

THE BODY CORPORATE OF **PERSPECTIVES**

SS NO. 302/2004

CONSOLIDATED CONDUCT RULES

(Section 10(2)(b) of the Sectional Titles Schemes Management Act, No 8 of 2011)

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RULE 1: ANIMALS REPTILES AND BIRDS

1. An owner or occupier of a section shall not, without the consent in writing of the Trustees, which approval may not be unreasonably withheld, keep any animal, reptile or bird in a section or on the common property.
2. An owner or occupier suffering from a disability and who reasonably requires a guide, hearing or assistance dog must be considered to have the Trustees' consent to keep that animal in a section and to accompany it on the common property.
3. The Trustees may provide for any reasonable condition in regard to the keeping of an animal, reptile or bird in a section or on the common property.4. The Trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule 3.

RULE 2: REFUSE DISPOSAL

An owner or occupier of a section:

1. Shall ensure that before refuse is placed in a wheelie bin, it is securely wrapped in suitable, strong plastic bags, and in the case of tins or other containers, that they are completely drained.
2. Shall only dispose of household waste in this manner. All other waste must be disposed of personally in the proper manner, by the owner/occupier.

RULE 3: VEHICLES

1. No vehicle other than a passenger or light delivery vehicle or motorcycle may park or stand on a regular basis in any designated parking bay. Trailers, caravans or boating trailers are not allowed to park in any designated parking bay without the permission of the Trustees.
2. Owners, occupiers and their visitors must at all times take care not to cause excessive noise (including music) with any vehicle. Hooting is strictly prohibited.
3. An owner or occupier who is in breach or non-compliance with the provisions of this rule, or any directives issued in terms thereof, shall be subject to the imposition of a penalty or penalties [which may not be equal to, or exceed, the monthly levy amount payable by the owner concerned].
4. Every owner, occupier and visitor shall comply with any directives issued by Trustees from time to time regarding the parking of vehicles.
5. Parking is to be confined to the specific parking area allocated to each owner/occupier. Allocated parking bays may not be let to or used by person(s) not residing on the premises.
6. []



RULE 4: DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY, AND OBSTRUCTIONS

1. No electrical wiring or television connections in the corridors or in the common areas will be permitted without the prior written consent of the Trustees. If such approval is not obtained, the wiring will be removed and the owners will be liable for the expense of said removal.
2. An owner or person authorised by him, may install:
 - 2.1. any locking device, safety gate, internal burglar bars or other safety device for the protection of his/her section; or
 - 2.2. any screen or other device to prevent the entry of animals or insects.
3. All owners should be aware of the standard equipment set for the building.
4. An owner shall be liable for any damage caused by themselves or the occupiers of their section, or their visitors, to the common property.
5. Owners or occupiers may not cause any obstructions to the free flow of pedestrian or vehicular traffic or any part of the common property.
6. Prior to the commencement of any alterations or renovations by an owner or occupier of whatsoever nature, an owner shall make written application to the Trustees for approval, and no work may commence before the Trustees have approved such work in writing. For this purpose, the Trustees shall compile and issue a formal Owners' Application to Effect Alterations/Renovations which may provide for conditions to be complied with by the owner, occupier, their architects, builders and the latter's employees and contractors.
7. A Register of Alterations/Renovations shall be kept updated at all times by the Managing Agents who shall ensure strict compliance by the owners, occupiers, architects, builders and employees with conditions of approval.
8. Damage to or interference with any common property including any lift, plant, tree, sprinkler, swimming pool, security gate or any other fixture or fitting on or within the common property is strictly prohibited and any transgressor may be penalised or prosecuted. Owners shall be jointly responsible for any transgressions by their occupiers, visitors, employees and contractors.
9. All internal building alterations are to be approved by the Body Corporate. An approved plan with a R5,000 refundable deposit or such greater amount as the Trustees may decide is to be submitted prior to commencement of construction. Such deposit net of any deductions is to be refunded within 30 days of inspection and approval on completion of such works. Building operations are to be conducted during normal working hours which are Monday to Friday between 08h00 and 17h00 excluding public holidays. Any deviation from these hours is to be approved by the Body Corporate. All building rubble is to be removed from the common property or pavements daily and cleaning of areas to be done daily. All conveyance of building materials and rubble to be done by use of the goods lift only (Lift A).
10. An owner or occupier of a section shall ensure that any broken window pane is replaced within 3 days of breaking from whatsoever cause.



11. Each owner or occupier of a section shall repair and maintain his/her property in a state of good order. This includes domestic's rooms, garages, parking space etc. All interior painting, plumbing, maintenance etc. shall be the sole responsibility and cost of the owner.

RULE 5: APPEARANCE FROM OUTSIDE

1. Owners and occupiers must ensure that sections are provided with adequate curtaining, linings or blinds at all times.
2. No owner or occupier may, without the prior written consent of the Trustees, place, store or leave any object on any part of the common property, or allow or permit it to be so placed, stored or left.
3. No owner or occupier shall be permitted to enclose or build upon any exclusive use area, patio or garden, in any manner whatsoever unless with the written consent of the Trustees.

RULE 6: SIGNS AND NOTICES AND ESTATE AGENTS

1. No owner or occupier of a section shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of a section, so as to be visible from outside the section, without the prior written consent of the Trustees in their sole discretion and direction.
2. No owner or occupier of a section shall allow estate agent advertising to be erected, except with the prior written permission and direction of the Trustees.
3. The Trustees shall, from time to time, issue directions to be complied with by owners, occupiers and estate agents to authorise the erection of acceptable advertising board/s, to control reasonable and secure access to the common property by estate agents and potential purchasers.
4. Owners shall ensure that their estate agents receive a copy of these Conduct Rules and undertake to hand a copy of these Conduct Rules to any purchaser prior to the signing of any sale agreement to ensure that all new owners are fully aware of their responsibilities in terms of these Conduct Rules. The Trustees shall make copies of the Conduct Rules available to owners and estate agents for this purpose at a price agreed upon by the Trustees.
5. Owners shall provide the Trustees with a copy of the Conduct Rules signed in acceptance by the purchaser of any unit upon transfer.

RULE 7: WASHING LINES

1. No washing lines may be tied to balcony railings.
2. No clothes, washing, linen or other items may be hung in windows or in any other place where they may be visible to the public or from the outside of the property or from other apartments.



