BEKKER GROUP

AUCTIONS | PROPERTIES | VALUERS



Live Onsite Auction
18 December 2026 @ 10:00

ON AUCTION

6 Sectional-Title Double-Storey Townhouses
Outeniqua View, 35 Napier Street, Blanco

Each townhouse will be auctioned separately, followed by the entire complex as a single unit.

Viewing Days:

- 3 & 10 December from 13:00 – 14:00
- 16 December from 12:00 – 14:00

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COMPLEX DESCRIPTION

About Outeniqua View

- 6 sectional-title townhouses
- Sectional-title scheme: Outeniqua View (body corporate to be formed)
- Construction completed in 2020
- Located 600 m from Montagu Village Shopping Centre
- Located 500 m from Fancourt Golf Course
- Mother erf size: 1,929 m²
- Latest municipal value effective from 1 July 2027: R1,630,000
- No levies are currently payable; the entire complex is owned by one owner
- 6 separate lease agreements (view rent roll on last page)
- Each unit will be auctioned individually, followed by the entire complex as a single unit.
- Each unit has 3 bedrooms, 2 bathrooms, a single or double garage, and a garden.

Municipal Information for the entire complex

Services	Opening Balance	Receipts	Billed Amount	Billed VAT	Interest	Journals	Closing Balance
Electricity Basic	R 1 068.54	-R 1 068.54	R 929.16	R 139.38	R 0.00	R 0.00	R 1 068.54
Water Basic	R 559.20	-R 559.20	R 486.27	R 72.93	R 0.00	R 0.00	R 559.20
Water Metered	R 1 964.97	-R 1 964.97	R 1 269.98	R 190.50	R 0.00	R 0.00	R 1 460.48
Advance Payment	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
Total	**R 3 592.71**	**-R 3 592.71**	**R 2 685.41**	**R 402.81**	**R 0.00**	**R 0.00**	**R 3 088.22**



UNIT 1

SECTION NUMBER 1 OF THE SECTIONAL TITLE SCHEME 432/2021 KNOWN AS SS OUTENIQUA VIEW SITUATED ON ERF 3914 BLANCO

Address
Unit 1, Outeniqua View,
35 Napier Street,
Blanco, 6529

Held by Deed of Transfer
ST23816/2021

Size
137 m²

IMPROVEMENTS

3 bedrooms
with built-in cupboards

- 1 ground-floor en-suite bedroom with garden access
- 2 upstairs bedrooms, one with a private balcony

2 Full bathrooms

Kitchen and living room

Detached double garage (43m²)with manual doors

2 parking spaces in front of the garage

Washing machine connection in the garage

Burglar bars on all windows

Tiled floors throughout

The garden is mostly paved and accessible from the side of the house and through the house

Prepaid electricity

Metered water

Recent municipal account:
R1,147.80 per month

YouTube Click here to view the video of this unit.

Each townhouse will be auctioned separately, followed by the entire complex as a single unit.













UNIT 2

SECTION NUMBER 2 OF THE SECTIONAL TITLE SCHEME 432/2021 KNOWN AS SS OUTENIQUA VIEW SITUATED ON ERF 3914 BLANCO

Address
Unit 2, Outeniqua View,
35 Napier Street,
Blanco, 6529

Held by Deed of Transfer
ST23817/2021

Size
130 m²

IMPROVEMENTS

3 bedrooms
with built-in cupboards

- 1 ground-floor en-suite bedroom with garden access
- 2 upstairs bedrooms, one with a private balcony

2 full bathrooms

Kitchen and living room

Single attached garage
with a manual door
Direct access from the garage into the home

1 parking space in front of the garage

Washing machine connection in the garage

Burglar bars on all windows

Tiled floors throughout

Predominantly paved garden and patio area, accessible only through the house

Prepaid electricity

Metered water

Recent municipal account:
R1,125.20 per month

YouTube Click here to view the video of this unit.

Each townhouse will be auctioned separately, followed by the entire complex as a single unit.













UNIT 3

SECTION NUMBER 3 OF THE SECTIONAL TITLE SCHEME 432/2021 KNOWN AS SS OUTENIQUA VIEW SITUATED ON ERF 3914 BLANCO

Address
Unit 3, Outeniqua View,
35 Napier Street,
Blanco, 6529

Held by Deed of Transfer
ST23812/2021

Size
130 m²

IMPROVEMENTS

3 bedrooms
with built-in cupboards

- 1 ground-floor en-suite bedroom with garden access
- 2 upstairs bedrooms, one with a private balcony

2 full bathrooms

Kitchen and living room

- Single drive-through garage with manual doors at the front and rear (allows secure parking for a caravan or trailer in the back garden)
- Direct access from the garage into the home

1 parking space in front of the garage

Washing machine connection in the garage

Burglar bars on all windows

Tiled floors throughout

Predominantly paved garden and patio area, accessible only through the house

Prepaid electricity

Metered water

Recent municipal account:
R1,579.20 per month

YouTube Click here to view the video of this unit.

Each townhouse will be auctioned separately, followed by the entire complex as a single unit.








FOLLOW YOUR
DREAM
THIS IS
YOUR TIME





UNIT 4

SECTION NUMBER 4 OF THE SECTIONAL TITLE SCHEME 432/2021 KNOWN AS SS OUTENIQUA VIEW SITUATED ON ERF 3914 BLANCO

Address
Unit 4, Outeniqua View,
35 Napier Street,
Blanco, 6529

Held by Deed of Transfer
ST23813/2021

Size
140 m²

IMPROVEMENTS

3 bedrooms
with built-in cupboards

- 1 ground-floor en-suite bedroom with garden access
- 2 upstairs bedrooms, one with a private balcony

2 full bathrooms

Kitchen and living room

Detached double garage (40 m²) with manual doors

2 parking spaces in front of the garage

Washing machine connection in the garage

Burglar bars on all windows

Tiled floors throughout

Predominantly paved garden and patio area, accessible from the side of the house and through the house

Prepaid electricity

Metered water

Recent municipal account: R1,159.10 per month

YouTube Click here to view the video of this unit.

