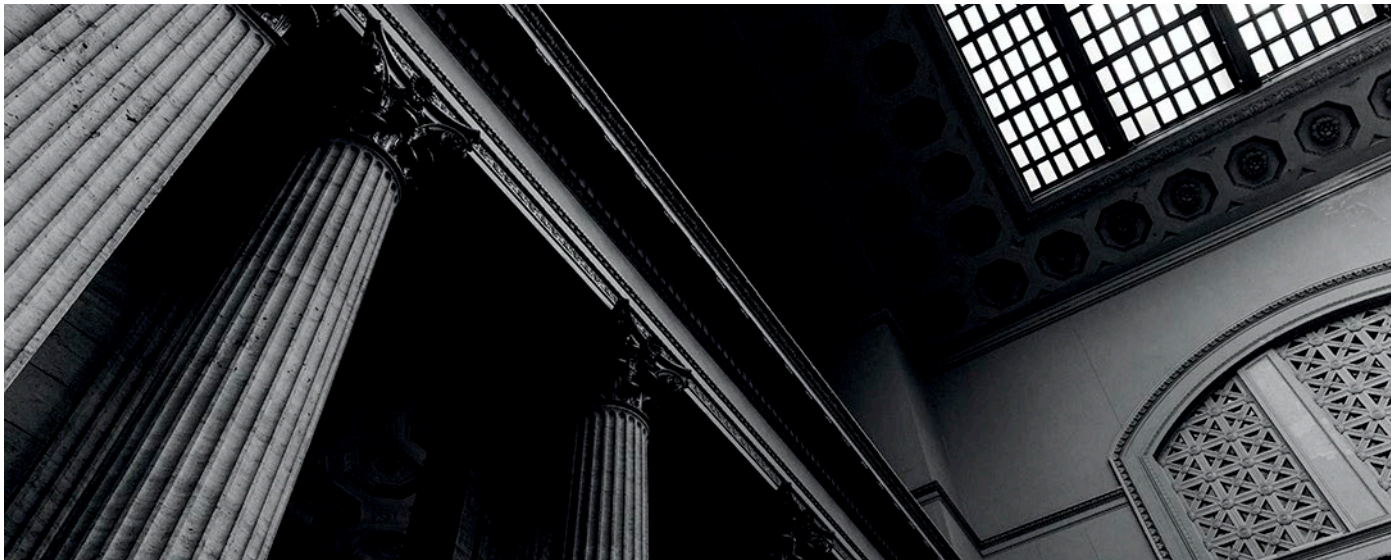


# STRAIGHT TALKERS BRINGING BALANCE

Development Law



## 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.

### WHY WAS THE DEVELOPMENT LAW UNIT FORMED?

STBB's Development Law Unit (DLU) came into existence during April 2015.

The ground-breaking initiative was timed to coincide with changing legislation and processes relating to land development, implemented from 1 July 2015 onwards, such as the coming into effect of the Spatial Planning and Land Use Management Act (on national level) and the gradual implementation of the Land Use Planning and Land Use Management regulation (Western Cape).

The DLU was warmly received by developers, town planners and environmental practitioners and also welcomed by the Western Cape Department of Environmental Affairs and Development Planning.

## WHAT IS ITS FUNCTION?

In the DLU, we have combined various specialist legal fields to form a single unit, thus giving us the ability to furnish our clients with specialist advice in a comprehensive and integrated manner. The property development sector in South Africa is multifaceted, strictly regulated and complex. The only effective manner in which the legal field can play its role in this sector is to integrate the required legal expertise intelligently, which is exactly what STBB's Development Law Unit has done.

Importantly, the DLU functions as a watchdog for our developers from inception of a project until successful completion and, in the process, strengthens the developer's position. Objections against developments, review letters from authorities and minutes of meetings are strictly scrutinised and advice is furnished throughout the development application process.

In light of the various specialist legal fields represented by the members of the DLU, we believe that we are better placed and equipped than any other law firm to furnish sound legal advice to property developers, development consultants (town planners, environmental consultants, engineers, architects, etc.), local authorities and financial institutions.