RULE 8: LETTING AND OCCUPANCY OF UNITS

1. All lessees of units and other persons granted rights of occupancy by any owner of the relevant unit are obliged to comply with these Conduct Rules, notwithstanding any provision to the contrary contained in or the absence of provisions, in any lease or any grant of rights of occupancy. It is the responsibility of every owner to ensure that his/her lessees strictly comply with these Conduct Rules. Every owner shall supply their lessee or occupier of their unit with a copy of these Conduct Rules and lodge a written acknowledgement of receipt thereof by the lessee or occupier with the Trustees.
2. Every owner who lets or sublets his/her section to a lessee for a period in excess of six months shall provide the Trustees and the Managing Agent with the full names of the lessee/s and the date of commencement and termination of the lease. For this purpose, the Trustees shall compile and issue a formal "Owners Application to Let" form, containing information required by the Trustees regarding the lessee/s (including a copy of Identity document/s of all lessee/s, sub-lessee/s, occupiers and related information such as business addresses and telephone numbers), A "Register of Leases" shall be kept updated at all times by the Managing Agent where leases exceed 6 months.
3. No auction, jumble sale or similar sales or exhibitions, shall be held in a section or on common property and no area may be used for any industrial purpose whatsoever.
4. No person may reside in a section, exclusive use area or other part of the common property, other than section intended for residential purposes.
5. All owners and occupiers shall ensure that their visitors use the sections, exclusive use areas and the common property with diligent care, in accordance with these Rules and the provisions of the Sectional Titles Schemes Management Act, No. 8 of 2011 ('the Act'), and with respect and due consideration for other owners and residents.
6. No owner, lessee or occupier of a section may allow more than two persons for every bedroom, contained in the section, to reside in the section at any time.

RULE 9: DOMESTIC EMPLOYEES

1. Domestic employees of owners or occupiers may use the common property and all facilities, if any, in such a manner and at such times as may be directed by the Trustees from time to time.
2. An owner or occupier shall be responsible for the conduct of their domestic or other employees, and for any person visiting them.
3. An owner or occupier shall ensure that his/her domestic employee complies fully with the Management and Conduct Rules, does not do anything which may constitute a nuisance or danger to any other person and that any domestic employee's room and other facilities are only used for the purpose for which they are intended.

RULE 10: SECURITY

1. Owners and occupiers must ensure that the security and safety of the property and occupiers and their property are preserved at all times, and in particular must ensure that the following are observed:



- 1.1. Ensure that upon entering or leaving, all security doors and gates are properly closed; and
- 1.2. Ensure that security doors and gates are never open for persons other than their known visitors or those known by them to occupy a section or be employed by the Body Corporate.
2. The Trustees may, from time to time, issue directives for the proper compliance with this Rule.

RULE 11: TELEVISION AND OTHER INSTALLATIONS

1. No owner or occupier may, without the prior written approval and direction of the Trustees, erect a solar heating system or a device for the reception or transmission of radio, television or other signals, which is visible from outside their section.
2. The Trustees' consent for such structures may be withdrawn at any time in the event of non-compliance with any imposed conditions. In the event of such withdrawal, the owner shall be responsible for the immediate removal of such object, at his/her own cost; failing which the Trustees may [... approach the Community Schemes Ombud Service to have the object removed in terms of section 39(2)(d) of the Community Schemes Ombud Service Act].
3. No television antenna or dish may be erected or installed so as to project above the skyline of the roof, when viewed from any point on the common property.
4. Extractor fans for kitchen cookers, BBQ's and washing machine/tumble dryer extractors may only be vented to the outside atmosphere in positions approved in writing by the Body Corporate which will not impinge on the air quality or temperature of other owners/occupants. Extractors may not be vented into parking areas or partially enclosed gallery spaces.

RULE 12: VISITORS

1. An owner or occupier of a section is liable for the conduct of their visitors, guests and employees and must ensure their strict compliance with all requirements of the Act and the Management and Conduct Rules.

RULE 13: AIR-CONDITIONERS

1. No owner or occupier shall install an air-conditioning unit in their section without prior written consent of the Trustees in their sole discretion. When granting such consent, the Trustees may impose any conditions they deem appropriate.
2. An owner shall be required to keep any air-conditioning unit in a state of good repair. Should the Trustees not be satisfied with the working order or noise levels of a particular air-conditioning unit, the owner of such an air-conditioner shall have it repaired or replaced to the satisfaction of the Trustees at the owner's expense.



RULE 14: LEVIES

1. Levies are due in advance on the first of each month and are payable on the due date after which interest at the maximum rate as allowed by the [... National Credit] Act, will be payable thereon. The Trustees reserve the right to instruct attorneys to recover arrears. The Trustees may, at any time and after due discussion and deliberations, raise special levies to ensure that unforeseen expenses of the property are met.

RULE 15: INSURANCE

1. The Body Corporate shall have no responsibility whatsoever for the insurance of the contents of any particular section, which shall at all times be the sole responsibility of the owner/occupier in question.
2. An owner/occupier shall not do or permit to be done in his/her section or on the common property anything which will or may increase the rate of premium payable by the Body Corporate on any insurance policy or which may tend to vitiate any such insurance policy.
3. An owner/occupier shall not store or harbour upon the common property or any part thereof or in his/her section any goods, including inflammable materials, which may vitiate any fire insurance policy held by the Body Corporate or increase the premium payable in respect of such policy.

RULE 16: LIFESTYLE AREA

An owner/occupier/his visitor/s and/or children shall at all times adhere to the following:

1. No alcohol is to be consumed in the pool area or the gym area.
2. No glass bottles or containers are allowed in the pool area.
3. No music is permitted in the pool area, braai area, Jacuzzi, kitchen and open deck area.
4. No swimming/access is permitted after 22h00. Trustees are authorised at their sole discretion to extend this time limit to 23h00 during the summer months of the year and are also authorised to revert to the 22h00 time limit during the summer months of the year should circumstances so warrant.
5. Children under the age of 12 are to be accompanied by an adult at all times.
6. Only authorised personnel are permitted access to the pool pump/equipment enclosures and/or pool chemicals and pool cleaning equipment.
7. Littering is not permitted; all refuse to be removed from the pool area.
8. Bathing apparel must be worn at all times whilst in the pool. No nudity is permitted.
9. Games are not permitted in the pool area.
10. Anyone using the braai facilities must always restore the cleanliness of the area and remove any personal braai equipment or refuse immediately after use.
11. The swimming pool gate must remain closed at all times.
12. No animals are allowed in the pool area.



13. No parties are allowed in the pool area.

RULE 17: BEHAVIOUR OF OWNERS, OCCUPIERS, GUESTS, ETC.

1. All owners and occupiers shall ensure that their use of their section and of the common property and its facilities are at all times conducted in such a manner as not to:
 - 1.1. cause a nuisance, disturbance or inconvenience to any other owner or occupier, particularly in the form of loud music, radio or TV. Trustees are empowered to impose fines [which may not be equal to, or exceed, the monthly levy amount payable by the owner concerned] for repeat contravention of this rule after written warning has been ignored.
 - 1.2. detrimentally affect the rights and interests of other owners or occupiers.
2. Owners and occupiers shall be responsible for the behaviour of their children and guests and shall be liable for any damage caused by them. Any damage caused by such children or guests shall be repaired at the cost of the owner or occupier concerned, within 14 days of notice by the Trustees, to the satisfaction of the Trustees.
3. No children are permitted to play in the parking area, stairwells and landings.

RULE 18: SMOKING POLICY

1. The Trustees have designated Perspectives as a "non-smoking building". Consequently no smoking is allowed in the common areas such as corridors, lifts and foyers.