Each townhouse will be auctioned separately, followed by the entire complex as a single unit.




bread









UNIT 5

SECTION NUMBER 5 OF THE SECTIONAL TITLE SCHEME 432/2021 KNOWN AS SS OUTENIQUA VIEW SITUATED ON ERF 3914 BLANCO

Address
Unit 5, Outeniqua View,
35 Napier Street,
Blanco, 6529

Held by Deed of Transfer
ST23814/2021

Size
146 m²

IMPROVEMENTS

3 Bedrooms
with built-in cupboards

- 1 ground-floor en-suite bedroom with garden access
- 2 upstairs bedrooms, one with a private balcony

2 full bathrooms

Kitchen and living room

Double garage with a manual door
Direct access from the garage into the home

1 parking space in front of the garage

Washing machine connection in the garage

Burglar bars on all windows

Tiled floors throughout

Predominantly paved garden and patio area, accessible both through the house and via side access

Prepaid electricity

Metered water

Recent municipal account: R1,555.43 per month

YouTube Click here to view the video of this unit.

Each townhouse will be auctioned separately, followed by the entire complex as a single unit.













UNIT 6

SECTION NUMBER 6 OF THE SECTIONAL TITLE SCHEME 432/2021 KNOWN AS SS OUTENIQUA VIEW SITUATED ON ERF 3914 BLANCO

Address
Unit 6, Outeniqua View,
35 Napier Street,
Blanco, 6529

Held by Deed of Transfer
ST23815/2021

Size
142 m²

IMPROVEMENTS

3 bedrooms
with built-in cupboards

- 1 ground-floor en-suite bedroom with garden access
- 2 upstairs bedrooms, one with a private balcony

2 full bathrooms

Kitchen and living room

Double garage with manual doors

2 parking spaces in front of the garage

Separate private entrance gate, independent of the complex's main entrance

Washing machine connection in the garage

Burglar bars on all windows

Tiled floors throughout

Predominantly paved garden, accessible both through the house and via side access

Prepaid electricity

Metered water

Recent municipal account: R1,164.75 per month

The complex's motorised gate is connected to this unit’s prepaid meter.

YouTube Click here to view the video of this unit.

Each townhouse will be auctioned separately, followed by the entire complex as a single unit.













SUMMARY OF CONDITIONS OF SALE

CONDITIONS OF SALE FOR THE HIGHEST BIDDER / PURCHASER:

- **10%** Deposit payable into the auctioneer's trust account by the fall of the hammer.
- Buyer's commission of **6.9%** (inclusive of VAT) payable to the auctioneer by the fall of the hammer.
- Transfer duty payable on purchase price. No transfer duty is payable on a purchase price of R1 210 000 or less, subject to the SARS rates applicable to the transaction.
- The purchaser shall within 30 days of acceptance of this offer furnish the seller's conveyancers with an acceptable guarantee for payment of the balance of the purchase price or in cash to the conveyancer's trust account.
- **The sale is NOT SUBJECT to any suspensive conditions.**
- **The sale is subject to the current lease agreement.**
- All costs in respect of giving and taking of transfer (seller will appoint conveyancer).
- The SELLER will be responsible for settling any outstanding municipal rates and taxes.
- The SELLER shall at his own cost obtain the certificates of compliance (CoCs) for electrical and gas installations, and a borer-beetle certificate if applicable.
- **It shall be at the seller's discretion to accept the highest offer by the fall of the hammer or to keep it open for higher offers. Should the seller decide to keep it open for higher offers, the period for higher offers ends on Wednesday, 23 December @ 17:00. The seller will accept/decline the highest offer by Monday, 28 December @ 17:00.**
- **The seller reserves the right to accept or decline the offer at any time during this period.**
- **The highest bidder is bound by his/her bid until 17:00 on Monday, 28 December 2026.**
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration of transfer or earlier negotiated.
- The property is purchased and sold "voetstoots" as is and the seller shall not be liable for any defects, patent, latent, or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The purchaser confirms that he or she has made the necessary enquiries with the local authority regarding compliance or non-compliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up to the reserve price but not matching or exceeding the reserve at the auction on behalf of the seller or as a proxy for a registered bidder.

The above information and conditions are subject to amendments up until the date of the auction.



Frederick Bekker
(Professional Auctioneer, Professional Property Valuer & Sworn Appraiser)

