




SECTIONAL PLAN No.	SHEET 1	S.G. No. S81/2019
Approved Registrar of Deeds Date:	of 9 SHEETS	Approved  for Surveyor-General Date: 2019 -11- 25
<b>NAME OF SCHEME: Platz Am Meer</b>		
<b>DESCRIPTION OF THE LAND ACCORDING TO DIAGRAM:</b> <b>Erf 71 Swakopmund Waterfront,</b> Situate in the Municipal Area of Swakopmund, Registration Division G, Erongo Region, Namibia Measuring 2,9041 Hectares (two comma nine zero four one Hectares) .		
DIAGRAM No.: A356/2009		
NAME OF LOCAL AUTHORITY: Municipality of Swakopmund		
<b>DESCRIPTION OF BUILDINGS: One building, namely:</b> a) Building 1, comprising Sections 1-39.		
<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;">Approved by Municipal Council of Swakopmund</p> <p style="text-align: center;">27/01/2020 </p> <p style="text-align: center;">Date: General Manager: Engineering Services</p> </div>		
EXCLUSIVE USE AREAS: See Sheets 3-8.		
<b>CAVEAT IN RESPECT OF EXTENSION OF DEVELOPMENT SCHEME:</b> The Developer reserves the right to extend the scheme by erection of further buildings.		
ENCROACHMENTS ON THE LAND: See Sheets 2-7.		
<b>CERTIFICATE:</b> I, Christo Gerrit Pieterse, hereby certify that I have prepared Sheets 1 to 9 of this sectional plan from actual measurements taken by me or under my direction, in terms of Section 8(1)(a) of the Sectional Titles Act, 2009, in a manner that will ensure accurate results and in accordance with the requirements of the said Act and the Regulations promulgated thereunder.		
Signed: Date: 20 November 2019		 Christo Gerrit Pieterse Land Surveyor Registration Number: STP/0002 P.O. Box 2436 Swakopmund, Namibia
Survey Records No. SR	81/2019	Compilation: MD 6CAW2

Approved

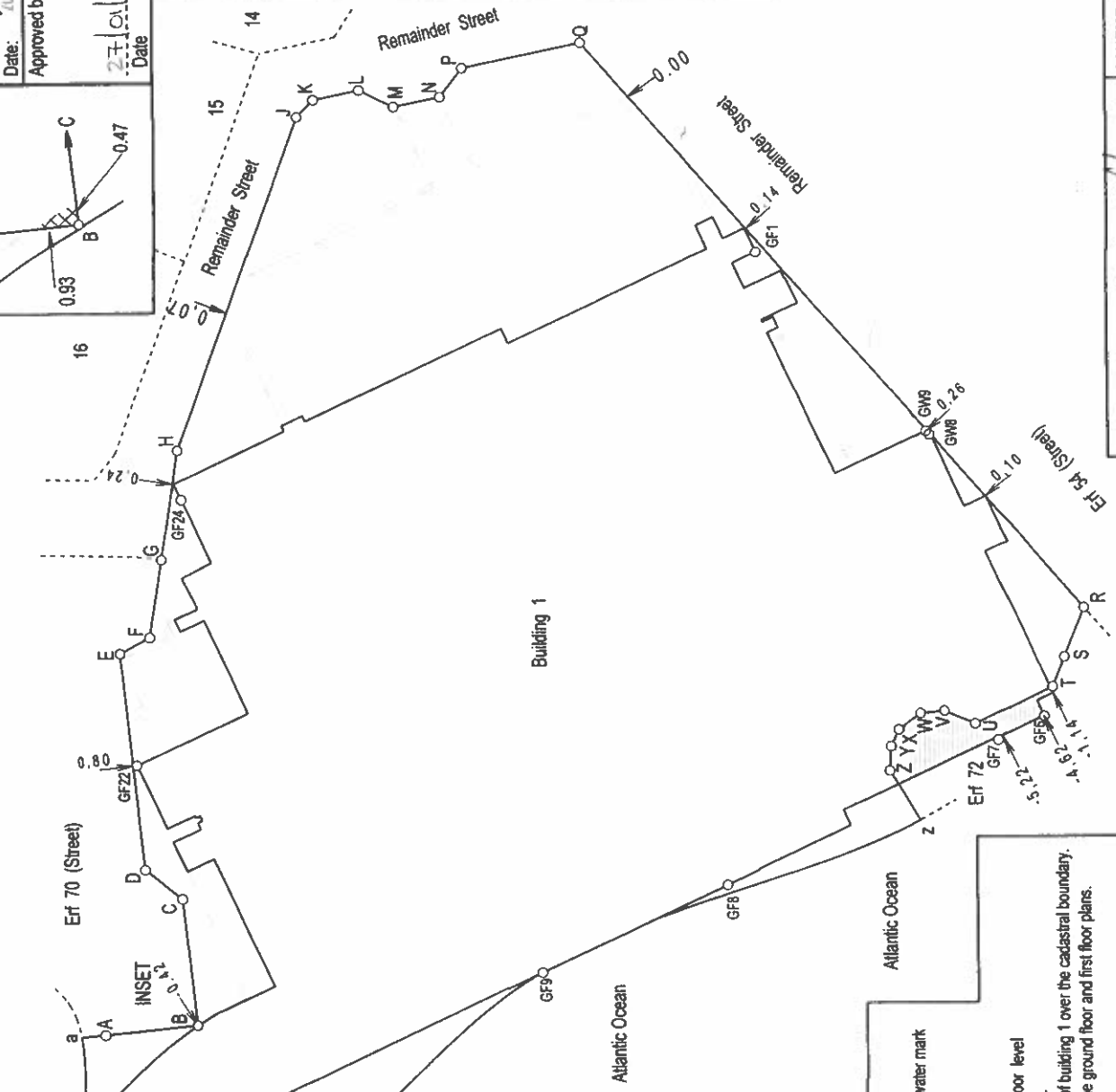
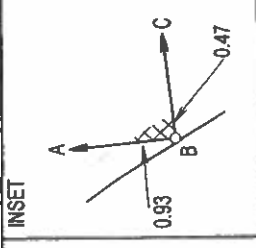
for Surveyor-General  
Date: 2011-11-25