RULE 19: USE OF LIFTS

1. Moving of furniture or any heavy or bulky articles in the lifts must be done by prior arrangement with the Managing Agent or a Trustee who can ensure that the lift is properly cleared and protected to prevent damage.

RULE 20: BODY CORPORATE/MANAGING AGENTS' EMPLOYEES

1. No owner or tenant may employ/hire/make use of/reward etc. any employee of the Body Corporate and/ the Managing Agent for any purpose, without the prior written consent of the Body Corporate.

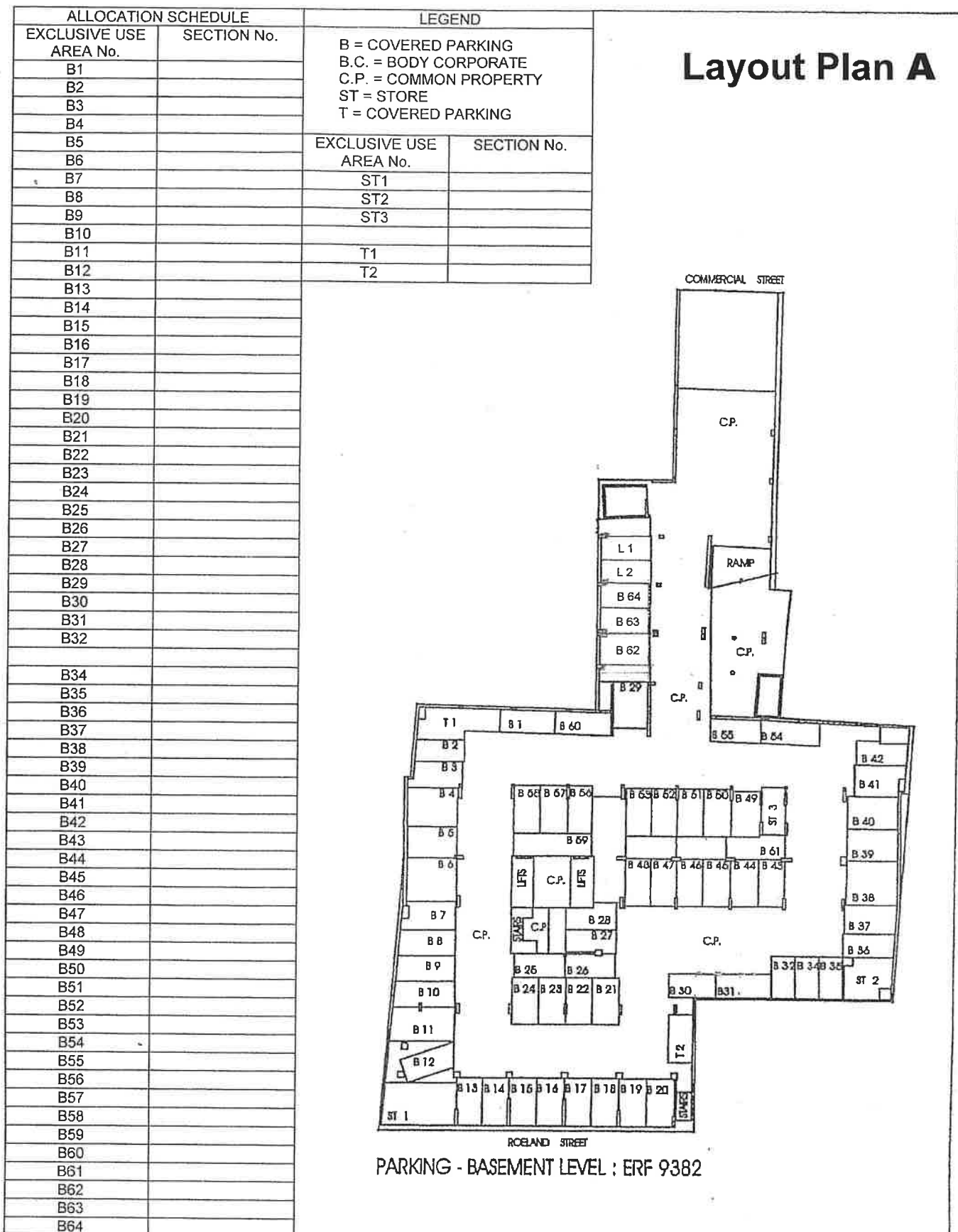
RULE 21: CREATION OF EXCLUSIVE USE AREAS

1. In accordance with sections 10(7) and 10(8) of the Act, the Body Corporate hereby confers rights of exclusive use of parts of the common property upon members of the Body Corporate, being the registered owners of units in the scheme as stipulated hereunder.
2. The parts of the common property referred to in sub-rule (1) above, are the areas marked "B1", "B2", "B3", "B4", "B5", "B6", "B7", "B8", "B9", "B10", "B11", "B12", "B13", "B14", "B15", "B16", "B17", "B18", "B19", "B20", "B21", "B22", "B23", "B24", "B25", "B26", "B27", "B28", "B29", "B30", "B31", "B32", "B34", "B35", "B36", "B37", "B38", "B39", "B40", "B41", "B42", "B43", "B44", "B45", "B46", "B47", "B48", "B49", "B50", "B51", "B52", "B53", "B54", "B55", "B56", "B57", "B58", "B59", "B60", "B61", "B62", "B63", "B64", "ST1", "ST2", "ST3", "T1", "T2", "G1", "G2", "G3", "G4", "G5", "G6", "G7", "G8", "G9", "G10", "G11", "G12", "G13", "G14", "G15", "G16", "G17", "G18", "G19", "G20", "G21", "G22", "G23", "G24", "G25", "G26", "G27", "G28", "G29", "G30", "G31", "G32", "G33", "G34", "G35", "G36", "G37", "G38", "G39", "G40", "G41", "G42", "G43", "G44", "G45", "G46", "G47", "G48", "G49", "G50", "G51", "G52", "G53", "G54", "G55", "G56", "G57", "G58", "G59", "G60", "G61", "G62", "G63", "G64", "G65", 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3. The exclusive use areas referred to in sub-rule (2) above marked "B", "G", "F", "S" and "T" are to be used as parking bays, and the areas marked "ST" as storerooms and/or parking bays.
4. The said exclusive use areas are allocated to the owners of the listed sections (Linked Sections) as indicated on the annexed **Allocation Schedule** of exclusive use areas, marked **"B"**.
5. Upon the transfer of a Linked Section, the new owner shall automatically acquire the right of exclusive use of the linked exclusive use area/s as recorded on Layout Plan "A", read together with Allocation Schedule "B".
6. The rights created in terms of this rule, shall not be real rights as contemplated in section 27(6) of the Sectional Titles Act, No. 95 of 1986.
7. The exclusive use areas created, allocated and held in terms of this rule, shall be regarded as exclusive use areas for all purposes contemplated in the Act, the Management Rules and Conduct Rules, and in particular for the purposes of:
 - 7.1. The imposition and recovery of levies, as contemplated in section 3(1)(c) of the Act.
 - 7.2. The usage thereof by, and the conduct of, the owners and occupiers of the Linked Sections.
 - 7.3. The authority of the Body Corporate to consider and allow or to refuse the construction or placement of any structure or building improvement on an exclusive use area as contemplated in Management Rule 30(g).
 - 7.4. The maintenance thereof by the Body Corporate pursuant to section 3(1)(l) of the Act, subject to the duties of the owner of the Linked Section to keep his or her exclusive use area in a clean and neat condition, as stipulated in section 13(1)(c) of the Act.