TRANSFER DUTY & COST TABLE

BOSHOFF INC/ING
ATTORNEYS • NOTARIES • CONVEYANCERS

TRANSFER & BOND FEE SCHEDULE

AUGUST 2025

TRANSFER COSTS							BOND COSTS					
PURCHASE PRICE	TRANSFER DUTY	FEES	VAT 15%	DEEDS OFFICE FEE	POST & PETTIES	TOTAL TRANSFER COSTS	BOND AMOUNT	FEES	VAT 15%	DEEDS OFFICE FEE	POST & PETTIES	TOTAL BOND COSTS
R 300 000,00	R -	R 10 880,00	R 1 632,00	R 727,00	R 1 000,00	R 14 239,00	R 300 000,00	R 10 880,00	R 1 632,00	R 727,00	R 1 000,00	R 14 239,00
R 350 000,00	R -	R 11 940,00	R 1 791,00	R 906,00	R 1 000,00	R 15 637,00	R 350 000,00	R 11 940,00	R 1 791,00	R 906,00	R 1 000,00	R 15 637,00
R 400 000,00	R -	R 13 000,00	R 1 950,00	R 906,00	R 1 000,00	R 16 856,00	R 400 000,00	R 13 000,00	R 1 950,00	R 906,00	R 1 000,00	R 16 856,00
R 450 000,00	R -	R 14 060,00	R 2 109,00	R 906,00	R 1 000,00	R 18 075,00	R 450 000,00	R 14 060,00	R 2 109,00	R 906,00	R 1 000,00	R 18 075,00
R 500 000,00	R -	R 15 120,00	R 2 268,00	R 906,00	R 1 000,00	R 19 294,00	R 500 000,00	R 15 120,00	R 2 268,00	R 906,00	R 1 000,00	R 19 294,00
R 550 000,00	R -	R 17 170,00	R 2 575,50	R 906,00	R 1 000,00	R 21 651,50	R 550 000,00	R 17 170,00	R 2 575,50	R 906,00	R 1 000,00	R 21 651,50
R 600 000,00	R -	R 17 170,00	R 2 575,50	R 906,00	R 1 000,00	R 21 651,50	R 600 000,00	R 17 170,00	R 2 575,50	R 906,00	R 1 000,00	R 21 651,50
R 650 000,00	R -	R 19 220,00	R 2 883,00	R 1 275,00	R 1 000,00	R 24 378,00	R 650 000,00	R 19 220,00	R 2 883,00	R 1 275,00	R 1 000,00	R 24 378,00
R 700 000,00	R -	R 19 220,00	R 2 883,00	R 1 275,00	R 1 000,00	R 24 378,00	R 700 000,00	R 19 220,00	R 2 883,00	R 1 275,00	R 1 000,00	R 24 378,00
R 750 000,00	R -	R 21 270,00	R 3 190,50	R 1 275,00	R 1 000,00	R 26 735,50	R 750 000,00	R 21 270,00	R 3 190,50	R 1 275,00	R 1 000,00	R 26 735,50
R 800 000,00	R -	R 21 270,00	R 3 190,50	R 1 275,00	R 1 000,00	R 26 735,50	R 800 000,00	R 21 270,00	R 3 190,50	R 1 275,00	R 1 000,00	R 26 735,50
R 850 000,00	R -	R 23 320,00	R 3 498,00	R 1 464,00	R 1 000,00	R 29 282,00	R 850 000,00	R 23 320,00	R 3 498,00	R 1 464,00	R 1 000,00	R 29 282,00
R 900 000,00	R -	R 23 320,00	R 3 498,00	R 1 464,00	R 1 000,00	R 29 282,00	R 900 000,00	R 23 320,00	R 3 498,00	R 1 464,00	R 1 000,00	R 29 282,00
R 950 000,00	R -	R 25 370,00	R 3 805,50	R 1 464,00	R 1 000,00	R 31 639,50	R 950 000,00	R 25 370,00	R 3 805,50	R 1 464,00	R 1 000,00	R 31 639,50
R 1 000 000,00	R -	R 25 370,00	R 3 805,50	R 1 464,00	R 1 000,00	R 31 639,50	R 1 000 000,00	R 25 370,00	R 3 805,50	R 1 464,00	R 1 000,00	R 31 639,50
R 1 100 000,00	R -	R 27 420,00	R 4 113,00	R 1 646,00	R 1 000,00	R 34 179,00	R 1 100 000,00	R 27 420,00	R 4 113,00	R 1 646,00	R 1 000,00	R 34 179,00
R 1 200 000,00	R -	R 27 420,00	R 4 113,00	R 1 646,00	R 1 000,00	R 34 179,00	R 1 200 000,00	R 27 420,00	R 4 113,00	R 1 646,00	R 1 000,00	R 34 179,00
R 1 300 000,00	R 2 700,00	R 29 470,00	R 4 420,50	R 1 646,00	R 1 000,00	R 39 236,50	R 1 300 000,00	R 29 470,00	R 4 420,50	R 1 646,00	R 1 000,00	R 36 536,50
R 1 400 000,00	R 5 700,00	R 29 470,00	R 4 420,50	R 1 646,00	R 1 000,00	R 42 236,50	R 1 400 000,00	R 29 470,00	R 4 420,50	R 1 646,00	R 1 000,00	R 36 536,50
R 1 500 000,00	R 8 700,00	R 31 520,00	R 4 728,00	R 1 646,00	R 1 000,00	R 47 594,00	R 1 500 000,00	R 31 520,00	R 4 728,00	R 1 646,00	R 1 000,00	R 38 894,00
R 1 600 000,00	R 11 700,00	R 31 520,00	R 4 728,00	R 1 646,00	R 1 000,00	R 50 594,00	R 1 600 000,00	R 31 520,00	R 4 728,00	R 1 646,00	R 1 000,00	R 38 894,00
R 1 700 000,00	R 15 786,00	R 33 570,00	R 5 035,50	R 1 646,00	R 1 000,00	R 57 037,50	R 1 700 000,00	R 33 570,00	R 5 035,50	R 1 646,00	R 1 000,00	R 41 251,50
R 1 800 000,00	R 21 786,00	R 33 570,00	R 5 035,50	R 1 646,00	R 1 000,00	R 63 037,50	R 1 800 000,00	R 33 570,00	R 5 035,50	R 1 646,00	R 1 000,00	R 41 251,50
R 1 900 000,00	R 27 786,00	R 35 620,00	R 5 343,00	R 1 646,00	R 1 000,00	R 71 395,00	R 1 900 000,00	R 35 620,00	R 5 343,00	R 1 646,00	R 1 000,00	R 43 609,00
R 2 000 000,00	R 33 786,00	R 35 620,00	R 5 343,00	R 1 646,00	R 1 000,00	R 77 395,00	R 2 000 000,00	R 35 620,00	R 5 343,00	R 1 646,00	R 1 000,00	R 43 609,00