## TYPICAL INSTRUCTIONS

- Advising and drafting of constitutions for home owners associations as well as management and conduct rules for body corporates and also obtaining the required CSOS approval.
- Registrations of non-profit companies for home owners associations if required.
- Advising on structures, exclusive use areas and phasing of developments.
- Assisting with due diligence investigations.
- Assisting developers with all aspects of general and special meetings in terms of the constitution and rules of the association and body corporate during the development period.

## LEGAL FIELDS OF EXPERTISE COVERED BY THE UNIT

- Property law
- Planning law
- Environmental law
- Local government law
- Construction law
- Water law
- Associated legal fields: constitutional law, administrative law, expropriation, etc.
- Commercial Contracts



## THE HELDERBERG DLU TEAM

The Helderberg Development Law Unit has 3 senior professionals addressing all requirements of land development in the various applicable areas of law.

### Directors

- Annetjie Coetsee
- Annemarie Van Vuuren
- Ghislaine Barends

### Associates

- Hein Nauschutz

## WHERE IS THE DLU TEAM BASED?

Although permanently based in Helderberg, the DLU does not function separately or distinctly from the other departments or disciplines in STBB, but forms part of any legal team where it can add value. It is already rendering high-quality specialist legal advice in the field of development law in an integrated manner with other legal fields practised by the STBB professional team.

## STBB HELDERBERG

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Telephone: +27 21 850 6400  
Fax: +27 21 852 1770

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.

THE  
NEWSLETTER

DEVELOPMENT LAW UPDATE

With the launch of this prestigious unit, we also introduced a new publication, the *Development Law Update*. It is a monthly newsletter which provides a snapshot of important news, cases and legislative happenings reported each month and which impact development law, municipal and planning law, environmental law, property and conveyancing.

The *Development Law Update* keeps developers, planners, surveyors, architects and municipal land planning officials informed of daily judgments and legislative developments on all levels of government as they happen.

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& Lenchen Avenue North, Centurion  
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Montecasino Boulevard, Fourways  
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IN AN ENDEAVOUR  
TO PROVIDE  
THE OPTIMUM  
PROFESSIONAL  
SERVICE TO OUR  
CLIENTS, WE  
HAVE VARIOUS  
DEPARTMENTS  
SPECIALISING IN  
SELECT ASPECTS  
OF LAW.

A PROFESSIONAL  
AT ANY OF OUR  
BRANCHES  
WILL BE ABLE TO  
RECOMMEND AN  
APPROPRIATE  
ATTORNEY/  
STAFF MEMBER  
TO MEET YOUR  
NEEDS, GIVEN  
THEIR AREA  
OF EXPERTISE  
AND THE  
LOCATION MOST  
CONVENIENT  
FOR YOU.

- All Conveyancing
- Commercial Law
- Commercial Property Law
- Constitutional Law
- Construction Law
- Correspondent Services
- Divorce, Child and Family Law
- Insolvency Law
- Insurance Law
- Labour Law
- Litigation and Dispute Resolution
- Mergers and Acquisitions
- Motor Vehicle Accident and Personal Injury Claims
- Municipal Planning Law
- Non-Resident Services
- Property Development and Environmental Law
- Residential Property Law
- Tax
- Wills, Trusts and Deceased Estates