PARKING - BASEMENT LEVEL : ERF 9382

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 28/03/08

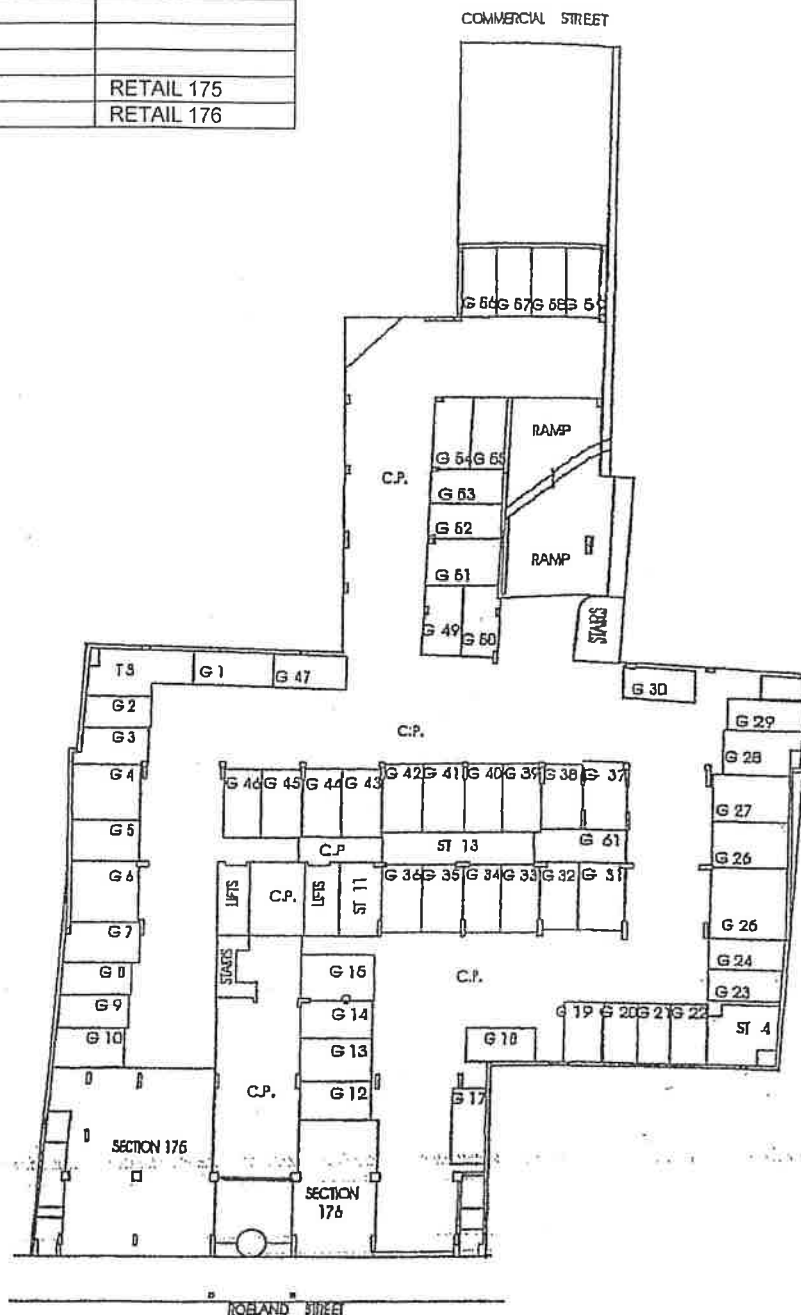
BASEMENT FLOOR PLAN

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Architects

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www.arthurquinton.co.za arthurq@intekom.co.za

Approved 22 Nov 2022

ALLOCATION SCHEDULE		LEGEND	
EXCLUSIVE USE AREA No.	SECTION No.	B = COVERED PARKING B.C. = BODY CORPORATE C.P. = COMMON PROPERTY ST = STORE T = COVERED PARKING	
G1		EXCLUSIVE USE AREA No.	SECTION No.
G2			
G3			
G4			
G5			
G6			
G7			
G8			
G9			
G10			
G11			
G12		T3	
G13			RETAIL 175
G14			RETAIL 176
G15			
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PARKING - GROUND LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE 1/500 ERF: 9382 DATE 28/03/08