R 2 200 000,00	R 45 786,00	R 37 670,00	R 5 650,50	R 2 281,00	R 1 000,00	R 92 387,50	R 2 200 000,00	R 37 670,00	R 5 650,50	R 2 281,00	R 1 000,00	R 46 601,50
R 2 400 000,00	R 59 200,00	R 39 720,00	R 5 958,00	R 2 281,00	R 1 000,00	R 108 159,00	R 2 400 000,00	R 39 720,00	R 5 958,00	R 2 281,00	R 1 000,00	R 48 959,00
R 2 600 000,00	R 75 200,00	R 41 770,00	R 6 265,50	R 2 281,00	R 1 000,00	R 126 516,50	R 2 600 000,00	R 41 770,00	R 6 265,50	R 2 281,00	R 1 000,00	R 51 316,50
R 2 800 000,00	R 91 200,00	R 43 820,00	R 6 573,00	R 2 281,00	R 1 000,00	R 144 874,00	R 2 800 000,00	R 43 820,00	R 6 573,00	R 2 281,00	R 1 000,00	R 53 674,00
R 3 000 000,00	R 107 356,00	R 45 870,00	R 6 880,50	R 2 281,00	R 1 000,00	R 163 387,50	R 3 000 000,00	R 45 870,00	R 6 880,50	R 2 281,00	R 1 000,00	R 56 031,50
R 3 200 000,00	R 129 356,00	R 47 920,00	R 7 188,00	R 2 281,00	R 1 000,00	R 187 745,00	R 3 200 000,00	R 47 920,00	R 7 188,00	R 2 281,00	R 1 000,00	R 58 389,00
R 3 400 000,00	R 151 356,00	R 49 970,00	R 7 495,50	R 2 281,00	R 1 000,00	R 212 102,50	R 3 400 000,00	R 49 970,00	R 7 495,50	R 2 281,00	R 1 000,00	R 60 746,50
R 3 600 000,00	R 173 356,00	R 52 020,00	R 7 803,00	R 2 281,00	R 1 000,00	R 236 460,00	R 3 600 000,00	R 52 020,00	R 7 803,00	R 2 281,00	R 1 000,00	R 63 104,00
R 3 800 000,00	R 195 356,00	R 54 070,00	R 8 110,50	R 2 281,00	R 1 000,00	R 260 817,50	R 3 800 000,00	R 54 070,00	R 8 110,50	R 2 281,00	R 1 000,00	R 65 461,50
R 4 000 000,00	R 217 356,00	R 56 120,00	R 8 418,00	R 2 281,00	R 1 000,00	R 285 175,00	R 4 000 000,00	R 56 120,00	R 8 418,00	R 2 281,00	R 1 000,00	R 67 819,00
R 4 200 000,00	R 239 356,00	R 58 170,00	R 8 725,50	R 2 767,00	R 1 000,00	R 310 018,50	R 4 200 000,00	R 58 170,00	R 8 725,50	R 2 767,00	R 1 000,00	R 70 662,50
R 4 400 000,00	R 261 356,00	R 60 220,00	R 9 033,00	R 2 767,00	R 1 000,00	R 334 376,00	R 4 400 000,00	R 60 220,00	R 9 033,00	R 2 767,00	R 1 000,00	R 73 020,00
R 4 600 000,00	R 283 356,00	R 62 270,00	R 9 340,50	R 2 767,00	R 1 000,00	R 358 733,50	R 4 600 000,00	R 62 270,00	R 9 340,50	R 2 767,00	R 1 000,00	R 75 377,50
R 4 800 000,00	R 305 356,00	R 64 320,00	R 9 648,00	R 2 767,00	R 1 000,00	R 383 091,00	R 4 800 000,00	R 64 320,00	R 9 648,00	R 2 767,00	R 1 000,00	R 77 735,00
R 5 000 000,00	R 327 356,00	R 66 370,00	R 9 955,50	R 2 767,00	R 1 000,00	R 407 448,50	R 5 000 000,00	R 66 370,00	R 9 955,50	R 2 767,00	R 1 000,00	R 80 092,50
R 5 500 000,00	R 382 356,00	R 71 530,00	R 10 729,50	R 2 767,00	R 1 000,00	R 468 382,50	R 5 500 000,00	R 71 530,00	R 10 729,50	R 2 767,00	R 1 000,00	R 86 026,50
R 6 000 000,00	R 437 356,00	R 71 530,00	R 10 729,50	R 2 767,00	R 1 000,00	R 523 382,50	R 6 000 000,00	R 71 530,00	R 10 729,50	R 2 767,00	R 1 000,00	R 86 026,50
R 6 500 000,00	R 492 356,00	R 76 690,00	R 11 503,50	R 3 296,00	R 1 000,00	R 584 845,50	R 6 500 000,00	R 76 690,00	R 11 503,50	R 3 296,00	R 1 000,00	R 92 489,50
R 7 000 000,00	R 547 356,00	R 76 690,00	R 11 503,50	R 3 296,00	R 1 000,00	R 639 845,50	R 7 000 000,00	R 76 690,00	R 11 503,50	R 3 296,00	R 1 000,00	R 92 489,50
R 7 500 000,00	R 602 356,00	R 81 850,00	R 12 277,50	R 3 296,00	R 1 000,00	R 700 779,50	R 7 500 000,00	R 81 850,00	R 12 277,50	R 3 296,00	R 1 000,00	R 98 423,50
R 8 000 000,00	R 657 356,00	R 81 850,00	R 12 277,50	R 3 296,00	R 1 000,00	R 755 779,50	R 8 000 000,00	R 81 850,00	R 12 277,50	R 3 296,00	R 1 000,00	R 98 423,50
R 8 500 000,00	R 712 356,00	R 87 010,00	R 13 051,50	R 3 853,00	R 1 000,00	R 817 270,50	R 8 500 000,00	R 87 010,00	R 13 051,50	R 3 853,00	R 1 000,00	R 104 914,50
R 9 000 000,00	R 767 356,00	R 87 010,00	R 13 051,50	R 3 853,00	R 1 000,00	R 872 270,50	R 9 000 000,00	R 87 010,00	R 13 051,50	R 3 853,00	R 1 000,00	R 104 914,50
R 9 500 000,00	R 822 356,00	R 92 170,00	R 13 825,50	R 3 853,00	R 1 000,00	R 933 204,50	R 9 500 000,00	R 92 170,00	R 13 825,50	R 3 853,00	R 1 000,00	R 110 848,50
R 10 000 000,00	R 877 356,00	R 92 170,00	R 13 825,50	R 3 853,00	R 1 000,00	R 988 204,50	R 10 000 000,00	R 92 170,00	R 13 825,50	R 3 853,00	R 1 000,00	R 110 848,50

