

**FEE**  
 R 95,00

**CONVEYANCER'S CERTIFICATE in terms of Section 11(3)(e) of the SECTIONAL TITLES ACT No. 95 of 1986**

I, the undersigned, **STEVEN JOHN BORWICK**, Conveyancer

do hereby certify, in terms of Section 11(3)(e) of the Sectional Titles Act No. 95 of 1986, that the rules contained in Annexures 8 and 9 of the Sectional Titles Act 1986 apply to the sectional title scheme to be known as

**PORTSIDE**

situated on

000000513 / 2006  
**BC** 000013337 / 2006

**ERF 2094 GREEN POINT**

**CITY OF CAPE TOWN**

**WESTERN-CAPE PROVINCE**

**DATA / VERIFY**  
 14 SEP 2006

**IN EXTENT: 3 418 (Three thousand four hundred and Eighteen) square metres.**

except for the following additions:

- A. The developer has substituted the following Management Rules for the Statutory Management Rules contemplated in Section 35(2) of Act 95 of 1986:

**Trustees of the Body Corporate**

**Qualifications; Appointment and Election; Tenure of Office; Remuneration; Indemnity**

- 4. (1) The scheme consists of two separate components, namely:

a residential component ; and  
 a commercial component.

as set out in Annexure A hereto.


Trustees shall be elected separately by each component, namely the residential and commercial components, and the number of trustees as separately elected by the two said components shall at no time exceed 4 (four) trustees.

- B. The developer has added the following Management Rules to the Statutory Management Rules contemplated in Section 35(2) of Act 95 of 1986:

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72. The levies are to be determined in terms of the participation quotas as set out in Annexure A attached hereto.
73. The Trustees and managing agent shall accordingly allocate any expenditure specific to any component to the account of the registered owners of the specific sections in such component as set out above in accordance with the relative participation quotas for the relevant sections per Annexure A. In other words, the participation quotas of a component per annexure A shall be totalled and the expenses specific to the component shall be calculated as the percentage of a section's participation quota per annexure A over the total of the component's participation quotas per annexure A.
74. The initial levy payable by the holders of parking bays shall be the sum of R40 (Forty Rand) per month. The said levy shall increase pro rata from time to time by the same percentage and with effect from the same date as the levies made in terms of Section 37(1) of the Sectional Titles Act No. 95 of 1986 are increased from time to time in terms of Rule 31 of the Management Rules applicable to the scheme.
75. The levies payable in respect of the exclusive use areas T201 to T203 and T702 to T704 are to be calculated as the sum of 15% (Fifteen percent) of the levy payable in respect of the section to which the terrace attaches.
76. The initial levy payable in respect of exclusive use area PSA1 by the holders the right to use such area shall be the sum of R650 (Six hundred and fifty Rand) per month. The said levy shall increase pro rata from time to time by the same percentage and with effect from the same date as the levies made in terms of Section 37(1) of the Sectional Titles Act No. 95 of 1986 are increased from time to time in terms of Rule 31 of the Management Rules applicable to the scheme.
77. The Parking Bays situated in the Basement can only be owned by the registered owner(s) of sections 11 to 17 and 101 to 107.
78. The extractor fan and boom access control in the Basement Parking and the toilets on the ground floor and the toilets on the first floor are to be maintained by the commercial component of the Body Corporate.
79. The common property situated on the ground floor is reserved for the exclusive use of the commercial component.
80. The registered owners of sections 101 to 104 have the right to utilise the common property areas giving access to these sections, subject to local authority approval if necessary, for any purpose specifically aligned to the business activity being undertaken in the relevant section such as advertising and displays.

  
ANDREW CHANEY 74224



maintenance enclosures, pool chemicals and any other common area as so designated by the Trustees

- iv. Littering is not permitted. All refuse is to be removed from the pool area.
- v. Bathing apparel only may be worn in the pool with the exception of the wearing of safety apparel.
- vi. Games are not permitted in the pool area.
- vii. No animals are allowed in the pool area.
- viii. An owner and/or occupier shall be obliged to accompany any guest to the swimming pool.
- ix. The use of the swimming pool is reserved for owners and/or occupiers and their guests.
- x. Any child under the age of 12 (twelve) must be accompanied by an adult at all times whilst making use of the swimming pool and swimming pool area.

