



Louise R <louiseradue@gmail.com>

Fw: Erf 334/335 Rosetta

1 message

Web Design Hosting <contact@webdesignhosting.co.za>
Reply-To: Web Design Hosting <contact@webdesignhosting.co.za>
To: louiseradue@gmail.com

20 April 2023 at 11:01

From: Joan Ayles
Sent: Monday, June 20, 2022 12:14 PM
To: Web Design Hosting
Subject: RE: Erf 334/335 Rosetta

Many thanks Andrew

From: Web Design Hosting <contact@webdesignhosting.co.za>
Sent: Monday, 20 June 2022 11:57
To: Joan Ayles <conveyancing@agjenkins.co.za>
Subject: Re: Erf 334/335 Rosetta

Hi Joan

I've attached some photos of the plans we have.

Thanks, Andrew

From: Joan Ayles
Sent: Friday, June 17, 2022 9:23 AM
To: Web Design Hosting
Subject: RE: Erf 334/335 Rosetta

Good Morning Andrew and Louise,

Many thanks for the trailing email, the contents of which are noted.

Ant Jenkins has spoken to Mike and his Associate, Pat Dewes, will be handling the matter – Pat can be contacted on email pd@patdewes.co.za

Please keep me updated regarding the plans of the property.

Many thanks,

Kind Regards

Joan Ayles

Conveyancing Paralegal

(Transmitted electronically and therefore unsigned)



A G Jenkins Attorneys

Fiduciary Lawyers and Conveyancers

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Prop: A G Jenkins Attorneys Inc. Reg No. 2021/341617/21

Our Office operational arrangements during the Covid pandemic

We continue to observe strict health and sanitation procedures and encourage social distancing, sanitising and mask wearing.

We encourage virtual meetings through digital mediums such as Zoom or Microsoft Teams, but we will meet with clients and other parties in physical presence where necessary.

From time to time staff members work remotely from their homes, and when not physically in the office, those working remotely can be reached in the normal manner by email.

From: Web Design Hosting <contact@webdesignhosting.co.za>
Sent: Monday, 13 June 2022 16:24
To: Joan Ayles <conveyancing@agjenkins.co.za>; mikefraser@mweb.com
Subject: Fw: Erf 334/335 Rosetta

Hi Mike/Joan

I have just received this, and have not responded yet.

This is the agent from Seef that approached us on Saturday and the alleged owner of plot 335.

Thanks, Andrew Radue

From: Anne Coventry

Sent: Monday, June 13, 2022 3:52 PM

To: Peter Greene

Cc: contact@webdesignhosting.co.za

Subject: Re: Erf 334/335 Rosetta

Dear Peter,

Thank you so much for the trouble you are taking with this - I very much wish it was not necessary.

When I had the property subdivided some years back, I had a surveyor who placed the pegs for the sub-division - I have the SG diagrammes for the properties - why would they need to be surveyed again? Have the original pegs disappeared?

I have no wish to benefit from anyone else's misfortune, and I realised that although I did not plan on selling the property right now, it is going to be the only option. Can you let me know how much it should be sold for, please?

Kind regards,



ANNE COVENTRY

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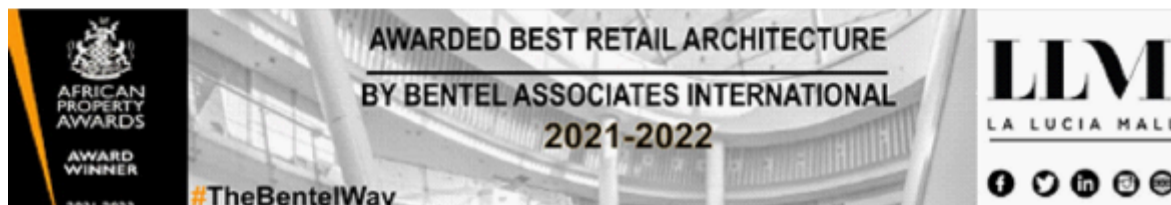
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Email: anne@bentel.net



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On 13/06/2022 15:16, Peter Greene wrote:

Dear Anne

I drove past your property on Saturday. Erfs 334 and 335 are fenced in as a single block. Erf 335 is described as The Remainder of Portion 22 (of 10) of Farm Spring Vale No 2170, in extent 2 171 square metres in the deeds office and your title deeds reflect this.

I bumped into Andrew and Louise who purchased erf 334 and registration took place on 31/01/2022 for a value of R1.675m. The sale was done privately and no agent was involved. In terms of their dealings with the Schiemeiers from whom they bought - the entire fenced area which comprises erf 334 and 335 was indicated to be the portion 334 which they thought they had bought.

I had view of the plans which were drawn by Vanessa Archer Architects on behalf of David Crago from whom the Schiemeiers bought and these plans correctly place the house on Erf 334. It would seem therefore that the Schiemeiers then proceeded to build on erf 335 instead of positioning the house on Erf 334 as indicated on the architects plan.

The situation has now obviously been complicated by the purchase of the property by Andrew and Louise. The most pragmatic approach would be for you to put a fair market value on the property and sell it to Andrew and Louise. They would however not want to pay for it as in they in their minds bought the entire area and obviously a house which is not on the property. They would therefore in turn need to claim the purchase value of the property from the Schiemeiers.

In terms of the way forward I would propose the following.

1. You get your property surveyed and receive a certificate and diagram indicating the extent of your property. You could use Ant Hains 082 338 6500.
2. You present Andrew and Louise with a proposal for them to purchase the property which in turn they would then approach the Schiemiens to pay for this.

In terms of recent sales of those properties the following sales have taken place

Erf 334 Scheimeier bought 2016 for R265 000

Erf 336 Derrick. Bought 2011 for R230 000

Erf 337 Morton Bought 2007 for R200 000 (now has a small house on it sold 2017 for R480 000)

The above sales are all quite old so the property would be worth quite a bit more than these prices.

Should the Schiemiens not be forthcoming the situation could get quite messy. I would assume you could, as last resort, get a court order for your property to be reinstated to its original condition.

I have copied in Andrew and Louise in this mail so that you can correspond directly and hopefully the matter can be resolved amicably.

Andrews phone number is 072 246 2887

Kind Regards

Peter Greene

Kind Regards

Peter Greene