Errors and omissions excepted (E&OE)

The abovementioned costs do not make provision for or excludes:
FICA Fees, Levies, Exclusive Use Areas, Bank Fees, Insurance Certificate (if applicable, HOA levies, rates and taxes etc.)

BULK AREAS

Unit 1	107 m²
Double Garage	43 m²
Unit 2	135 m²
Unit 3	137 m²
Unit 4	133 m²
Double Garage	40 m²
Unit 5	151 m²
Unit 6	151 m²
TOTAL AREA	897 m²
ERF SIZE	1929 m²
COVERAGE	46 %

MUNICIPALITY - GEORGE - MUNISIPALITEIT

APPROVED/GOEDGEKEUR

PLAN No: 1062/20 DATUM/DATE: 2020-09-15

BOUBEHEER BEAMPTE/BUILDING CONTROL OFFICIAL

1 plan

Napierstraat

28166

5m setback line

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1

double garage

double garage

Erf 3914

Restant van Erf 188

22196

Erf 189

50351

Erf 1770

Erf 1771

23005

Erf 650

50381

Erf 652

3m setback line

NORTH

Site plan 1:200

AS-BUILD

Unit 6 South West 1:100

Unit 6 North East 1:100

Unit 6 North West 1:100

Unit 6 South East 1:100

Unit 5 South East 1:100

Unit 5 North West 1:100

Unit 5 North East 1:100

Unit 5 South West 1:100

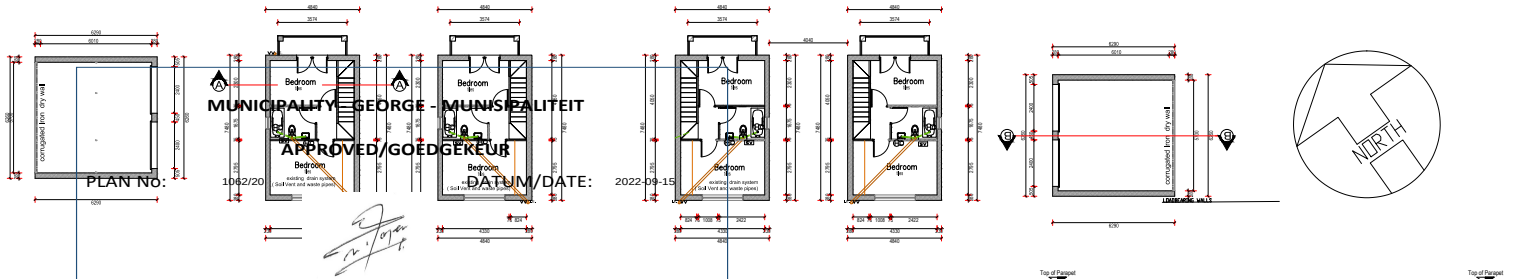
AS-BUILD

Scale: 1:200 & 1:0. Status	AS-BUILD ERF 3914 OUTENIQUA VIEWS NAPIER STREET BLANCO GEORGE	RW ARCHITECTS LICENSED TAX ADVISORS Professional Registration SACAP | SAIAT | SAIA Joseph Charles Watson 082 804 3339 Sylvia Watson 082 293 8030 info@rwarchitects.co.za Shop 7 | Cobad Village Market | Cobad Golf Estate Herolsberg | George | 6529	LEDGER GENERAL NOTES: 1. ALL WORK TO BE WORKMANLIKE AND CARRIED OUT IN ACCORDANCE WITH THE BEST TRADE PRACTICE AND COMPLIANCE TO THE DETAILED SPECIFICATIONS FROM REGISTERED CONSTRUCTORS & SUPPLIERS TECHNICAL SPECIFICATIONS & ALL RELEVANT SABS CODES OF PRACTICE. 2. ALL DIMENSIONS TO BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. 3. NO DRAWINGS TO BE SCALED. 4. ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE REPORTED OUT TO OUR FIRM FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS. 5. PROVIDE TERMITE TREATMENT BELOW SURFACE BED AS PER SABS 0124. 6. ALL FLOOR TILING TO BE TILE REGISTERED 7. ALL PAINTWORK TO BE CARRIED OUT BY REGISTERED & CERTIFIED SUBCONTRACTORS. 8. FOUNDATION LEVELS TO BE ESTABLISHED ON SITE AND APPROVED BY ENGINEER BEFORE CONCRETE IS CAST. 9. BRICKFILL BETWEEN WALLS NOT TO DIFFER MORE THAN 150 mm IN HEIGHT AT ANY ONE TIME. 10. MINIMUM LAP IN BRICKWORK 300mm. 11. NO JOINTING OR EXPANSION/CONTRACTION JOINTS IN FOUNDATION WALLS. CONTROL JOINTS ONLY BETWEEN GROUND FLOOR AND WALL PLATE IN POSITIONS AS INDICATED ON LAY OUT DRAWINGS BY ENGINEER. 12. NO BACKFILLING OR EXCAVATION TO BE INSPECTED BY THE ENGINEER. 13. ALL FOUNDATION EXCAVATION TO BE INSPECTED BY THE ENGINEER & and local council . 14. ALL REINFORCED CONCRETE WORK TO BE CARRIED OUT IN ACCORDANCE WITH SANS 0100 GP. 15 UNREINFORCED MASONRY CONSTRUCTION THE FOLLOWING BRICK AND MORTAR STRENGTHS SHALL APPLY. UNDITED CAVITY WALLS 4 MPA m² 16. REINFORCED CONCRETE REQUIRED CURING STRENGTH OF 25 MPA 17 MAXIMUM THICKNESS OF SLOPING SCREED TO BE 50mm 18. ALL CONCRETE BEARING ON BRICKWORK, TO HAVE TWO LAYERS OF HARDBOARD, GREASED INBETWEEN SEPARATING CONCRETE AND BRICKWORK. TIP OF WALL TO BE 20mm PLASTERED SMOOTH.	client. OUTENIQUA VIEWS NAPIER STREET BLANCO GEORGE	date of issue - 28-09-2020
Drawing No. 1 / 4					