Approved by Municipal Council of Swakopmund

Date: 27.01.2020  
General Manager: Engineering Services

Sides Meters Direction

Sides	Meters	Direction
AB	19.36	354.19.40
BC	26.78	263.43.40
CD	9.88	218.34.50
DE	45.83	263.42.40
EF	7.06	331.43.30
FG	16.77	278.37.30
GH	23.29	278.34.10
HJ	74.60	290.08.30
JK	5.04	314.21.00
KL	9.82	348.18.20
LM	8.12	26.07.00
MN	9.93	348.18.20
NP	7.61	307.27.30
PQ	25.34	348.18.20
QR	159.26	48.47.00
RS	11.19	111.59.00
ST	6.86	112.00.30
TU	18.04	154.39.00
UV	7.05	302.02.30
VW	5.07	174.32.00
WX	5.77	143.30.00
XY	3.88	115.28.40
YZ	5.13	93.12.40
Aa		174.19.40
Zz		57.56.40



Name	Y	X	Reference
Control Points			
RM73	+48 582.58	+71 149.49	E 228/2003
RM74	+48 512.88	-71 340.98	E 228/2003
Building Coordinates			
GF1	+48 480.28	+71 537.79	
GF6	+48 578.52	+71 597.47	
GF7	+48 583.51	+71 587.85	
GF8	+48 613.66	+71 530.96	
GF9	+48 631.92	+71 491.82	
GF22	+48 587.51	+71 407.01	
GF24	+48 531.44	+71 416.53	
GW8	+48 519.10	+71 574.03	
GW9	+48 518.27	+71 573.01	
Coordinate System:	Lo 22/15		

- NOTES:
- The figure aABCDEFGHIJKLMNPQRSTUWXYZ high water mark represents Erf 71 Swakopmund Waterfront.
  - Land Data obtained from Diagram No. A3562009.
  - All measurements are given in metres.
  - denotes projections above ground floor level beyond external surfaces of buildings at ground level.
  - A negative distance as shown depicts an encroachment of building 1 over the cadastral boundary.
  - See Sheets 3 & 5 for depiction of the encroachment on the ground floor and first floor plans.

- Represents an encroachment over the Erf boundary of an architectural feature on first floor level.
- Represents an encroachment over the Erf boundary on the ground, first, second and third floor level.