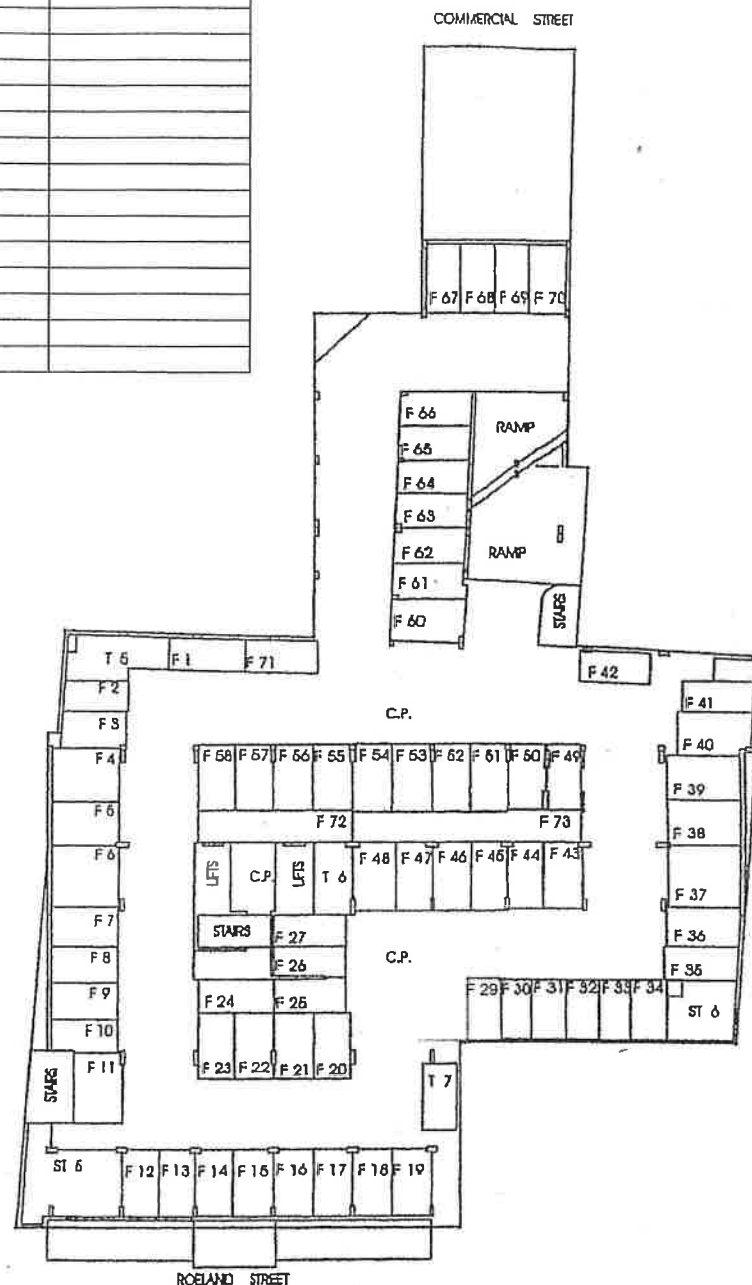
GROUND FLOOR PLAN

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Approved 22 Nov 2022

ALLOCATION SCHEDULE		LEGEND	
EXCLUSIVE USE AREA No.	SECTION No.	B = COVERED PARKING B.C. = BODY CORPORATE C.P. = COMMON PROPERTY ST = STORE T = COVERED PARKING	
F1			
F2			
F3			
F4			
F5			
F6		EXCLUSIVE USE AREA No.	SECTION No.
F7		F62	
F8		F63	
F9		F64	
F10		F65	
F11		F66	
F12		F67	
F13		F68	
F14		F69	
F15		F70	
F16		F71	
F17		F72	
F18		F73	
F19			
F20		ST5	
F21		ST6	
F22			
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PARKING - FIRST LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

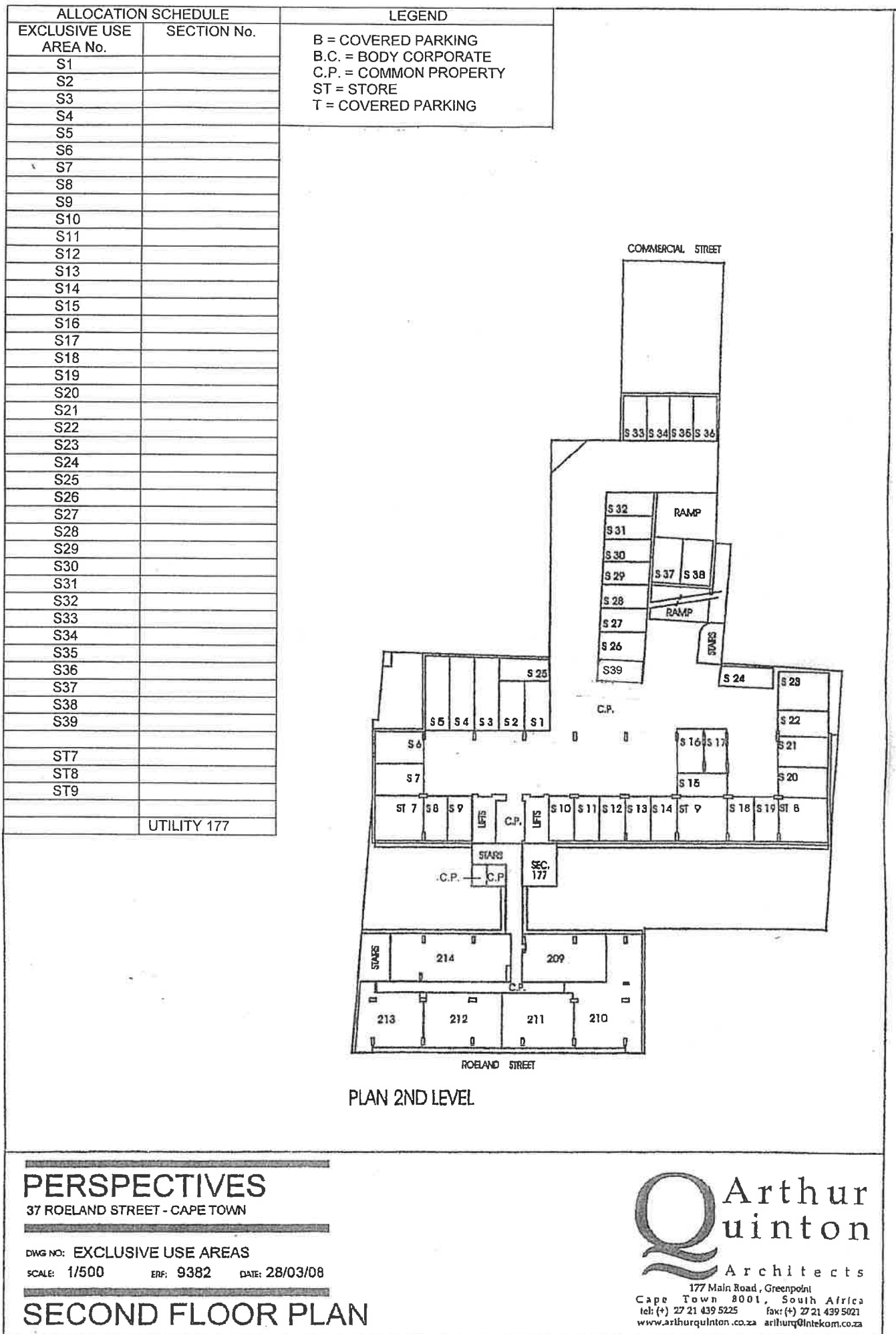
SCALE: 1/500 REF: 9382 DATE: 28/03/08

FIRST FLOOR PLAN

**Arthur
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PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 28/03/08

