

TITLE DEED SUMMARY REPORT

REFERENCE

12345

DATE GENERATED

2025-12-15

TOTAL PROPERTIES

1

CURRENCY

ZAR

DEED INFORMATION

DEED NUMBER

T27274/2021

REGISTRATION DATE

02/06/2021

DEED TYPE

Deed of Transfer

DEEDS OFFICE

Cape Town

PROPERTY DESCRIPTION

PROPERTY TYPE

Residential

PROVINCE

Western Cape

ERF NUMBER



PHYSICAL ADDRESS



oad, Table View

TOWNSHIP

MILNERTON

EXTENT

1,004 m²

MUNICIPALITY

City of Cape Town

ZONING

Single Residential Zone 1 – Conventional Housing

REGISTRATION DIVISION

Cape

DIAGRAM NUMBER

8856/46

TRANSACTION DETAILS

TRANSACTION TYPE

Private Sale

TRANSFER DUTY

R66,250.00

SALE DATE

27/02/2021

DEEDS OFFICE FEE

R1,778.00

PURCHASE PRICE

R2,450,000.00

MORTGAGE BOND

Bond Number: B15462/2021 **Amount:** R2,200,000.00

PARTIES TO THE TRANSACTION

TRANSFEROR (SELLER)

J  NG

ID Number: 780316*33*08*

Date of Birth: 16/03/1978

Citizenship: South African (naturalized)

Marital Status: Unmarried

ID number changed under Citizenship Amendment Act, 2010. Conveyancer's Certificate provided to confirm identity change.

TRANSFeree(S) (BUYER)

R  N

ID Number: 800512*01*08*

Date of Birth: 12/05/1980

Marital Status: Unmarried

S  OUX

ID Number: 820911*16*08*

Date of Birth: 11/09/1982

Marital Status: Unmarried

TITLE HISTORY

#	DOCUMENT NUMBER	YEAR	NOTES
1	T10783/1947	1947	Original township transfer, Diagram 8856/46
2	T33687/2006	2006	Previous transfer to Ju Chien Peng
3	T27274/2021	2021	Current deed

CONDITIONS & RESTRICTIONS

Township Conditions

Certificate Number: 8292/1943

In Favour of Registered Owner

(a) USE

Residential purposes only; Local Authority consent required before erecting special buildings

(b) DENSITY

Only one dwelling-house permitted (or special building with consent)

(c) COVERAGE

Maximum one-third of erf area may be built upon

(d) BUILDING LINES

Minimum 4.72m from street boundary; minimum 1.57m from lateral boundary to adjoining erf

In Favour of Administrator

(e) SUBDIVISION

No subdivision without written consent of the Administrator

In Favour of Local Authority

(f) DRAINAGE

Owner must allow drainage/sewerage of other erven to be conveyed over property as required

(g) RETAINING WALLS

If erf is below street level, owner must receive fill material and build retaining walls to Local Authority satisfaction

Special Conditions

Source: Porterfield Estates Limited (T10783/1947) - Applies to: Table View Township

(i) BRICK/TILE MAKING

Prohibited – no manufacturing of bricks, tiles, earthenware, or quarrying

(j) BUILDING MATERIALS

No wood and iron buildings of any description

(k) AGRICULTURAL STRUCTURES

No slaughter poles, cattle kraals, pigsties, or cowsheds

(l) FENCING STANDARDS

Must use hardwood, iron palings, good wire fencing, stone, brick, or cement walls. No galvanized iron, canvas, reeds, grass, soft wood, or inflammable materials. Fencing must be maintained.

(m) SAND DRIFT PREVENTION

Owner must maintain vegetation to prevent sand drift. No removal of vegetation except for buildings, roads, or paths. Successive owners must plant and maintain suitable vegetation. Non-compliance allows Company/Local Authority to remedy at owner's cost plus interest.

SUPPORTING DOCUMENTATION

#	DOCUMENT TYPE	DETAILS
1	Power of Attorney to Pass Transfer	Signed 23 March 2021, Cape Town
2	SARS Transfer Duty Declaration	Reference TDE04336D8, Receipt R66,250.00

3	City of Cape Town Rates Clearance	Certificate dated 16 April 2021, valid until 15 June 2021
4	Deeds Office Search (Seller)	Confirms no contracts/interdicts against seller
5	Deeds Office Search (Property)	Confirms property details and ownership
6	Conveyancer's Certificate	Certifying seller's ID number change under Citizenship Act
7	Correspondence with Deeds Office	Letter dated 26 May 2021 regarding ID rectification
8	Certified Copy of SA ID	Seller's identity document

