLIFFORD BEZUIDENHOUT, Conveyancer, hereby certify in terms of Section
78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act,
and all fees, charges and other moneys due to the local authority council in respect of any service,
amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge
and minimum charge provided for in Section 30(1)(u) has been paid up to and including the date of
registration hereof.

[Signature]
CONVEYANCER

[Signature]
FC

END OF THE EXAMINATION!