SECOND FLOOR PLAN

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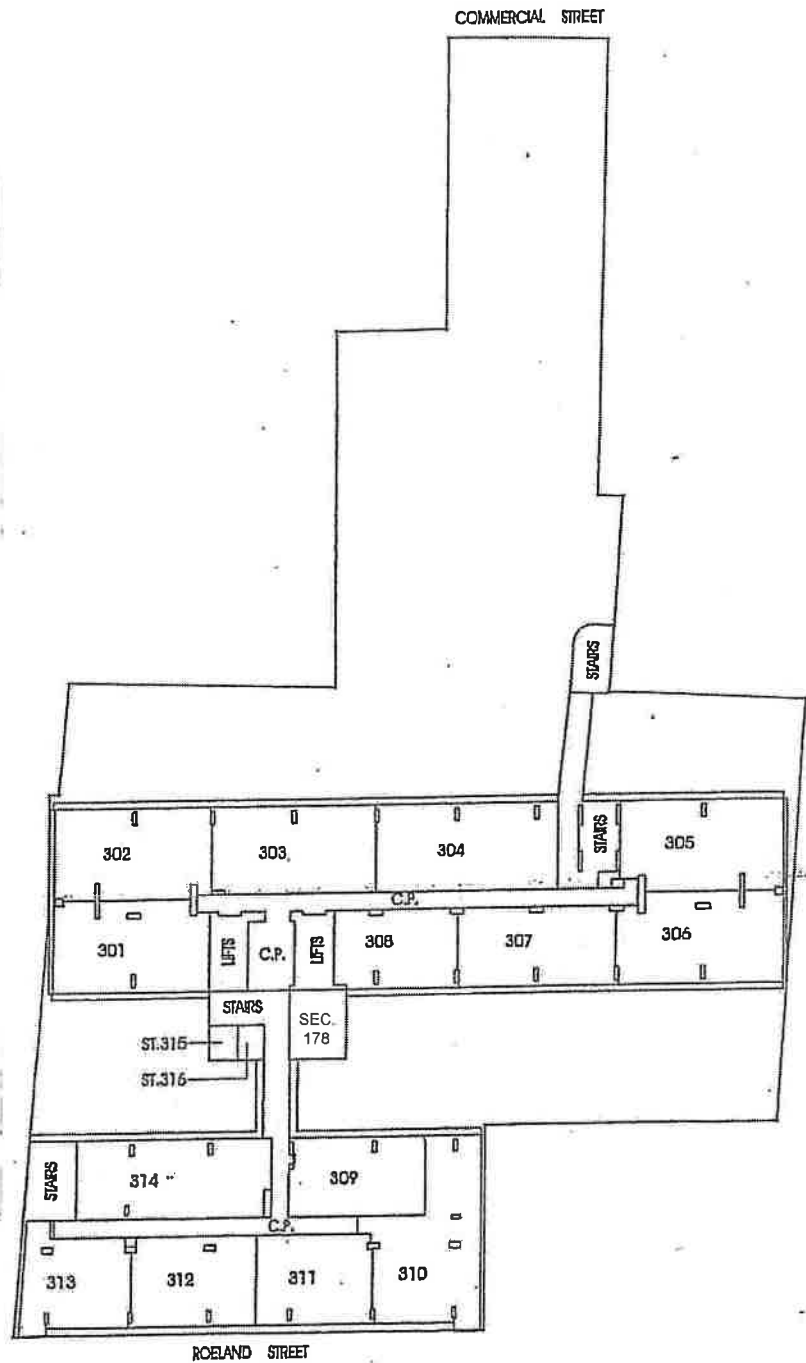
Approved 22 Nov 2022

LEGEND

B = COVERED PARKING
 B.C. = BODY CORPORATE
 C.P. = COMMON PROPERTY
 ST = STORE
 T = COVERED PARKING

ALLOCATION SCHEDULE

EXCLUSIVE USE AREA No.	SECTION No.
ST 315	
ST 316	
	UTILITY 178



PLAN 3RD LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

THIRD FLOOR PLAN

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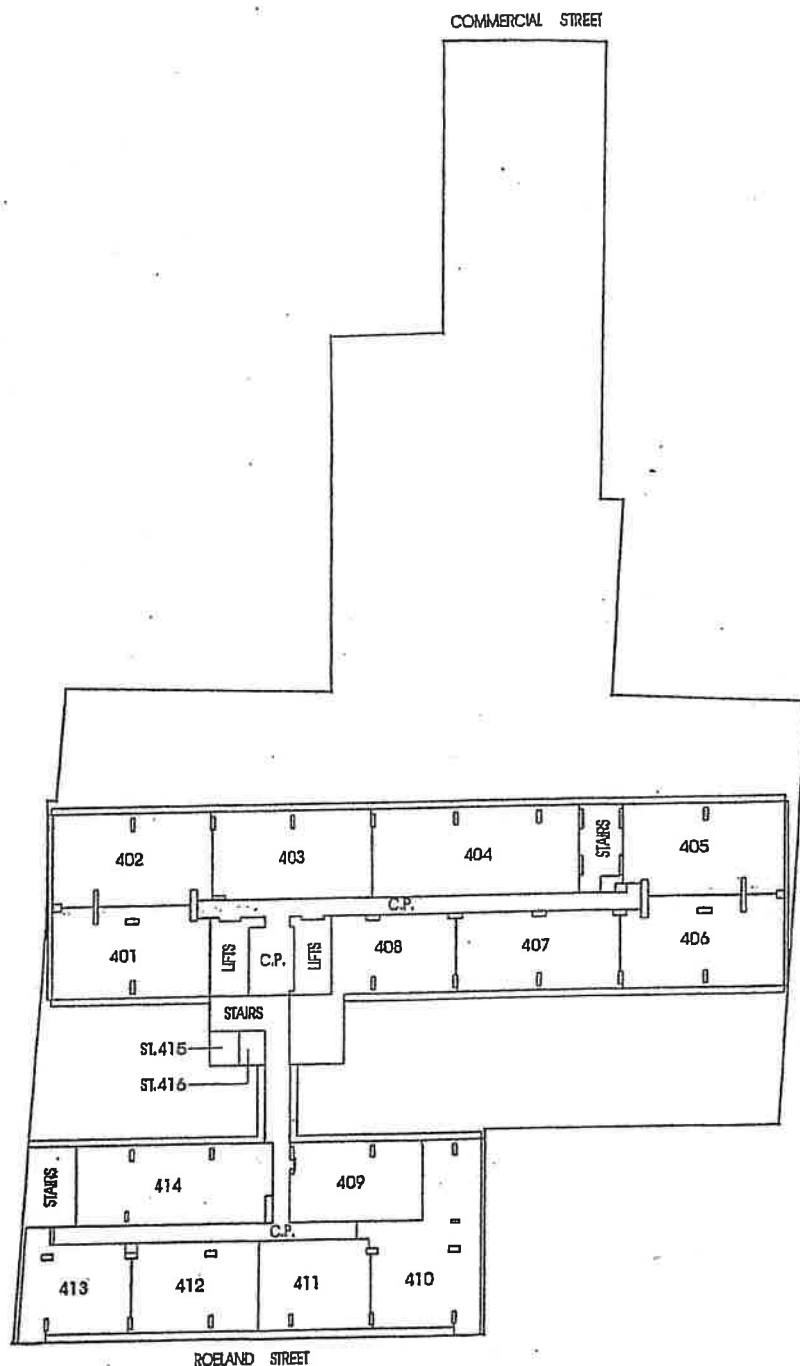
Approved 22 Nov 2022

