TOWNSHIP
DEVELOPMENT &
CONVEYANCING

2017/2018

YOUR LEGAL EXPERTS IN
DEVELOPMENT CONVEYANCING

STBB
SMITH TABATA
BUCHANAN BOYES
WHO ARE WE?

STBB | SMITH TABATA BUCHANAN BOYES

- Established in 1900
- Largest property practice in SA
- Well-established reputation
- National practice: 11 offices with head office in Cape Town
- Specialist property law firm with a full bouquet of alternative services
- Services include: Commercial law, Conveyancing, Land Development law, Labour law, Deceased estate administration, Trust law, Family law, Litigation, Personal injuries & Third Party Claims, Mergers and Acquisitions, Insolvency and Liquidation law
WHAT DISTINGUISHES US?

- Dedicated legal professionals
- Ability, agility, experience and enthusiasm
- Our clients have national access to legal services
- Established experience in large scale projects and developments throughout SA
- Longstanding service provider to the South African banking industry
- Provide training to professional partners, clients and staff
- Assist developers with the initial launch
TOWNSHIP DEVELOPMENT SERVICES INCLUDE:

- Finding practical solutions to complicated conveyancing problems
- Registration of subdivisions and consolidations
- Quality research and property reports
- Comprehensive certificates identifying the influence of title conditions on proposed townships
- Advice on the disposal of title conditions in the conditions of establishment
- Cancellation of title conditions prior to opening of township registers
- Opening of township registers
- Mass conveyancing of subsidy housing products – houses and sectional title units
- Centralised bond centre
- Registration of FLISP and bonded housing transactions in mixed housing developments
- Home ownership education and community involvement
- Cluster and business park developments
- Opening of sectional title registers, transfer of sectional title units and registration of sectional title mortgage bonds
- Registration and cancellation of servitudes
ILLOVO BRANCH
OUR SPECIALIST TOWNSHIP DEVELOPMENT UNIT

- Headed by Philip Steyn, a STBB EXCO member
- The Unit is underpinned by a consultancy agreement with Sebenza Township Establishment Administrative Services. More information on them can be found at www.townshipestablishment.co.za
- Sylvester Maqhiza manages the transfer of subsidy houses and subsidy sectional title units
- Gert Minnaar, Amanda Seemund and Karen McClarty are the conveyancers who process the mass conveyancing, FLISP and bonded housing
- Gert Minnaar and Ilza Engelbrecht focus on township registers and complicated conveyancing transactions.
ILLOVO BRANCH
OUR SPECIALIST TOWNSHIP DEVELOPMENT UNIT

DAY-TO-DAY TOWNSHIP FILE ADMINISTRATION IS IN THE CAPABLE HANDS OF:

- Gert Minnaar
- Amanda Seemund
- Ilza Engelbrecht

MASS CONVEYANCING, FLISP AND BONDED HOUSING PROCESSING ARE IN THE CAPABLE HANDS OF:

- Louise de Bruyn
- Elmarie Bartlett
- Sylvester Maqhiza
- Pieter de Bruyn
TEAM DYNAMICS

Both Gert Minnaar and Ilza Engelbrecht have years of experience, initially establishing their skills when they were employed respectively in the Johannesburg and Pretoria Deeds Offices and thereafter honing their skills and specialising in private conveyancing practice.

AREAS OF PRACTICE INCLUDE:

- Research and obtaining of all information and data regarding the status of land as well as the compilation of reports for clients.
- Preparation of conveyancer’s certificates for township establishment purposes.
- Compliance with conditions of establishment for proposed townships and the opening of township registers.
- Attendance to the registration of transfer of stands to subsidy beneficiaries in townships on a mass conveyancing basis.
- Opening of sectional title registers as well as the simultaneous registration of transfer of the sectional title units together with the mortgage bonds for end users.
- Registration of transfers and mortgage bonds for end users in residential and business office park cluster developments.
- Negotiation for land acquisition for development purposes.
- Issuing of expropriation notices and the registration of the expropriation transfers or servitudes in favour of the expropriating authorities.
- Registration of subdivisions and consolidations.
- Transfer of all types of properties and registration of mortgage bonds.