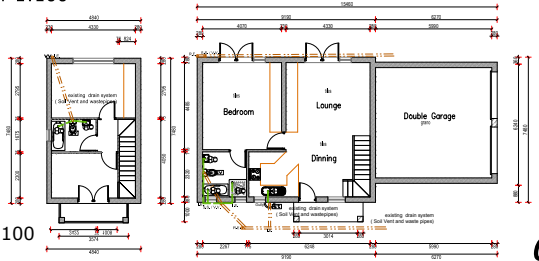
MUNICIPALITY GEORGE - MUNISIPALITEIT

APPROVED/GOEDGEKEUR

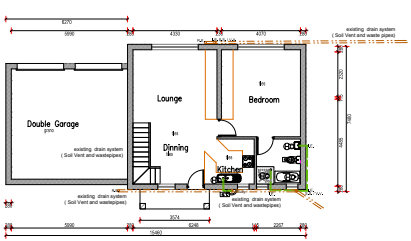
PLAN No: 1062/20 DATUM/DATE: 2022-09-15



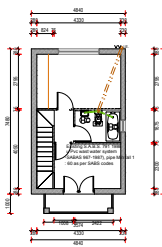
Ground floor 1:100



Unit 5
First floor 1:100



Unit 6
Ground floor 1:100



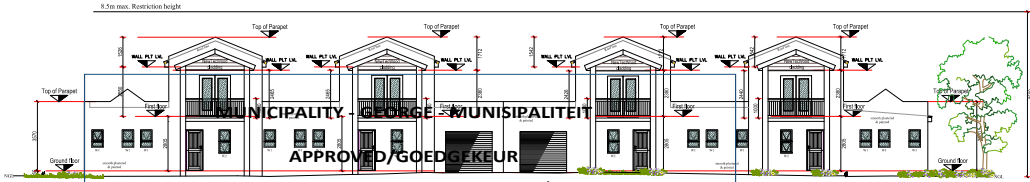
Unit 6
First floor 1:100

AS-BUILD

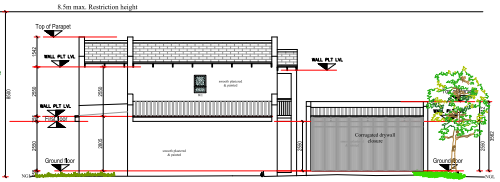
AS-BUILD

AS-BUILD

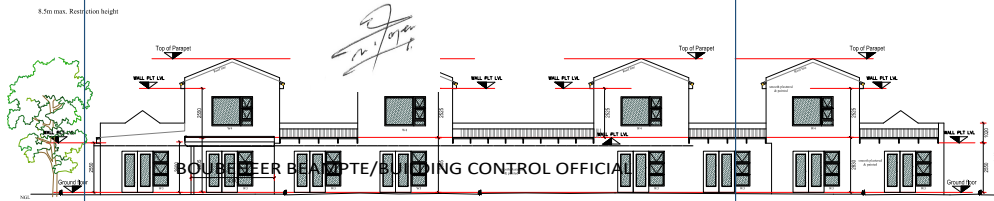
Date: Sphiwe & J.G. Watson	AS-BUILD ERF 3914 OUTENIQUA VIEWS NAPIER STREET BLANCO GEORGE	RW ARCHITECTS 1993/005/23/08 Professional Registration SACAP | SMAT | SAIA Joseph Charles Watson 082 9500 339 Sphiwe Watson 082 293 8200 info@rwarchitects.co.za Shop 7 | Cubed Village Market | Cubed Golf Estate Harrisdawg | George | 6529	LEDGER GENERAL NOTES: 1. All materials and construction methods to comply with the National Building Regulations including all revisions and all applicable bylaws of the concerned authority. 2. All dimensions to be verified on site by the contractor prior to commencement of work. 3. No drawings to be scaled. 4. Any discrepancies or contradictions must immediately be pointed out to our firm for corrections or explanations before any construction proceeds. 5. Provide termite treatment before surface bed as per SABS 0124. 6. All rodent holes to be filled registered 7. All electrical work to be carried out by registered & certified electrician. 8. FOUNDATION LEVELS TO BE ESTABLISHED ON SITE AND APPROVED BY ENGINEER BEFORE CONSTRUCTION CAST. 9. BRICKFILL BETWEEN WALLS NOT TO DIFFER MORE THAN 150 mm IN HEIGHT AT ANY ONE TIME. 10. MINIMUM LAP IN REINFORCE 300mm. 11. NO JOINTS - CONSTRUCTION/EXPANSION JOINTS TO BE PLACED IN POSITIONS AS INDICATED ON LAY OUT DRAWINGS BY ENGINEER. 12. NO TRENCH TO BE OPENED EXCAVATION TO BE INSPECTED BY THE ENGINEER. 13. ALL FOUNDATION EXCAVATION TO BE INSPECTED BY THE ENGINEER + and local authority. 