LEGEND

B = COVERED PARKING
B.C. = BODY CORPORATE
C.P. = COMMON PROPERTY
ST = STORE
T = COVERED PARKING

ALLOCATION SCHEDULE

EXCLUSIVE USE AREA No.	SECTION No.
ST 415	
ST 416	



PLAN 4TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

FOURTH FLOOR PLAN

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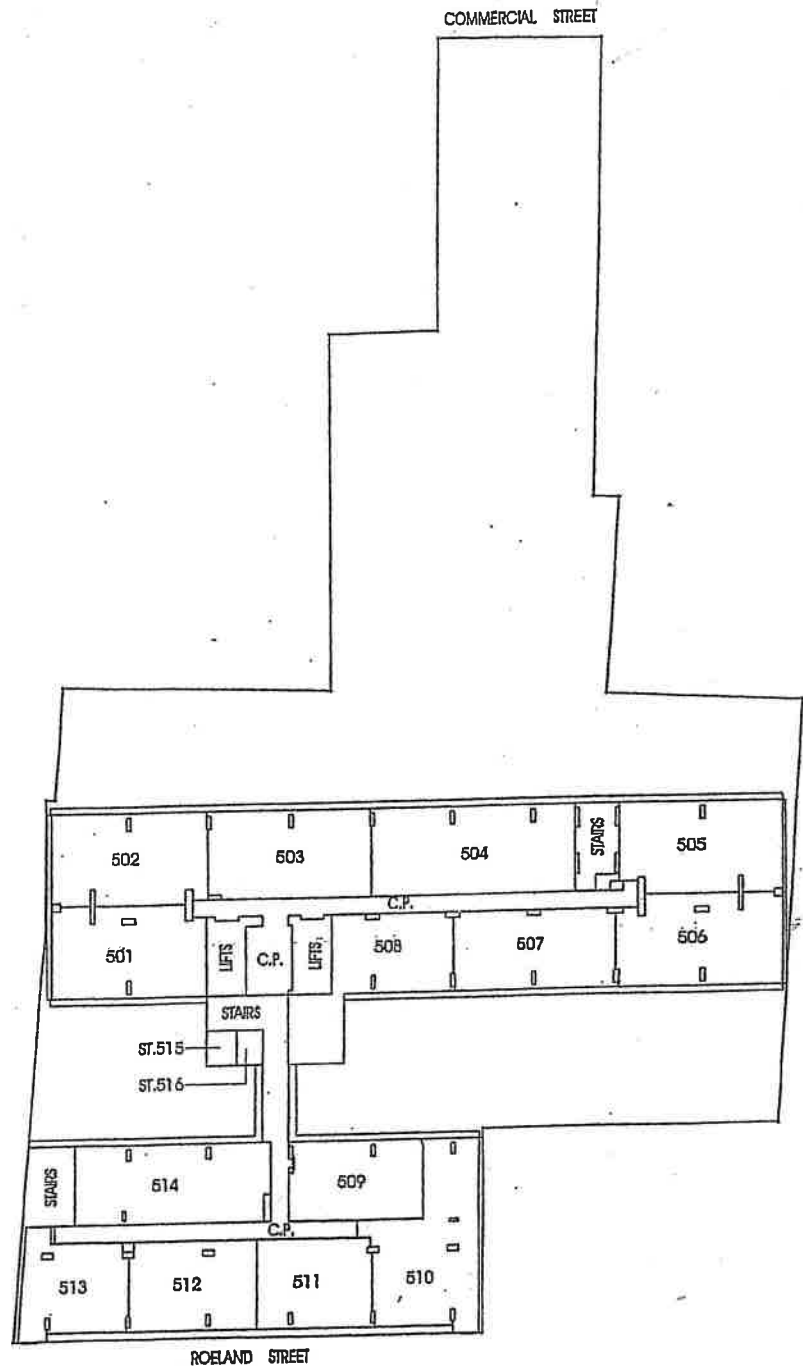
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LEGEND

B = COVERED PARKING
B.C. = BODY CORPORATE
C.P. = COMMON PROPERTY
ST = STORE
T = COVERED PARKING

ALLOCATION SCHEDULE

EXCLUSIVE USE AREA No.	SECTION No.
ST 515	
ST 516	



PLAN 5TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

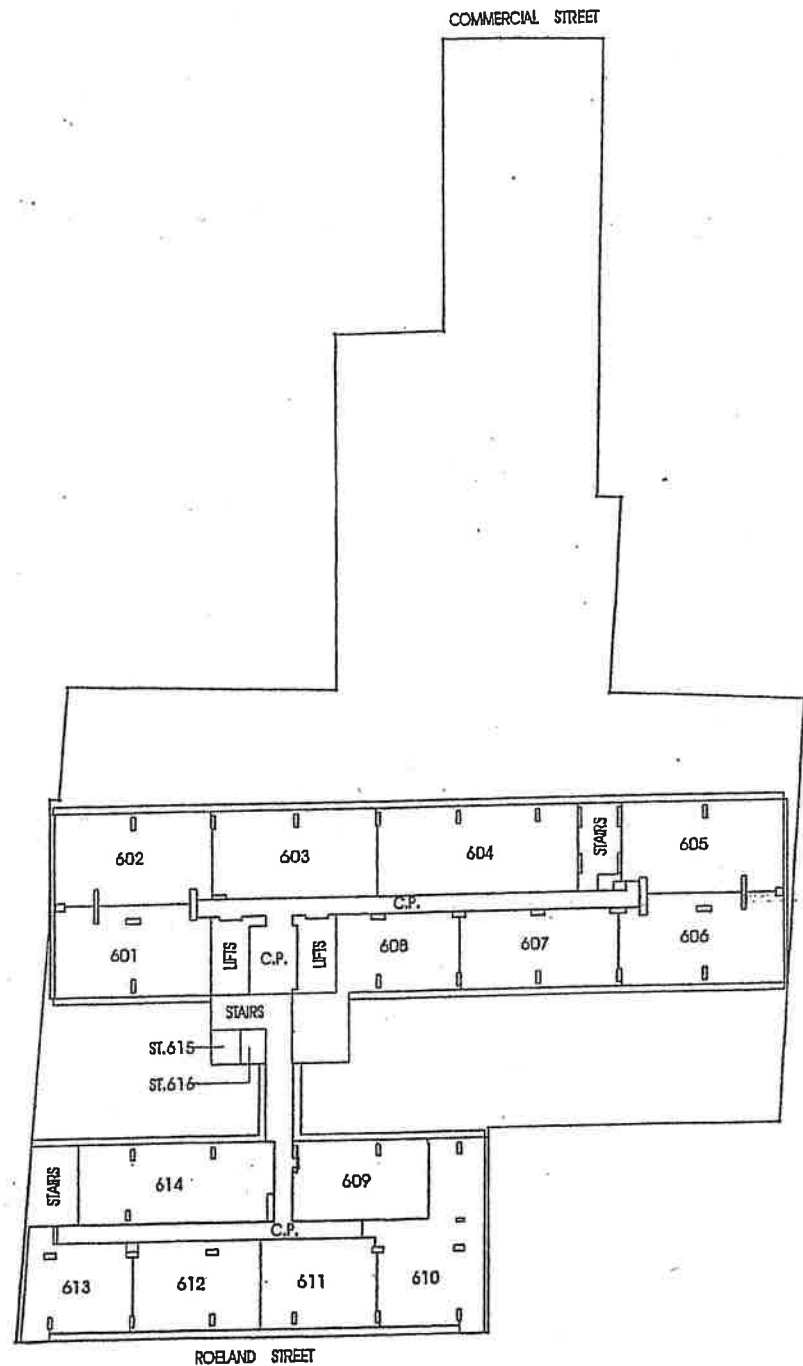
FIFTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 615	
ST 616	