DEVELOPMENT CONVEYANCING
To this skills set, Amanda Seemund, who started her conveyancing career in 2000 and was admitted as an attorney and conveyancer in 2014, adds the following:

AREAS OF PRACTICE INCLUDE:

- Transfer of bonded housing and FLISP transactions in mixed housing developments.
- Attendance to the registration of transfer of stands to subsidy beneficiaries in townships on a mass conveyancing basis.
- Estate agent transfers as well as all other types of transfers.
- Registration of transfers for end users in residential cluster developments.
- Registration of transfers relating to the acquisition of land for development purposes on behalf of local authorities and the provincial government.
- Registration of street closures.
- Registration of servitudes.
A SUMMARY OF RECENT PROJECTS AND TYPES OF CONVEYANCING INSTRUCTIONS INCLUDE:

1. Transfer of public schools into the name of the Provincial Government of the Province of Gauteng on behalf of the Department of Education

2. Housing and mixed use developments:
   2.1 RPT / PRT Projects for the Gauteng Provincial Government
       - Doornkop / Lufhereng development
       - Kaalfontein Ext 21
       - Kaalfontein Ext 23
       - Dobsonville Ext 9
       - Tshepisong
       - Tshepong
       - Naledi
       - Thulani
   2.2 Housing subsidy projects
       - Lehae Project (6,000 stands)
       - Golden Triangle development (7,000 stands)
       - Winterveld Extension 3 township (7,000 stands)
       - Klipfontein Project (7,000 stands)
       - Palm Ridge Development (13,000 stands)
       - Savanna City development (5,000 stands)
       - Lufhereng Extension 1
       - Pennyville Ext 1
   2.3 Formalization of Pre and Post 1994 townships for the Gauteng Province Department of Human Settlements
2.4 Bonded housing and Finance Linked/FLISP transactions
   Cosmo City development
   Devland Extension 32 and 33 townships
   Bram Fischerville Extension 14 township
   Fleurhof development
   Savanna City development
   Azaadville Gardens
   Lehae Ext 1
   Lufhereng development

3. Acquisition of privately owned properties for development purposes – voluntary sales and expropriations

4. Sale of Non-Residential stands on behalf of the local authority

5. Conveyancers certificates

6. Business Parks
   Klipriver Business Park
   APD Industrial Park

7. Sectional title schemes
   Lephala Heights
   Lina Estate
   Pennyville Ext 1

8. Opening of township registers
   Town Planning and Townships Ordinance, 1965 (Ordinance 25 of 1965)
   Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)
   Less Formal Township Establishment Act, 1991 (No 113 of 1991)
   Development Facilitation Act, 1995 (No 67 of 1995)
   Spatial Planning and Land Use Management Act, 2013 (No 16 of 2013)
The staff at our Illovo branch manage all the conveyancing emanating from the Unit.

There is access to additional conveyancers at our other branches in the region as well as our head office in Cape Town.

We are further strengthened by the expertise of Stoffel Ackermann head of the Construction Law Department and co-founder of The Society of Construction Law for Africa.

Registered as service provider for Sanral, City of Joburg Property Company, Gauteng Provincial Government: Department of Human Settlements, Development Bank of South Africa, Department of Rural Development and Land Reform and City of Tshwane Metropolitan Municipality.

Visit [www.stbb.co.za](http://www.stbb.co.za) to make the DLU the starting point of your development and let us undertake the journey to success together.
OUR PROMISES:

- Superior township development technical advice
- Long established relationships with important stakeholders in the development community
- Transparent and open communication
- Regular and agreed reporting, the client specifying required content and frequency
- The latest technology and up-to-date software
- Fast and efficient processing of conveyancing documents
- Meeting anticipated registration dates
CONTACT US

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Visit our website for on-line reporting on your conveyancing transactions. All that is required is a user number and password which is sent via SMS direct to your cell phone if you are an individual client. If you are a company we will provide you with your own user number and password for 24 hour access to updates on your transactions.

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