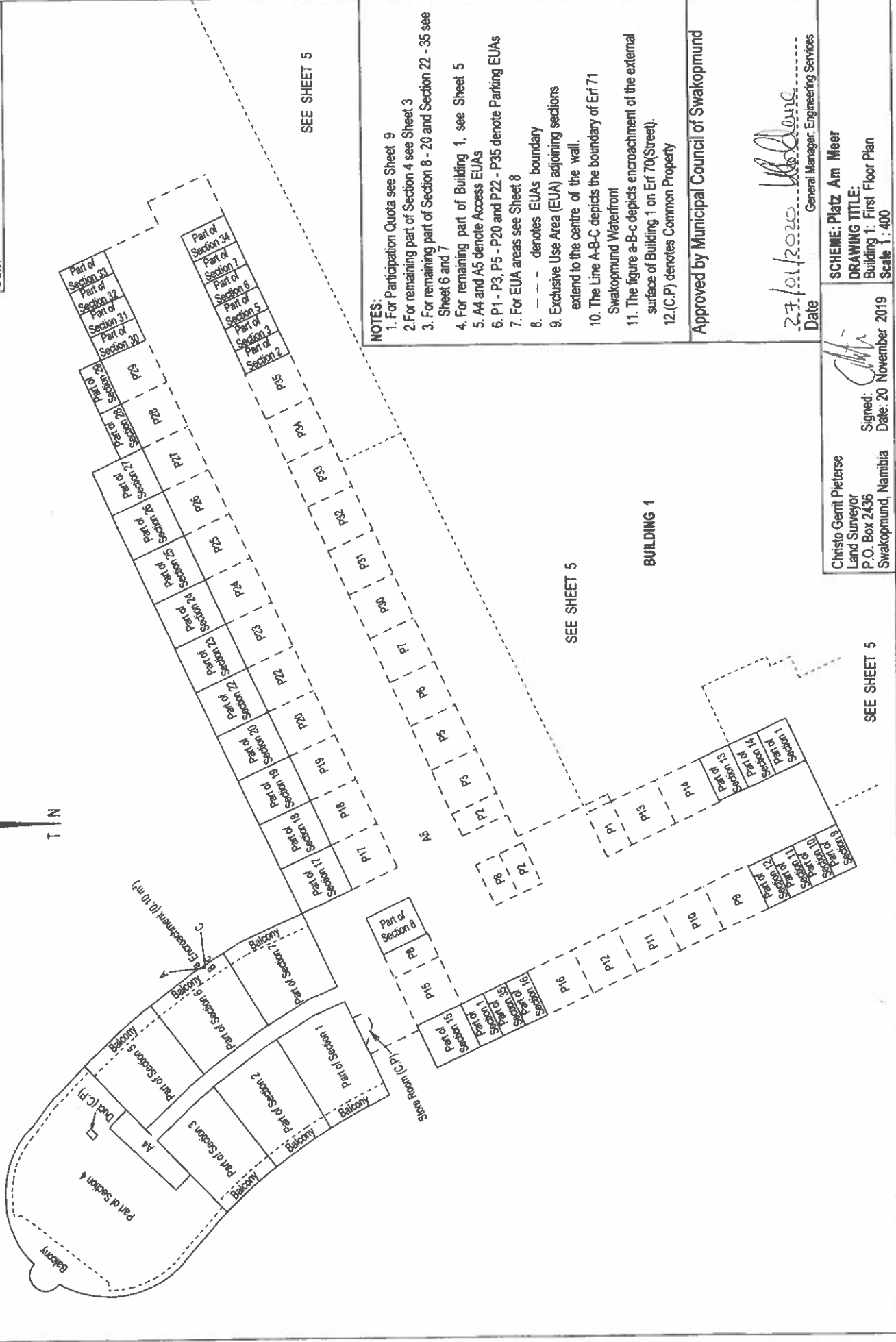
Christo Gert Pieterse  
Land Surveyor  
P.O. Box 2436  
Swakopmund, Namibia

Signed: [Signature]  
Date: 20 November 2019

SCHEME: Platz Am Meer  
DRAWING TITLE: Block Plan  
Scale 1:1000



Approved  
for Surveyor-General  
Date: 27/01/2020



SEE SHEET 5

SEE SHEET 5

BUILDING 1

SEE SHEET 5

NOTES:

1. For Participation Quota see Sheet 9
2. For remaining part of Section 4 see Sheet 3
3. For remaining part of Section 8 - 20 and Section 22 - 35 see Sheet 6 and 7
4. For remaining part of Building 1, see Sheet 5
5. A4 and A5 denote Access EUJAs
6. P1 - P3, P5 - P20 and P22 - P35 denote Parking EUJAs
7. For EUJA areas see Sheet 8
8. --- denotes EUJAs boundary
9. Exclusive Use Area (EUA) adjoining sections extend to the centre of the wall.
10. The Line A-B-C depicts the boundary of Erf 71 Swakopmund Waterfront
11. The figure a-B-c depicts encroachment of the external surface of Building 1 on Erf 70(Street).
12. (C.P) denotes Common Property