KEY OFFICIALS

CONVEYANCING FIRM

Milt [REDACTED] corporated

EXAMINERS

J. [REDACTED] ender

CONVEYANCER

And [REDACTED] (Reg: [REDACTED])

DEPUTY REGISTRAR OF DEEDS

J [REDACTED] r

REGISTRATION REQUESTED BY

J [REDACTED] off

SUMMARY

This 2021 title deed records the sale of a 1,004 m² residential property in Milnerton (Table View area) from J [REDACTED], a naturalized South African citizen originally from Taiwan, to two joint purchasers, R [REDACTED] and Su [REDACTED] doux, for R2.45 million. The property is subject to standard Table View township conditions dating from 1943/1947, including residential-only use, single dwelling restriction, building line setbacks, and historic Porterfield Estates conditions prohibiting certain structures and requiring sand drift prevention through vegetation maintenance. A notable administrative matter arose during transfer: the seller's ID number had been changed under the Citizenship Amendment Act of 2010, requiring a Conveyancer's Certificate and correspondence with the Deeds Office to reconcile records and allow registration to proceed. The property was financed with a mortgage bond of R2.2 million registered simultaneously with the transfer.

DISCLAIMER: This title deed summary report is prepared for informational purposes only and does not constitute legal advice. The information contained herein is derived from official deeds office records but should be verified independently for any legal or transactional purposes. This report is valid for seven (7) days from the date of issue.

Generated: 15 December 2025 at 13:52

SCH [REDACTED] J/G

Datum van indiening / Date of lodgement

2007-06-14

LOGS

Ondersoekers / Examiners		Kamers Rooms	Skakeling / Linking		Reject Verwerp	Passeer Pass
1.	P. KAKUDI	1261	2	1		
2.						
3.	F. LE ROUX	1430				

Aard van Akte / Nature of Deed:

Transfer

t.g.v. / i.f.o.

6.

et

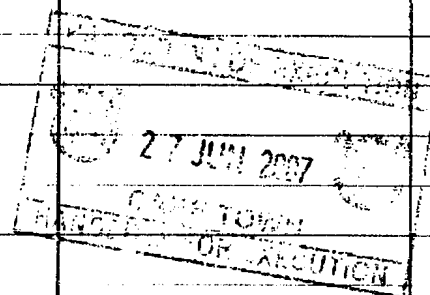
7

~~SECRET~~

12002

Skakeling / Linking		Titelaktes / Title deeds within
2	1	T 4 [REDACTED] 80

No. in stel / batch	Kode / Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma Firm No.
1.	T	S [REDACTED] midt	Me [REDACTED]	63
2.	BC	" / Nedbank	" "	63
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				



080002779990

Registrasie versook deur
Registration requested by

Datum
Date

MES'EH

Kort beskrywing van eiendom/Brief description of property

ELF 3519 Constantia

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deel te l. Simult with other registries/sectional titles:

Kode Code	Firma/Firm	Erendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelasseer:
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Kode Code	Parawe van ondersoekers Initials of examiners
	T.R.	

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
Datum Date	(2) Begiftiging Endowment		
	(3) Voorwaardes Conditions		
	(4) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(5) Algemene plan General plan		
Datum Date	(6) Titelakte Title deed		
	(7) Verbande teen dorpsitel Bonds against township title		
	(8) Datum nagesien Date checked		
	(9) Datum nagesien Date checked		

Kantoor instruksies/Office instructions:

Seksie/Section:

██████████
 Cape Town
 8001

FEE

R. 95,00

Prepared by me

 CONVEYANCER
 ██████████

DATA / CAPTURE

05 / 08 / 2007

LARNEY F

DEED OF TRANSFER

T00050 ██████████

BE IT HEREBY MADE KNOWN THAT:

YOUNG ██████████ R

appeared before me, Registrar of Deeds, at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney granted to him by

WEN ██████████ MIDT
 Identity Number 441 ██████████ 86
 Divorced

which said Power of Attorney was signed at Kirstenhof on 14 May 2007

AND the said Appearer declared that:

DATA / VERIFY

15 AUG 2007

VERWEY T

WHEREAS the undermentioned Transferor and Transferee were married to each other out of Community of Property

AND WHEREAS the said parties were divorced by an Order of the High Court of South Africa (Cape of Good Hope Provincial Division) dated 8 January 2003 under case number 9366/2002