SIGNED AT Cape Town on 30<sup>th</sup> Jan 2006

  
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STEVEN JOHN BORWICK

PORTSIDE BODY CORPORATE				
Commercial Sections				
Section	Square Meters	P.Q.	Annual Levies	Monthly Levies
1	9.0	0.4115	1,080.00	90.00
2	28.0	1.2803	3,360.00	280.00
3	35.0	1.6004	4,200.00	350.00
11	212.0	9.6936	25,440.00	2,120.00
12	68.0	3.1093	8,160.00	680.00
13	115.0	5.2583	13,800.00	1,150.00
14	127.0	5.8070	15,240.00	1,270.00
15	90.0	4.1152	10,800.00	900.00
16	141.0	6.4472	16,920.00	1,410.00
17	672.0	30.7270	80,640.00	6,720.00
101	109.0	4.9840	13,080.00	1,090.00
102	62.0	2.8349	7,440.00	620.00
103	140.0	6.4015	16,800.00	1,400.00
104	127.0	5.8070	15,240.00	1,270.00
105	126.0	5.7613	15,120.00	1,260.00
106	63.0	2.8807	7,560.00	630.00
107	63.0	2.8807	7,560.00	630.00
<b>Commercial Levies</b>	<b>2,187.0</b>	<b>100.0000</b>	<b>262,440.00</b>	<b>21,870.00</b>
Residential Sections				
Section	Square Meters	P.Q.	Annual Levies	Monthly Levies
108	5.0	0.0910	600.00	50.00
109	5.0	0.0910	600.00	50.00
110	7.0	0.1274	840.00	70.00
201	117.0	2.1292	14,040.00	1,170.00
202	70.0	1.2739	8,400.00	700.00
203	114.0	2.0746	13,680.00	1,140.00
204	38.0	0.7097	4,680.00	390.00
205	11.0	0.2002	1,320.00	110.00
301	144.0	2.6206	17,280.00	1,440.00
302	79.0	1.4377	9,480.00	790.00
303	195.0	3.5487	23,400.00	1,950.00
304	124.0	2.2566	14,880.00	1,240.00
305	132.0	2.4022	15,840.00	1,320.00
306	132.0	2.4022	15,840.00	1,320.00
307	132.0	2.4022	15,840.00	1,320.00
308	132.0	2.4022	15,840.00	1,320.00
309	132.0	2.4022	15,840.00	1,320.00
310	132.0	2.4022	15,840.00	1,320.00
311	128.0	2.3294	15,360.00	1,280.00
401	142.0	2.5842	17,040.00	1,420.00
402	79.0	1.4377	9,480.00	790.00
403	193.0	3.5123	23,160.00	1,930.00
404	130.0	2.3858	15,600.00	1,300.00
501	142.0	2.5842	17,040.00	1,420.00
502	79.0	1.4377	9,480.00	790.00
503	193.0	3.5123	23,160.00	1,930.00
504	124.0	2.2566	14,880.00	1,240.00
505	132.0	2.4022	15,840.00	1,320.00
506	132.0	2.4022	15,840.00	1,320.00
507	132.0	2.4022	15,840.00	1,320.00
508	132.0	2.4022	15,840.00	1,320.00
509	132.0	2.4022	15,840.00	1,320.00
510	132.0	2.4022	15,840.00	1,320.00
511	128.0	2.3294	15,360.00	1,280.00
601	142.0	2.5842	17,040.00	1,420.00
602	79.0	1.4377	9,480.00	790.00
603	193.0	3.5123	23,160.00	1,930.00
604	130.0	2.3858	15,600.00	1,300.00
701	148.0	2.6934	17,760.00	1,480.00
702	130.0	2.3658	15,600.00	1,300.00
703	105.0	1.9108	12,600.00	1,050.00
704	118.0	2.1474	14,160.00	1,180.00
801	212.0	3.8581	25,440.00	2,120.00
802	145.0	2.6388	17,400.00	1,450.00
803	120.0	2.1838	14,400.00	1,200.00
804	141.0	2.5660	16,920.00	1,410.00
<b>Residential Levies</b>	<b>5,495.0</b>	<b>100.0000</b>	<b>659,400.00</b>	<b>54,950.00</b>
<b>Section Levies</b>	<b>7,682.0</b>	<b>100.0000</b>	<b>921,840.00</b>	<b>76,820.00</b>