Approved by Municipal Council of Swakopmund

Date: 27/01/2020  
General Manager: Engineering Services

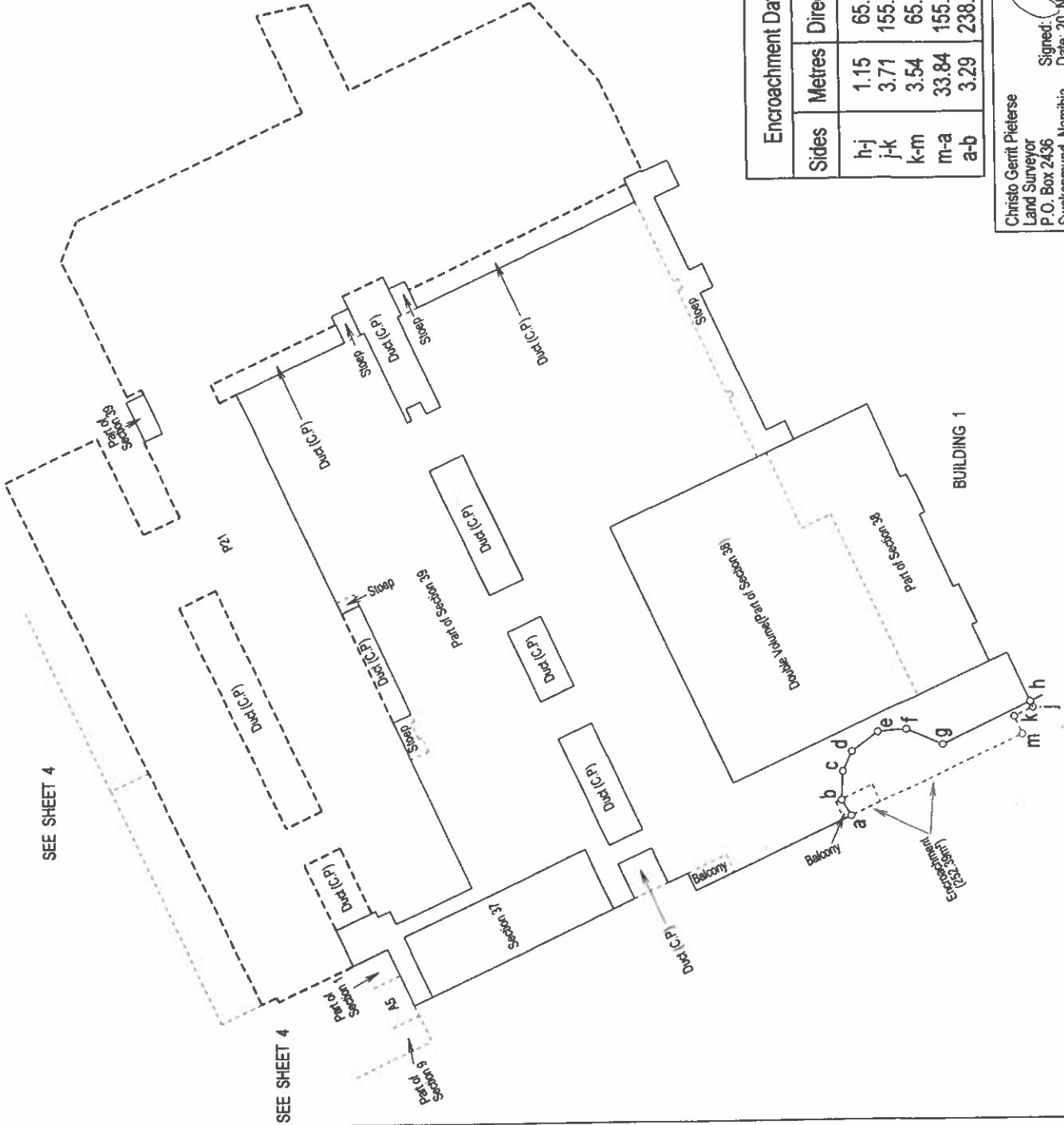
Christo Gerrit Pieterse  
Land Surveyor  
P.O. Box 2436  
Swakopmund, Namibia

Signed: [Signature]  
Date: 20 November 2019

SCHEME: Platz Am Meer  
DRAWING TITLE:  
Building 1: First Floor Plan  
Scale 1:400

Approved

*[Signature]*  
for Surveyor-General  
Date: 2019-11-25



SEE SHEET 4

SEE SHEET 4

**NOTES:**

1. For Participation Quota see Sheet 9.
2. (C.P) denotes Common Property.
3. For remaining part of Section 38 see Sheet 3
4. For remaining part of Building 1, see Sheet 4
5. P39 denote Parking EUA
6. For EUA areas see Sheet 8
7. - - - - denotes EUAs boundary
8. Exclusive Use Area (EUA) adjoining sections extend to the centre of the wall.
9. Exclusive Use Area (EUA) adjoining common property extend to the centre of the wall.
10. The figure a-b-c-d-e-f-g-h-k-m depicts an encroachment of Building 1 onto Erf 72.
11. The figure a-b-c-d-e-f-g-h depicts the boundary of Erf 71.