14. ALL REINFORCED CONCRETE WORK TO BE CARRIED OUT IN ACCORDANCE WITH SANS 2000 CP 15. CONCRETE/BRICK MASONRY CONSTRUCTION THE FOLLOWING BRICK AND MORTAR STRENGTHS SHALL APPLY. CRUSTED CAVITY WALLS 4 PER m² 16. REINFORCED CONCRETE REQUIRED CURING STRENGTH OF 20 MPA 17 MAXIMUM THICKNESS OF SLOPING SCREED TO BE 50mm 17 WALL TIES TO SANS 20 ARE TO BE PROVIDED AS FOLLOWS CAVITY WALLS 5 PER m² ELEMENT / MINIMUM STRENGTH / MINIMUM STRENGTH AT 28 DAYS: FOUNDATION 14 MPa 21 MPa; SUPERSTRUCTURE WALLS 14 MPa 21 MPa; RETAINING WALLS 14 MPa 21 MPa; FLOOR SLABS 14 MPa 21 MPa. 16. ALL CONCRETE BEARING ON BRICKWORK, TO HAVE TWO LAYERS OF HARDBOARD, GRAVED INBETWEEN SEPARATING CONCRETE AND BRICKWORK. TIP IF WALL TO BE 30mm PLASTERED SMOOTH	Ex.c - Engineers concrete column; FOUNDATIONS AND WALLS AS SPECIFIED; PIERS; BEAMS/LINTELS; SLABS; Ex.c - Engineers steel column; Engineers specifications; Water proofing membranes; Vapour Retarding & waterproofing membranes; Insulation & insulation; NEW CLAY FACE BRICK MASONRY; NEW CLAY BRICK MASONRY; NEW CONCRETE BRICK MASONRY; NEW WALL SYSTEM - INTERNAL; CONCRETE WORKS; EXISTING BRICK WALL; STRUCTURAL STEEL WORKS; CAVITY/PARTY WALL; EXPANSION JOINTS; MECHANICAL VENTILATION; TIMBER CONSTRUCTION	client. OUTENIQUA VIEWS NAPIER STREET BLANCO GEORGE	date of issue - 25-09-2020
Drawn: JC Watson	Engineers Ref.:				
Engineers Comp. #:					
Drawing No. 2 / 4					

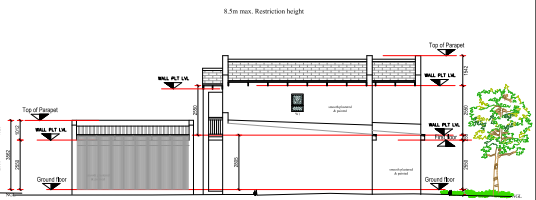


North East C Elevation 1:100

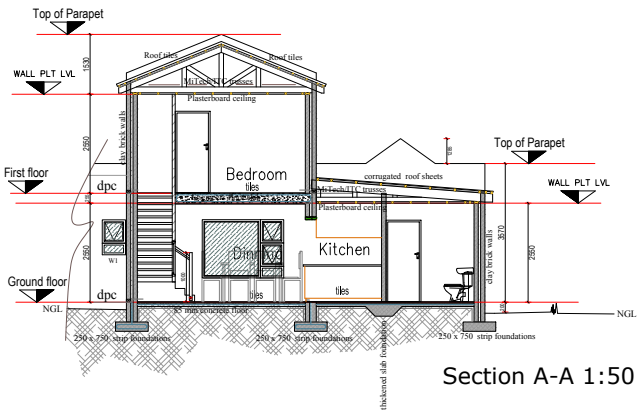


North West C Elevation 1:100

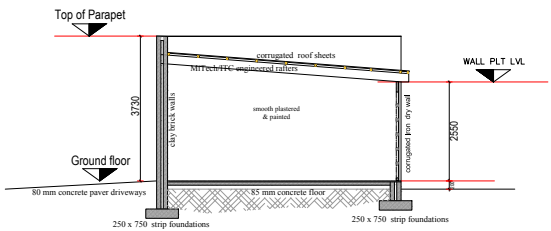




South East C Elevation 1:100



Section A-A 1:50



MUNICIPALITY - GEORGE - MUNISIPALITEIT

APPROVED/GOEDGEKEUR

PLAN No: 4982/20 DATUM/DATE: 2022-09-15

BOUBESTEER BEAMPTE/BUILDING CONTROL OFFICIAL

AS-BUILD

AS-BUILD

Date: 29/01/20	Status: AS-BUILD	LEDGER	GENERAL NOTES		client. OUTENIQUA VIEWS NAPIER STREET BLANCO GEORGE
Drawn: JC Wolmarans	Job No: ERF 3914 OUTENIQUA VIEWS NAPIER STREET BLANCO GEORGE	RW ARCHITECTS			date of issue - 25-09-2020
Diphone Area: 1					
Sheet No: 3					

