

BOUNDLESS  
POSSIBILITY  
BREAKING  
BOUNDARIES

Township Development  
& Conveyancing

# THE FIRM

Established in 1900, STBB is a firm of approximately 100 business-minded lawyers practising from 11 offices throughout South Africa.

By understanding our clients' needs and objectives, we strive to deliver cost-effective legal solutions for all business and personal matters. We are committed to developing close working relationships with our clients, enabling us to succeed consistently on their behalf.

## WHAT DISTINGUISHES US?

- Dedicated legal professionals
- Ability, agility, experience and enthusiasm
- Clients with national access to legal services
- Established experience in large scale projects and developments throughout South Africa
- Longstanding service provider to the South African banking industry
- Training provider to professional partners, clients and staff
- Assistance to developers with initial launches

# 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, an 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](http://www.townshipestablishment.co.za)
- Sylvester Maqhiza manages the transfer of subsidy houses and subsidy sectional title units
- Gert Minnaar and Amanda Seemund 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

### Day-to-day township 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
- Tracy Kotze
- Sylvester Maqhiza
- Pieter de Bruyn
- Jodie Matthews

# TEAM DYNAMICS

Both Gert Minnaar and Ilza Engelbrecht have years of township establishment and general conveyancing experience, initially establishing their skills when they were employed in the Johannesburg and Pretoria deeds offices respectively 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

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 to our areas of practice:

- 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 INCLUDES:

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)
    - Kliptown Project (7 000 stands)
    - Palm Ridge development (13 000 stands)
    - Savanna City development (5 000 stands)
    - Lufhereng Extension 1
    - Pennyville Ext 1
  - 2.3 Formalisation 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
  - Lephalala 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)

# ILLOVO BRANCH

## OUR SPECIALIST TOWNSHIP DEVELOPMENT UNIT

- 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.



# CONTACT US

**Philip Steyn**

Email: philips@stbb.co.za

Tel: 021 406 9100

**Gert Minnaar**

Email: gertm@stbb.co.za

Tel: 082 450 6056

**Amanda Seemund**

Email: amandas@stbb.co.za

Tel: 011 219 6200

**Ilza Engelbrecht**

Email: ilzae@stbb.co.za

Tel: 011 219 6200

## 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

Commercial Law | Conveyancing | Development Law | Labour Law  
Estates | Family Law Litigation | Personal Injuries & Third Party Claims

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Cape Town	T: 021 406 9100	Illovo	T: 011 219 6200
Claremont	T: 021 673 4700	Fourways	T: 010 001 2632
Fish Hoek	T: 021 784 1580	Centurion	T: 012 001 1546
Helderberg	T: 021 850 6400	Bedfordview	T: 011 453 0577
Blouberg	T: 021 521 4000	East London	T: 043 721 1234
Tyger Valley	T: 021 943 3800		