Encroachment Data		
Sides	Metres	Direction
h-j	1.15	65.13.29
j-k	3.71	155.18.01
k-m	3.54	65.06.01
m-a	33.84	155.09.14
a-b	3.29	238.03.00

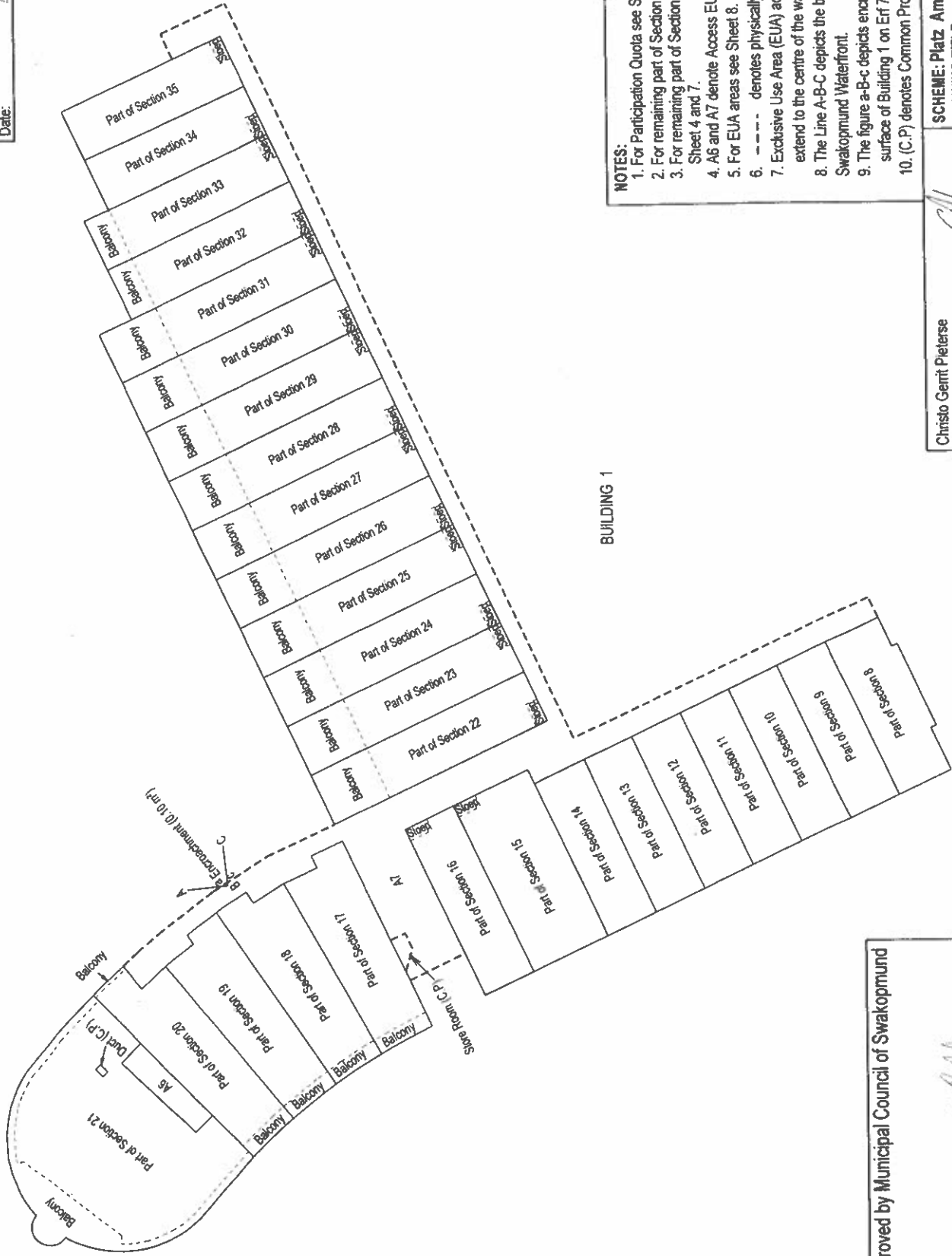
Approved by Municipal Council of Swakopmund