MUNICIPALITY - GEORGE - MUNISIPALITEIT
APPROVED/GOEDGEKEUR
PLAN No: 4982/20 DATUM/DATE: 2022-09-15
BOUBESTEER BEAMPTE/BUILDING CONTROL OFFICIAL

MUNICIPALITY - GEORGE - MUNISIPALITEIT

APPROVED/GOEDGEKEUR

PLAN No: 1062/20 DATUM/DATE: 2022-09-15

BOUBEHEER BEAMPTE/BUILDING CONTROL OFFICIAL



Site Development plan 1:200

AS-BUILD

Design: Sylvia & J.C. Watson Documented: JC Watson Engineers Comp. : Drawing no: 4 / 4	AS-BUILD ERF 3914 OUTENIQUA VIEWS NAPIER STREET BLANCO GEORGE	RW ARCHITECTS LIVING THE DREAM Professional Registration: SACAP | SAIAT | SAIA Joseph Charles Watson: 082 906 2339 Sylvia Watson: 082 210 9206 info@rwarchitects.co.za Shop 7 | Oubaai Village Market | Oubaai Golf Estate Heroldsbay | George | 6529	**LEDGER** READ ALL LEDGERS THOROUGHLY AND UNDERSTAND THEM. THEY MUST BE FOLLOWED TO THE DETAIL FOR NOT APLLYING TO THESE DRAWINGS WITH OUT ASSENT FROM REGISTERED ENGINEER OR A APPROVED MATERIAL SPECIALIST AS WELL AS THESE FIRMS THE YOU WILL BE KEPT RESPONSIBLE . NB WE WILL TAKE NO RESPONSIBILITY FOR ANY CHANGES MADE BY THE CLIENT OR ANY CONTRACTOR AFTER PLANS WERE HANDED OVER . AND APPROVED BY LOCAL MUNICIPAL COUNSEL UNLESS CHANGES IS ISSUED BY THESE FIRMS	GENERAL NOTES: 1. All materials and construction methods to comply with the National Building Regulations, including all revisions and all applicable bylaws of the concerned authority. 2. All dimensions to be verified on site by the contractor prior to commencing work. 3. No drawings to be scaled. 4. Any discrepancies or contradictions must immediately be pointed out to our firm For corrections or explanations before any construction proceed. 5. Provide termite treatment below surface bed as perS.A.B.S 0124. 6. All roof timber to be Mi Teck registered 7. All electrical & plumbing work to be carried out by registered & qualified subcontractors.	client. OUTENIQUA VIEWS NAPIER STREET BLANCO GEORGE date of issue - 25-09-2020

MUNICIPALITY - GEORGE - MUNISIPALITEIT

APPROVED/GOEDGEKEUR

PLAN No: 1062/20 DATUM/DATE: 2022-09-15

BOUBEHEER BEAMPTE/BUILDING CONTROL OFFICIAL

PBR INVESTMENTS (PTY) LTD

PO Box 13596
North Ridge
9302
Tel: 044 – 050 1872

1 Albatros Avenue
Fancourt
George
6530

18 August 2022

George Municipality
P.O. Box 19
George
6530

HOA APPROVAL : OUTENIQUA VIEW, NAPIER STREET, BLANCO: ERF 3914

This letter serves to advise that the Outeniqua View Body Corporate has approved the plans submitted for Erf 3914, Blanco.

We hereby confirm that the plans submitted for Erf 3914, complies with the architectural guidelines as approved by George Municipality per letter dated 26 September 2021.

If you have any questions please contact the writer.

Yours faithfully,

PB RUTHVEN
For: Outeniqua View HOA

Rent Roll as of 12 Novemeber 2026
Outeniqua View, 35 Napier Street, Blanco

Unit	Property Description	Size	Start Date	End Date	End Date	Monthly Rent 2026	Notice Requirement
1	3 bedrooms & 2 bathrooms Double garage & 2 Parkings	150 m^2	1 Sep 2024	Expired	Month to month	R 12 960,00	Occupation upon transfer of registration. New owner to negotiate lease agreement / notice.
2	3 bedrooms & 2 bathrooms Single garage & 1 Parking	135 m^2	1 Jan 2023	30 Apr 2027	30 Apr 2027	R 13 310,00	1 calendar month's written notice by either party. Subject to lease agreement.
3	3 bedrooms & 2 bathrooms Single garage & 1 Parking	137 m^2	1 Sep 2025	Expired	Month to month	R 12 500,00	Occupation upon transfer of registration. New owner to negotiate lease agreement / notice.
4	3 bedrooms & 2 bathrooms Single garage & 1 Parking	173 m^2	1 Sep 2020	Expired	Month to month	R 10 000,00	Occupation upon transfer of registration. New owner to negotiate lease agreement / notice.
5	3 bedrooms & 2 bathrooms Single garage & 1 Parking	151 m^2	1 Feb 2021	Expired	Month to month	R 11 994,00	Occupation upon transfer of registration. New owner to negotiate lease agreement / notice.
6	3 bedrooms & 2 bathrooms Double garage & 2 Parkings Entrance from main complex gate & private entrance	151 m^2	7 Oct 2022	Expired	Month to month	R 13 860,00	Occupation upon transfer of registration. New owner to negotiate lease agreement / notice.

897m^2 Total Building Size

R 12 437,33 Average per Month