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Exclusive Use Areas				
Section	Square Meters	P.Q.	Annual Rental	Monthly Rental
Wash Bay 1	26.0	0.0000	0.00	0.00
Basement Parking 1	18.0	0.0000	480.00	40.00
Basement Parking 2	15.0	0.0000	480.00	40.00
Basement Parking 3	13.0	0.0000	480.00	40.00
Basement Parking 4	13.0	0.0000	480.00	40.00
Basement Parking 5	13.0	0.0000	480.00	40.00
Basement Parking 6	13.0	0.0000	480.00	40.00
Basement Parking 7	13.0	0.0000	480.00	40.00
Basement Parking 8	13.0	0.0000	480.00	40.00
Basement Parking 9	13.0	0.0000	480.00	40.00
Basement Parking 11	24.0	0.0000	480.00	40.00
Basement Parking 13	24.0	0.0000	480.00	40.00
Basement Parking 15	24.0	0.0000	480.00	40.00
Basement Parking 17	24.0	0.0000	480.00	40.00
Basement Parking 19	13.0	0.0000	480.00	40.00
Basement Parking 20	13.0	0.0000	480.00	40.00
Basement Parking 21	13.0	0.0000	480.00	40.00
Basement Parking 22	13.0	0.0000	480.00	40.00
Basement Parking 23	13.0	0.0000	480.00	40.00
Basement Parking 24	13.0	0.0000	480.00	40.00
Basement Parking 25	13.0	0.0000	480.00	40.00
Basement Parking 26	13.0	0.0000	480.00	40.00
Basement Parking 27	16.0	0.0000	480.00	40.00
Basement Parking 28	16.0	0.0000	480.00	40.00
Basement Parking 31	13.0	0.0000	480.00	40.00
Basement Parking 32	13.0	0.0000	480.00	40.00
Basement Parking 33	13.0	0.0000	480.00	40.00
Basement Parking 34	13.0	0.0000	480.00	40.00
Basement Parking 35	13.0	0.0000	480.00	40.00
Basement Parking 36	13.0	0.0000	480.00	40.00
Basement Parking 37	13.0	0.0000	480.00	40.00
Basement Parking 38	13.0	0.0000	480.00	40.00
Basement Parking 39	13.0	0.0000	480.00	40.00
Basement Parking 40	13.0	0.0000	480.00	40.00
Basement Parking 41	13.0	0.0000	480.00	40.00
Basement Parking 42	13.0	0.0000	480.00	40.00
Basement Parking 43	13.0	0.0000	480.00	40.00
Basement Parking 44	13.0	0.0000	480.00	40.00
Basement Parking 45	13.0	0.0000	480.00	40.00
Basement Parking 46	13.0	0.0000	480.00	40.00
Basement Parking 47	13.0	0.0000	480.00	40.00
Basement Parking 48	13.0	0.0000	480.00	40.00
Basement Parking 49	13.0	0.0000	480.00	40.00
Basement Parking 50	13.0	0.0000	480.00	40.00
Basement Parking 51	13.0	0.0000	480.00	40.00
Basement Parking 52	13.0	0.0000	480.00	40.00
Basement Parking 53	13.0	0.0000	480.00	40.00
Basement Parking 54	13.0	0.0000	480.00	40.00
Basement Parking 55	13.0	0.0000	480.00	40.00
Basement Parking 56	13.0	0.0000	480.00	40.00
Terrace 11	11.0	0.0000	0.00	0.00
Terrace 12	5.0	0.0000	0.00	0.00
Terrace 13	7.0	0.0000	0.00	0.00
Terrace 14	7.0	0.0000	0.00	0.00
Terrace 15	12.0	0.0000	0.00	0.00
Terrace 16	13.0	0.0000	0.00	0.00
Terrace 17	40.0	0.0000	0.00	0.00
1st Floor Parking 1	13.0	0.0000	0.00	0.00
1st Floor Parking 2	13.0	0.0000	0.00	0.00
1st Floor Parking 3	13.0	0.0000	0.00	0.00
1st Floor Parking 4	13.0	0.0000	0.00	0.00
1st Floor Parking 5	12.0	0.0000	0.00	0.00
1st Floor Parking 6	12.0	0.0000	480.00	40.00
1st Floor Parking 7	12.0	0.0000	480.00	40.00
1st Floor Parking 8	25.0	0.0000	480.00	40.00
1st Floor Parking 9	25.0	0.0000	480.00	40.00
1st Floor Parking 10	12.0	0.0000	480.00	40.00
1st Floor Parking 11	12.0	0.0000	480.00	40.00
1st Floor Parking 12	12.0	0.0000	480.00	40.00
1st Floor Parking 13	12.0	0.0000	480.00	40.00
1st Floor Parking 16	13.0	0.0000	480.00	40.00
1st Floor Parking 17	13.0	0.0000	480.00	40.00
1st Floor Parking 18	13.0	0.0000	480.00	40.00
1st Floor Parking 19	13.0	0.0000	480.00	40.00
1st Floor Parking 20	13.0	0.0000	480.00	40.00
1st Floor Parking 21	13.0	0.0000	480.00	40.00
1st Floor Parking 22	13.0	0.0000	480.00	40.00