Date: 27/01/2020  
General Manager: Engineering Services  
*[Signature]*

**SCHEME:** Platz Am Meer  
**DRAWING TITLE:** Building 1: First Floor Plan  
Scale 1:750

Christo Gerrit Pieterse  
Land Surveyor  
P.O. Box 2436  
Swakopmund, Namibia  
Signed: *[Signature]*  
Date: 20 November 2019

Approved  
for Surveyor-General  
Date: 2019-11-25



**NOTES:**

1. For Participation Quota see Sheet 9.
2. For remaining part of Section 21 see Sheet 3.
3. For remaining part of Section 8 - 20 and Section 22 - 35 see Sheet 4 and 7.
4. A6 and A7 denote Access EUAs.
5. For EUA areas see Sheet 8.
6. --- denotes physically defined EUAs boundary.
7. Exclusive Use Area (EUA) adjoining sections extend to the centre of the wall.
8. The Line A-B-C depicts the boundary of Erf 71 Swakopmund Waterfront.
9. The figure a-B-c depicts encroachment of the external surface of Building 1 on Erf 70(Street).
10. (C.P) denotes Common Property.

Christo Gerrit Pieterse  
Land Surveyor  
P.O. Box 2436  
Swakopmund, Namibia

Signed: [Signature]  
Date: 20 November 2019

**SCHEME: Platz Am Meer**  
**DRAWING TITLE: Building 1 : Second Floor Plan**  
Scale 1 : 400

Approved by Municipal Council of Swakopmund

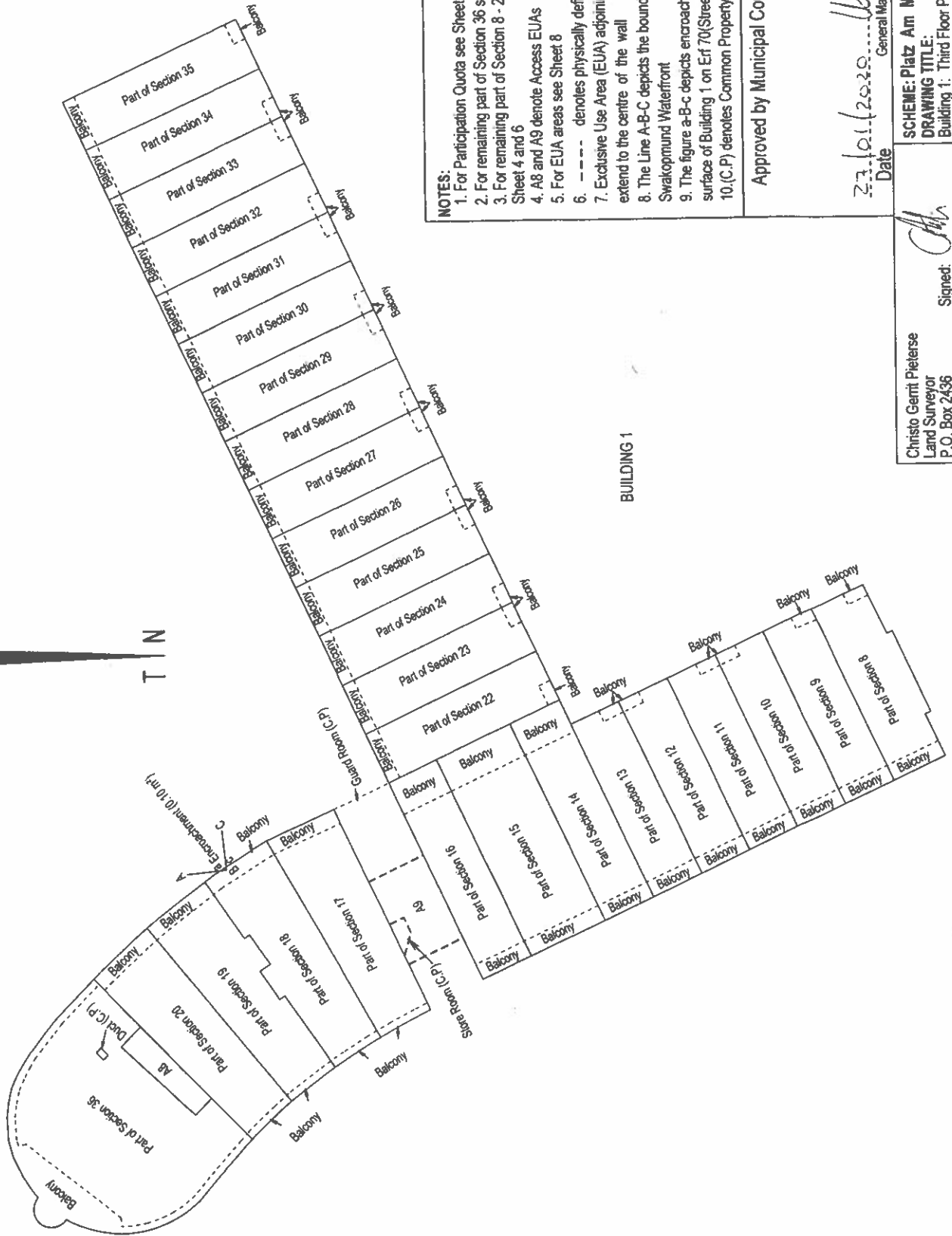
Date: 27.01/2020

General Manager: Engineering Services



Approved

for Surveyor-General  
Date: 2019-11-25



NOTES:

1. For Participation Quota see Sheet 9
2. For remaining part of Section 36 see Sheet 3
3. For remaining part of Section 8 - 20 and Section 22 - 35 see Sheet 4 and 6
4. A8 and A9 denote Access EUAs
5. For EUA areas see Sheet 8
6. - - - - denotes physically defined EUAs boundary.
7. Exclusive Use Area (EUA) adjoining sections extend to the centre of the wall
8. The Line A-B-C depicts the boundary of Erf 71 Swakopmund Waterfront
9. The figure a-b-c depicts encroachment of the external surface of Building 1 on Erf 70(Street)
- 10.(C.P) denotes Common Property

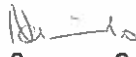

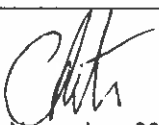
Approved by Municipal Council of Swakopmund

27/11/2019  
 Date  
 General Manager Engineering Services

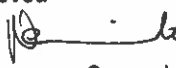

Christo Gerrit Pieterse  
 Land Surveyor  
 P.O. Box 2436  
 Swakopmund, Namibia

Signed: [Signature]  
 Date: 20 November 2019