RECENT  
DEVELOPMENTS  
BY STBB

WESTERN CAPE

- |    |   |    |   |
|----|---|----|---|
| 1  | Evergreen Bergvliet   | 27 | Burgundy – Cape Town                    |
| 2  | Evergreen Broadacres<br>(Life Right Development)                              | 28 | Chapel Towers – Cape Town               |
| 3  | Evergreen Fish Hoek:<br>Serina Retirement Village<br>(Life Right Development) | 29 | The Paragon – Observatory               |
| 4  | Evergreen Somerset West<br>(Life Right Development)                           | 30 | Devonvale Golf Estate<br>– Stellenbosch |
| 5  | 9 Suddie Close  | 31 | Fountain Edge<br>– Somerset West        |
| 6  | Evergreen Diep River<br>(Life Right Development)                              | 32 | Storage Strand – Strand                 |
| 7  | Croydon Gardens   | 33 | Storage Broadlands – Strand             |
| 8  | No 1 Harbour Arch   | 34 | Firgrove Industrial Park<br>– Firgrove  |
| 9  | Dartingo (Pty) Ltd<br>– Langebaan   | 35 | Pearl Valley – Paarl                    |
| 10 | Cedar Hill Estate<br>– Somerset West  | 36 | Royal Palms – Paarl                     |
| 11 | Albirize (Pty) Ltd – Parow<br>The Sandown – Milnerton                         | 37 | Stadsig – Wellington                    |
| 12 | Paardevlei Square<br>– Somerset West  | 38 | The Yacht Club – Cape Town              |
| 13 | Paardevlei Lifestyle<br>– Somerset West                                       | 39 | Madison Square – Cape Town              |
| 14 | 25 Marsden Road<br>– Woodstock  | 40 | The Winchester – Observatory            |
| 15 | 35 on Grove – Claremont   | 41 | Pine Ridge                              |
| 16 | 22 On Earl – Hout Bay   | 42 | The Eden – Observatory                  |
| 17 | 48 on Coronation  | 43 | 21 on Wellington – Wynberg              |
| 18 | 54 on Dean – Newlands   | 44 | 10 Victoria Walk                        |
| 19 | 72 Chester Road   | 45 | 81 on Kenilworth Road<br>– Kenilworth   |
| 20 | 81 on Kenilworth Road<br>– Kenilworth   | 46 | Avendia – Parow                         |
| 21 | The Sentinel – Cape Town  | 47 | Point                                   |
| 22 | Ten on Q – Sea Point  | 48 | Greenwich Square<br>– De Waterkant      |
| 23 | The Iron Works – Salt River   | 49 | Millbrook – Rondebosch                  |
| 24 | Two 16 on HL – Cape Town  | 50 | One on Scott – Cape Town                |
| 25 | Rondevlei<br>– Weltevreden Valley   | 51 | De Zicht – Milnerton                    |
| 26 | Wex 1 – Woodstock   | 52 | Storage Paarl – Paarl                   |
|    |   | 53 | Meadowlane – Sitari                     |
|    |   | 54 | The Jade – Somerset West                |
|    |   | 55 | Hunton – Somerset West                  |
|    |   | 56 | The Huntsman<br>– Somerset West         |
|    |   | 57 | Fynbos – Milnerton                      |
|    |   | 58 | 28 on St James                          |
|    |   | 59 | 17 on Cluver – Stellenbosch             |