Visitor  
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	1st Floor Parking 23	13.0	0.0000	480.00	40.00
Visitor	1st Floor Parking 24	13.0	0.0000	0.00	0.00
Visitor	1st Floor Parking 25	13.0	0.0000	0.00	0.00
Visitor	1st Floor Parking 26	13.0	0.0000	0.00	0.00
Visitor	1st Floor Parking 27	13.0	0.0000	0.00	0.00
Visitor	1st Floor Parking 28	25.0	0.0000	0.00	0.00
	1st Floor Parking 29	25.0	0.0000	480.00	40.00
	1st Floor Parking 31	25.0	0.0000	480.00	40.00
	1st Floor Parking 33	25.0	0.0000	480.00	40.00
	1st Floor Parking 35	25.0	0.0000	480.00	40.00
	1st Floor Parking 37	25.0	0.0000	480.00	40.00
	1st Floor Parking 39	25.0	0.0000	480.00	40.00
	1st Floor Parking 41	12.0	0.0000	480.00	40.00
	1st Floor Parking 42	12.0	0.0000	480.00	40.00
	1st Floor Parking 43	12.0	0.0000	480.00	40.00
	1st Floor Parking 44	12.0	0.0000	480.00	40.00
	1st Floor Parking 45	12.0	0.0000	480.00	40.00
	1st Floor Parking 46	12.0	0.0000	480.00	40.00
	1st Floor Parking 47	12.0	0.0000	480.00	40.00
	1st Floor Parking 48	12.0	0.0000	480.00	40.00
	1st Floor Parking 49	12.0	0.0000	480.00	40.00
	1st Floor Parking 50	13.0	0.0000	480.00	40.00
	1st Floor Parking 51	13.0	0.0000	480.00	40.00
	1st Floor Parking 52	13.0	0.0000	480.00	40.00
	1st Floor Parking 53	13.0	0.0000	480.00	40.00
	1st Floor Parking 54	13.0	0.0000	480.00	40.00
	1st Floor Parking 55	13.0	0.0000	480.00	40.00
	1st Floor Parking 56	12.0	0.0000	480.00	40.00
	1st Floor Parking 57	12.0	0.0000	480.00	40.00
	1st Floor Parking 58	12.0	0.0000	480.00	40.00
	1st Floor Parking 59	12.0	0.0000	480.00	40.00
	1st Floor Parking 60	12.0	0.0000	480.00	40.00
	1st Floor Parking 61	12.0	0.0000	480.00	40.00
	Terrace 105	17.0	0.0000	480.00	40.00
	Terrace 106	34.0	0.0000	480.00	40.00
	Terrace 107	12.0	0.0000	480.00	40.00
	2nd Floor Parking 1	13.0	0.0000	480.00	40.00
	2nd Floor Parking 2	13.0	0.0000	480.00	40.00
	2nd Floor Parking 3	13.0	0.0000	480.00	40.00
	2nd Floor Parking 4	13.0	0.0000	480.00	40.00
	2nd Floor Parking 5	13.0	0.0000	480.00	40.00
	2nd Floor Parking 6	13.0	0.0000	480.00	40.00
	2nd Floor Parking 7	13.0	0.0000	480.00	40.00
	2nd Floor Parking 8	13.0	0.0000	480.00	40.00
	2nd Floor Parking 9	13.0	0.0000	480.00	40.00
	2nd Floor Parking 10	13.0	0.0000	480.00	40.00
	2nd Floor Parking 11	13.0	0.0000	480.00	40.00
	2nd Floor Parking 12	17.0	0.0000	480.00	40.00
	2nd Floor Parking 13	13.0	0.0000	480.00	40.00
	2nd Floor Parking 14	13.0	0.0000	480.00	40.00
	2nd Floor Parking 15	13.0	0.0000	480.00	40.00
	2nd Floor Parking 16	13.0	0.0000	480.00	40.00
	2nd Floor Parking 17	13.0	0.0000	480.00	40.00
	2nd Floor Parking 18	13.0	0.0000	480.00	40.00
	2nd Floor Parking 19	13.0	0.0000	480.00	40.00
	2nd Floor Parking 20	13.0	0.0000	480.00	40.00
	2nd Floor Parking 21	13.0	0.0000	480.00	40.00
	2nd Floor Parking 22	13.0	0.0000	480.00	40.00
	2nd Floor Parking 23	13.0	0.0000	480.00	40.00
	2nd Floor Parking 24	13.0	0.0000	480.00	40.00
	2nd Floor Parking 25	13.0	0.0000	480.00	40.00
	2nd Floor Parking 26	13.0	0.0000	480.00	40.00
	2nd Floor Parking 27	13.0	0.0000	480.00	40.00
	2nd Floor Parking 28	13.0	0.0000	480.00	40.00
	Parking, Storage & Access 1	304.0	0.0000	7,800.00	650.00
	Terrace 201	155.0	0.0000	2,790.00	232.50
	Terrace 202	35.0	0.0000	630.00	52.50
	Terrace 203	96.0	0.0000	1,728.00	144.00
	Terrace 701	406.0	0.0000	0.00	0.00
	Terrace 702	28.0	0.0000	504.00	42.00
	Terrace 703	28.0	0.0000	504.00	42.00
	Terrace 704	76.0	0.0000	1,368.00	114.00
	Exclusive Use Rentals	3,149.0	0.0000	74,364.00	6,197.00
	Scheme	10,831.0	100.0000	996,204.00	83,017.00