SCHEME: Platz Am Meer  
 DRAWING TITLE:  
 Building 1: Third Floor Plan  
 Scale 1:400

SHEET 8 OF 9 SHEETS		S.G. No. S81/2019	
		Approved  for Surveyor-General Date: 2019 -11- 25	
Exclusive Use Area No.	Area m <sup>2</sup>	Exclusive Use Area No.	Area m <sup>2</sup>
A1	4400	P28	30
A2	72	P29	30
A3	84	P30	29
A4	26	P31	29
A5	1311	P32	29
A6	26	P33	29
A7	463	P34	29
A8	26	P35	30
A9	56		
P1	16		
P2	28		
P3	29		
P4	5429		
P5	29		
P6	29		
P7	29		
P8	30		
P9	29		
P10	28		
P11	28		
P12	28		
P13	29		
P14	29		
P15	32		
P16	29		
P17	30		
P18	30		
P19	30		
P20	30		
P21	7528		
P22	30		
P23	30		
P24	30		
P25	30		
P26	30		
P27	30		
		Approved by Municipal Council of Swakopmund   27/01/2020 Date General Manager: Engineering Services	
<b>NOTES:</b> 1. A1 - A9 denotes Access EUAs and P1 - P35 denotes Parking EUAs. 2. The area stated for A7 excludes encroachment of 0.10 m <sup>2</sup> stated on Sheet 6. 3. The area stated for A1 excludes encroachment of 256.83 m <sup>2</sup> stated on Sheet 3.			
Christo Gerrit Pieterse Land Surveyor P.O. Box 2436 Swakopmund, Namibia		<b>SCHEME: Platz Am Meer</b> <b>DRAWING TITLE:</b> <b>EXCLUSIVE USE AREA (EUA) SCHEDULE</b>	
Signed:  Date: 20 November 2019			



SHEET 9 OF 9 SHEETS			S.G. No. S81/2019		
			Approved  for Surveyor-General Date: 2019 -11- 25		
Section No.	Floor Area (Square metres)	Participation Quota (Percentage)	Section No.	Floor Area (Square metres)	Participation Quota (Percentage)
1	126	0.3392	35	209	0.5626
2	105	0.2827	36	407	1.0956
3	103	0.2773	37	422	1.1360
4	409	1.1010	38	20921	56.3179
5	106	0.2853	39	7172	19.3065
6	104	0.2800	<b>Total</b>		<b>37148</b>
7	99	0.2665			<b>100.0000</b>
8	239	0.6434	<div style="border: 1px solid black; padding: 5px;"> <p>Approved by Municipal Council of Swakopmund</p> <p>27/01/2020 </p> <p>Date General Manager: Engineering Services</p> </div>		
9	206	0.5545			
10	206	0.5545			
11	206	0.5545			
12	206	0.5545			
13	209	0.5626			
14	226	0.6084			
15	356	0.9583			
16	228	0.6138			
17	310	0.8345			
18	307	0.8264			
19	308	0.8291			
20	315	0.8480			
21	408	1.0983			
22	264	0.7107			
23	265	0.7134			
24	265	0.7134			
25	265	0.7134			
26	265	0.7134			
27	264	0.7107			
28	246	0.6622			
29	246	0.6622			
30	246	0.6622			
31	242	0.6514			
32	227	0.6111			
33	227	0.6111			
34	213	0.5734			

