



ROLANDA LEMMER PROKUREURS
PROKUREURS/AKTEVERVAARDIGERS/NOTARISSE
ATTORNEYS /CONVEYANCERS/NOTARIES
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**ROLANDA LEMMER
TOWNPLANNING AND ESTABLISHMENT
SECTIONAL TITLES, SUBDIVISIONS, CONSOLIDATIONS,
REZONING ETC.
(short version)**

1. **TOWNSHIP ESTABLISHMENT**

In terms of Ordinances, Development Facilitation Act, Fractional Ownership, Sectional Titles, subdivisions etc.

3. **DEEDS REPORTS**

Drafting of reports, with the requirements of the Deed's Office in mind.

4. **TOWNSHIP CONDITIONS**

Amendment of Township conditions that do not correspond with the Deed's Office requirements.

5. **REMOVAL OF CONDITIONS**

Obtain all necessary consents and do the applications to Removal of Restrictions Act and Apply to Court if necessary.

6. **GENERAL PLAN AND OTHER DIAGRAMS**



Amendments to the General plan according to Deed's Office requirements , we have a system to notify us in advance of the two 12 month periods in which the township must be registered.

7. SIGNING OFF - SUBDIVISION AND TOWNSHIP CONDITIONS

We have a good working relationship with the City Council and we obtain all the signatures at all relevant Departments. We also obtain the Section 101 and 82 certificates. We also obtain the Section 38 endorsements for subdivisions. We make payments on behalf of the owner to obtain the necessary receipts.

8. GUARANTEES

We draft the guarantees acceptable by the banks and the City Council and deliver them to the legal departments.

9. LEGAL DEPARTMENT

We lodge the whole file with all the necessary documents to obtain the certificates from the legal Department.

10. DEPARTMENT OF AGRICULTURE

We obtain all consents necessary, for example the consents to Act 70 of 1970.

11. DEPARTMENT OF FINANCE

We obtain the consents to this act to remove certain conditions from the title deeds.



12. **GAUTRANS**

We obtain consents form Gautrans to develop or to subdivide and we consult with them regularly to get a solution that is workable for all.

13. **DACE-ENVIRONMENT**

We assist in obtaining this consent and if there are objections, we consult with all parties concerned, Draft memorandums and proposals in order to settle etc. We have a good working relationship with the consultants and we attend their workshops on a regular basis.

14. **CONSULTATIONS WITH DEPARTMENTS**

We consult with all relevant Departments to find the best possible solution for any problem.

15. **CO-ORDINATION WITH PROFESSIONAL TEAM**

We consult and advise the professional team on a regular basis to ensure that the process is properly co-ordinated.



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16. AGREEMENTS

We draft, advise and assist in all types of agreements and joint venture agreements.

17. SECTION 21 COMPANIES

We reserve the name and draft all documents and see to the registration of the section 21 companies with wording acceptable to the legal departments at the City Councils.