15% of section  
 15% of section  
 15% of section  
 15% of section  
 15% of section  
 15% of section

<b>PORTSIDE BODY CORPORATE</b>		
<b>Participation Quota - Commercial Section</b>		
<b>Section</b>	<b>Square Meters</b>	<b>P.Q.</b>
1	9	0.3996
2	28	1.2433
3	35	1.5542
11	212	9.4139
12	68	3.0195
13	115	5.1066
14	127	5.6394
15	90	3.9964
16	141	6.2611
17	672	29.8401
101	109	4.8401
102	127	5.6394
103	140	6.2167
104	127	5.6394
105	126	5.5950
106	63	2.7975
107	63	2.7975
	2252	100.0000

9  
28  
35  
212  
68  
115  
127  
90  
141  
672  
109  
62  
140  
127  
126  
63  
63



PORTSIDE BODY CORPORATE  
Participation Quota Schedule - Residential

Section	Square Meters	P.Q.
108	5	0.0910
109	5	0.0910
110	7	0.1274
201	117	2.1292
202	70	1.2739
203	114	2.0748
204	39	0.7097
206	11	0.2002
301	144	2.6206
302	79	1.4377
303	195	3.5487
304	124	2.2566
305	132	2.4022
306	132	2.4022
307	132	2.4022
308	132	2.4022
309	132	2.4022
310	132	2.4022
311	128	2.3294
401	142	2.5942
402	79	1.4377
403	193	3.5123
404	130	2.3658
501	142	2.5942
502	79	1.4377
503	194	3.5123
504	124	2.2566
505	132	2.4022
506	132	2.4022
507	132	2.4022
508	132	2.4022
509	132	2.4022
510	132	2.4022
511	128	2.3294
601	142	2.5842
602	79	1.4377
603	193	3.5123
604	130	2.3656
701	148	2.6834
702	130	2.3656
703	105	1.9108
704	116	2.1474
801	212	3.8581
802	145	2.6388
803	120	2.1938
804	141	2.5660
	5495	100.0000