- |    |   |     |   |
|----|---|-----|---|
| 60 | Lady Blake – Wellington                           | 94  | Nouveau Estate<br>– Constantia            |
| 61 | Wilde Paarde Country Estate<br>– Paarl            | 95  | Valley Walk – Hout Bay                    |
| 62 | Sitari  | 96  | The Riverdale<br>– Hout Bay               |
| 63 | Malibu Village                                    | 97  | The Vera – Vredehoek                      |
| 64 | Forest Village                                    | 98  | The Aster – Oranjezicht                   |
| 65 | Rochester Village – Heathfield                    | 99  | The Cedar – Oranjezicht                   |
| 66 | The Onyx – Cape Town                              | 100 | 55 on Southdale – Edgemoor                |
| 67 | The Palms – Ottery                                | 101 | 106 Upper Park Road<br>– Woodstock        |
| 68 | The Glengariff – Cape Town                        | 102 | Albirize (Pty) Ltd – Parow                |
| 69 | The Signature – Cape Town                         | 103 | Avenida, Burgundy<br>– Cape Town          |
| 70 | Elements on Main                                  | 104 | Buchanan Square<br>– Woodstock            |
| 71 | Elements on Battery                               | 105 | Burnley Lodge                             |
| 72 | The Brittany                                      | 106 | Central Park – Century City               |
| 73 | Tuynhuys  | 107 | Chapel Towers – Cape Town                 |
| 74 | Summerley Court<br>(Retirement) – Kenilworth      | 108 | Clifton Terraces<br>– Atlantic Seaboard   |
| 75 | Schonenberg Estate<br>– Somerset West             | 109 | Diemersfontein Country<br>and Wine Estate |
| 76 | Schonenberg Retirement<br>Village – Somerset West | 110 | Eighty Eight on Harfield                  |
| 77 | The Premier                                       | 111 | Figtree Estate – Durbanville              |
| 78 | Madison Place                                     | 112 | Forty on L – Cape Town                    |
| 79 | Sixty 6 on K                                      | 113 | Four on C – Sea Point                     |
| 80 | Seven on S  | 114 | Hillside – Strand                         |
| 81 | Seven on T  | 115 | Kerzner Estate – Hout Bay                 |
| 82 | 12 on V   | 116 | Langebaan Country Estate<br>– Langebaan   |
| 83 | Fifty8 on V                                       | 117 | Langezandt                                |
| 84 | Blackstone – Brackenfell                          | 118 | Little Glen Views<br>– Atlantic Seaboard  |
| 85 | Evergreen – Noordhoek                             | 119 | Mirage – Cape Town                        |
| 86 | Evergreen – Muizenberg                            | 120 | Oakley Villas                             |
| 87 | The Block – Bellville                             | 121 | Oasis Retirement Resort<br>– Century City |
| 88 | Somerset Gardens<br>– Somerset West               | 122 | Palme Vue                                 |
| 89 | Oak Park – Bellville                              | 123 | Palm Royale                               |
| 90 | Die Wingerd – Kuilsriver                          |     |   |
| 91 | Sandown Grove – Parklands                         |     |   |
| 92 | The Arum – Vredehoek                              |     |   |
| 93 | Vida Unico – Langeberg                            |     |   |

- 124 Palm Springs
- 125 Palme D'Or
- 126 Palme Grove
- 127 One on Scott – Cape Town
- 128 Park Lane – Century City
- 129 Riverstone Mews – Wynberg
- 130 Silver Meadows
- 131 Silverstrand – Robertson
- 132 Stonehill Place – Cape Town
- 133 Strand Close – Strand
- 134 Strand Gardens – Strand
- 135 Strubens Mews – Observatory
- 136 Summerley Court  
(Retirement) – Kenilworth
- 137 Ten on Q – Sea Point
- 138 The Adelphi – Sea Point
- 139 The Aldro – Wynberg
- 140 The Chelsea – Greenpoint
- 141 The Crystal – Camps Bay
- 142 The Eight – Claremont
- 143 The Hyde – Sea Point
- 144 The Premier
- 145 The Six – Cape Town
- 146 The Wentworth – Kenilworth
- 147 Three Fountains – Kenilworth
- 148 Two 16 on HL – Cape Town
- 149 Twelve on V – Sea Point
- 150 Wycombe Place – Constantia

## GAUTENG

- 1 Protea Glen Extension 27  
– Chartwell
- 2 Picollo Close (Rynfield Ext 106)  
– Chartwell
- 3 Elwood (The Reeds Ext 49)  
– Carthwell
- 4 One on Whitely – Melrose North
- 5 Devland Ext 1
- 6 Lufhereng – CityDev & Ndlu
- 7 Azaadville Gardens  
– Old Mutual
- 8 Lehae Ext 1 – CityDev
- 9 Thornbury Gardens – Pretoria
- 10 Embassy Towers – Sandton
- 11 Savannah City
- 12 Melrose Arch
- 13 Whitfield Ridge – Barzani 53
- 14 The Governors – Albertville
- 15 African Monarch Private  
Conservancy
- 16 Excelsior Estate
- 17 The Boulevard

## EASTERN CAPE

- 1 The Ridge