**NOTES:**

- 1.The area stated for Section 6 exclude an encroachment of 0.10 m<sup>2</sup> stated on Sheet 4.
- 2.The area stated for Section 18 exclude an encroachment of 0.10 m<sup>2</sup> stated on Sheet 7.
- 3.The area stated for Section 38 exclude an encroachment of 256.83 m<sup>2</sup> stated on Sheet 3.
- 2.The area stated for Section 39 exclude an encroachment of 252.39 m<sup>2</sup> stated on Sheet 5.

Christo Gerrit Pieterse  
 Land Surveyor  
 P.O. Box 2436  
 Swakopmund, Namibia

Signed:   
 Date: 20 November 2019

**SCHEME: Platz Am Meer**  
**DRAWING TITLE:**  
**PARTICIPATION QUOTA SCHEDULE**



# MUNICIPALITY OF SWAKOPMUND

Ref No: WF 71

Enquiries: N Heita

 (064) 4104400  
 064) 4104125  
Fax2email: 0886519137  
 53 Swakopmund  
NAMIBIA  
 [www.swkmun.com.na](http://www.swkmun.com.na)  
 [townengineer@swkmun.com.na](mailto:townengineer@swkmun.com.na)

22 January 2020

## CERTIFICATE

I, the undersigned, **CLARENCE CLAUDE MCCLUNE**, in my capacity as **GENERAL MANAGER: ENGINEERING AND PLANNING SERVICES** of and herein representing the **MUNICIPAL COUNCIL OF SWAKOPMUND**, being duly authorised thereto, hereby certify that the scheme known as **"PLATZ AM MEER"** and developed by:

**SWAKOPMUND WATERFRONT PROPERTY COMPANY (PTY) LTD**  
**P. O. BOX 1710**  
**SWAKOPMUND**  
**13001**

on **Erf 71 Waterfront** situated in the Municipality of Swakopmund, Registration Division G, Erongo Region, measuring 2.9401 (Two Comma Nine Zero Four One) Hectares has been approved by the Municipality of Swakopmund in terms of the Sectional Titles Act (Act 2 of 2009) and further that the said scheme is in compliance with the Swakopmund Town Planning Scheme.



**C McClune**

**GENERAL MANAGER: ENGINEERING AND PLANNING SERVICES**



# MUNICIPALITY OF SWAKOPMUND

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Ref No: WF 71

Enquiries: N Heita

22 January 2020

Christo Gerrit Pieterse  
Professional Registration No STP/0002  
P. O. Box 2436  
Swakopmund  
13001

**By Hand delivery**

Dear Sir,

## **APPLICATION FOR APPROVAL OF SUBSTITUTIONAL SECTIONAL TITLE PLAN: "PLATZ AM MEER" ERF 71 WATERFRONT**

With reference to your application dated **04 December 2019**.

Kindly be advised that your application for the Substitutional Sectional Title Plan has been approved by the General Manager: Engineering and Planning Services as per Delegation of Authority Council Resolution (C/M 2018/06/28 - G 3/2/2)

*"j) That the approval of applications pertaining to sectional titles, closure certificates and the issuing of powers of attorneys be vested in the General Manager: Engineering Services and in his absence the Manager: Town Planning."*

Attached the following documents:

- (i) Certificate issued by the General Manager: Engineering and Planning Services to the effect that in terms of the Sectional Titles Act, the scheme known as "PLATZ AM MEER" has been approved by the Municipality of Swakopmund;
- (ii) The sectional plans, duly endorsed, and
- (iii) Receipt with receipt number 225157 for the amount of N\$ 563.50.

The reference number "11/2019 PLATZ AM MEER" has been allocated to this scheme.

Yours faithfully

C McClune

**GENERAL MANAGER: ENGINEERING AND PLANNING SERVICES**

NH/vrb

All correspondence must be addressed to **Chief Executive Officer**