AND WHEREAS the undermentioned Transferee is entitled to the property by virtue of the provisions of the Consent Paper attached to the said Divorce Order

NOW THEREFORE he, the said appearer, in his capacity aforesaid, did, by virtue these presents, cede and transfer to and on behalf of:

CO [REDACTED] HMIDT
Identity Number 42 [REDACTED] 08 8
Divorced

his Heirs, Executors, Administrators or Assigns, in full and free property

ERF [REDACTED] TIA, in the City of Cape Town, Cape Division, Province of the Western Cape;

IN EXTENT 1102 (ONE THOUSAND ONE HUNDRED AND TWO) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T [REDACTED] 971 with General Plan No. T.P.8077 relating thereto and held by Deed of Transfer No. T44192/1980

- A. **SUBJECT** to such conditions as are referred to in Deed of Transfer No. T28393 dated 17th October 1969.
- B. **ENTITLED** to the benefit of the special condition mentioned in said Deed of Transfer No. T7247/1921, viz:

"A. That the common road, 5,04 metres wide, shown along the line k e on the diagram of the above property, annexed hereto, shall be common to the above property and to the farm "Darracott" this day transferred to D'Urban Godlonton (No. 7249) and to the remainder of the property registered in the name of Constantia Land Limited, by Transfer No. 9578 dated 6th July, 1920."

- C. **ENTITLED** to the benefit of but not subject to the special condition mentioned in Deed of Transfer No. T7248/1921 which provides:

"That the above transferee and his successors in title shall be bound to keep the main water channel on the farm open at all times, but this shall in now ay restrict his rights to the full use of the water on his farm."

by reason of situation

- D. **ENTITLED** to the benefit of the servitude referred to in the endorsement dated 21 November 1934 on Deed of Transfer No. T4317/1934, reading as follows:-

"By Notarial Deed d.d. 10 Nov. 1934 a right of way over the road 4,72 metres in width shewn on the diagram (along the line a.b.) of the land held under trfe. 1945 d.d. 5 March 1928 has been granted in perpetuity in favour of the remainder of the land held hereunder subject to conditions - as will more fully appear on reference to the copy annexed."

- E. **ENTITLED** to the benefit of the servitude referred to in the endorsement dated 9 April 1969 on Deed of Transfer No. T4317/1934, reading as follows:-



"By Not. Deed No.140/1969 d.d. 3/3/69 the remd. of the within mentioned property meas. 11,6651 Hectares is subject to a servitude area meas. 60 metres as defined on diag. 8893/69 annexed thereto as A B C in favour of portion of Lot Buis meas.5,7396 Hectares held under T.5908/64. Together with ancillary rights by subject to conditions. As will more fully appear from said Not. Deed."

F. SUBJECT FURTHER to the conditions contained in Deed of Transfer No. T32682/1971 imposed by the Administrator in terms of Ordinance No. 33 of 1934, namely:

1. The owner of this erf shall, without compensation, be obliged to allow cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater, of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged, without compensation, to receive all such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
3. This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to the conditions and restrictions stipulated by the scheme.

G. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T32682/1971 imposed by Dalmore Estates (Proprietary) Limited for its benefit and for the benefit of its successors in title of the remainder of Dennendal Township, held by Deed of Transfer No. T28394/1969, namely:

1. No asbestos sheet roofs, no pitched iron or aluminium roofs shall be permitted on any structure anywhere on the property.

Flat or lean-to sheet iron or aluminium roofs shall be permitted only when so concealed by parapet walls of a design in keeping with the design of the house, that the roofing material is not visible from any point at ground level outside the property.
2. Any section of the property which may be deemed to be a yard shall be enclosed so that same shall not be visible from ground level at any point outside the property and no laundry, washing or similar articles shall be hung in or on any portion of the property unless hung in such enclosed yard.
3. No refuse receptacles or refuse except normal garden refuse shall be place in any position where visible from any point outside the property



WHEREFORE the said Appearer, renouncing all right and title which the said

, Divorced

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

, T, Divorced

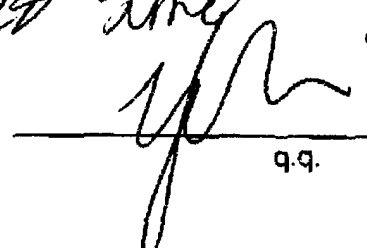
his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the value of the property to be **R1 100 000.00 (one million one hundred thousand rand)** on which amount transfer duty was paid.

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 Cape Town on

29 June

2007



q.q.

In my presence



REGISTRAR OF DEEDS