PLAN 6TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

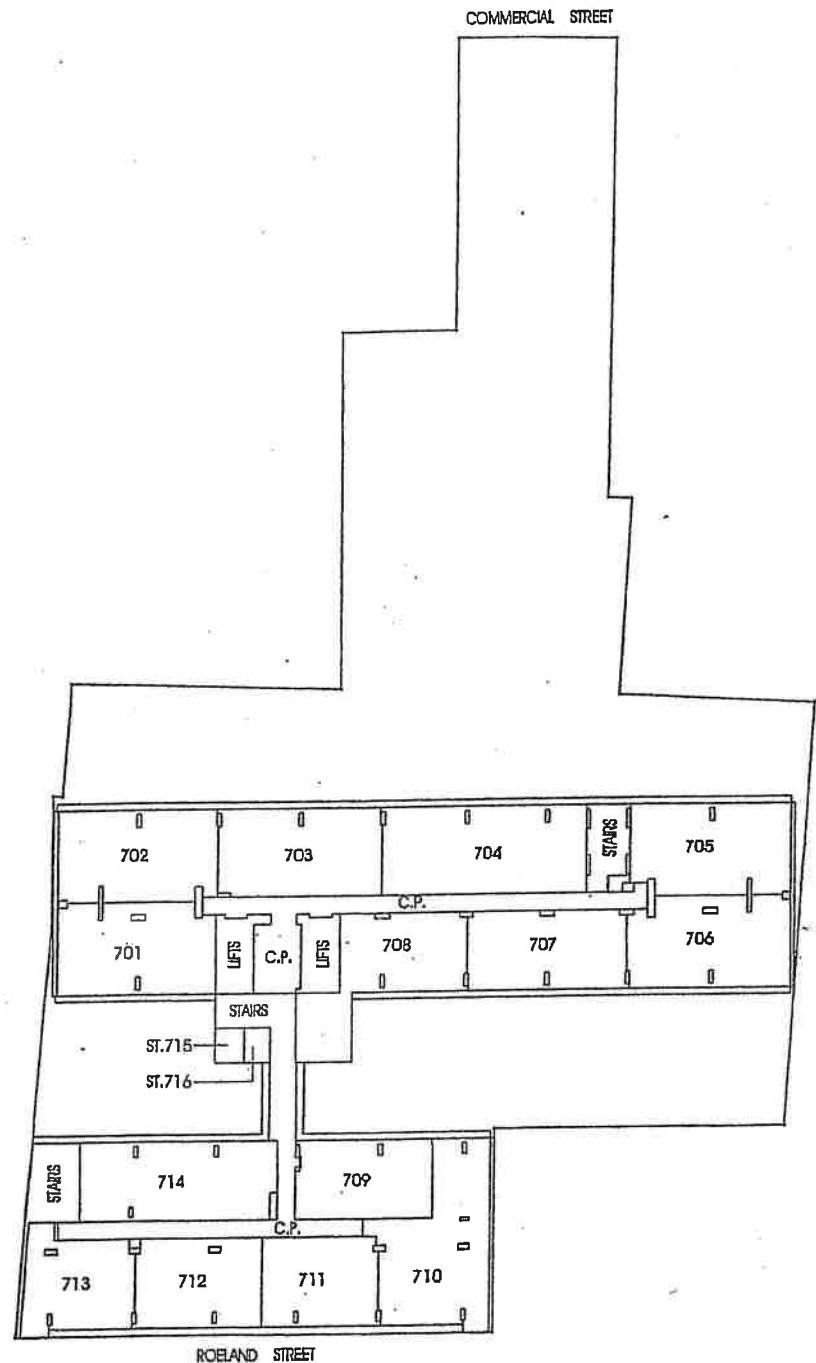
SIXTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 715	
ST 716	



PLAN 7TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

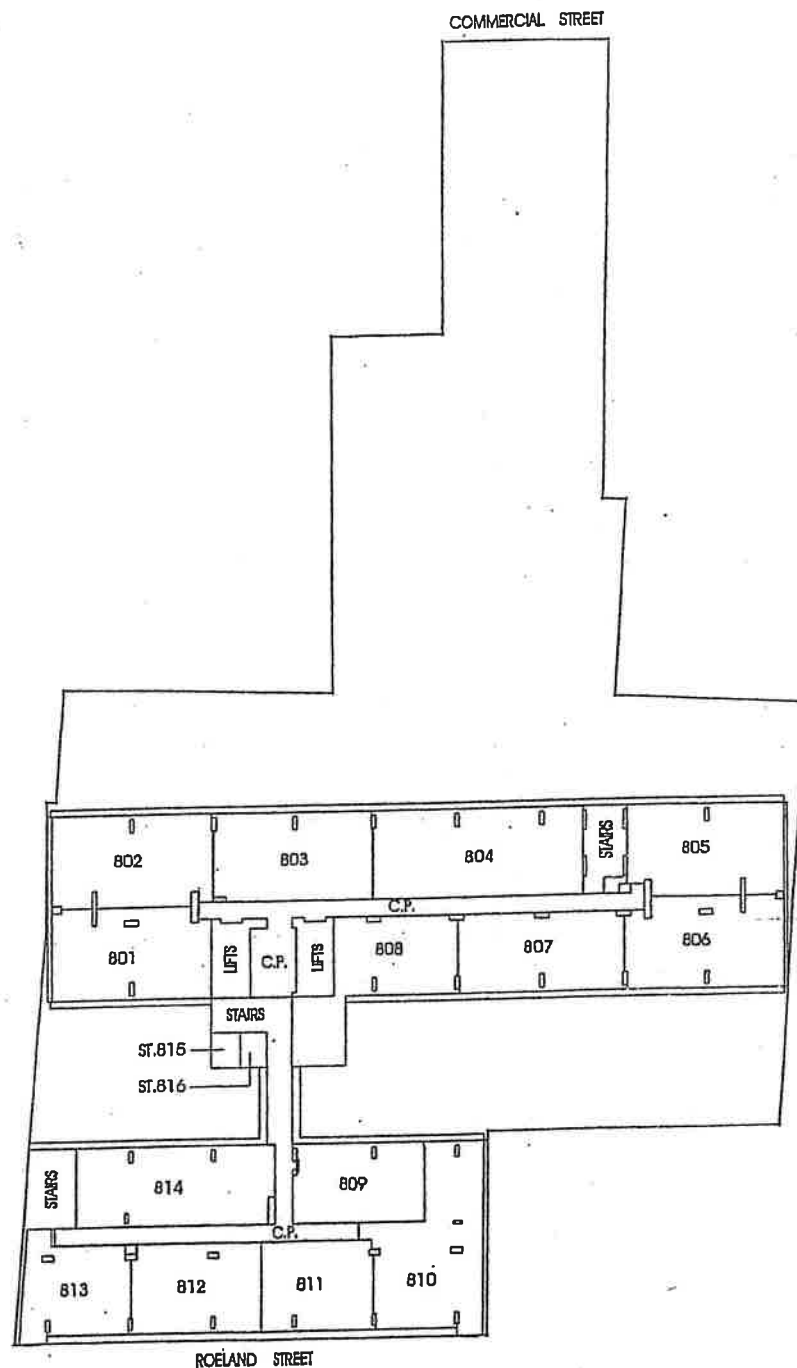
SEVENTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 815	
ST 816	



PLAN 8TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

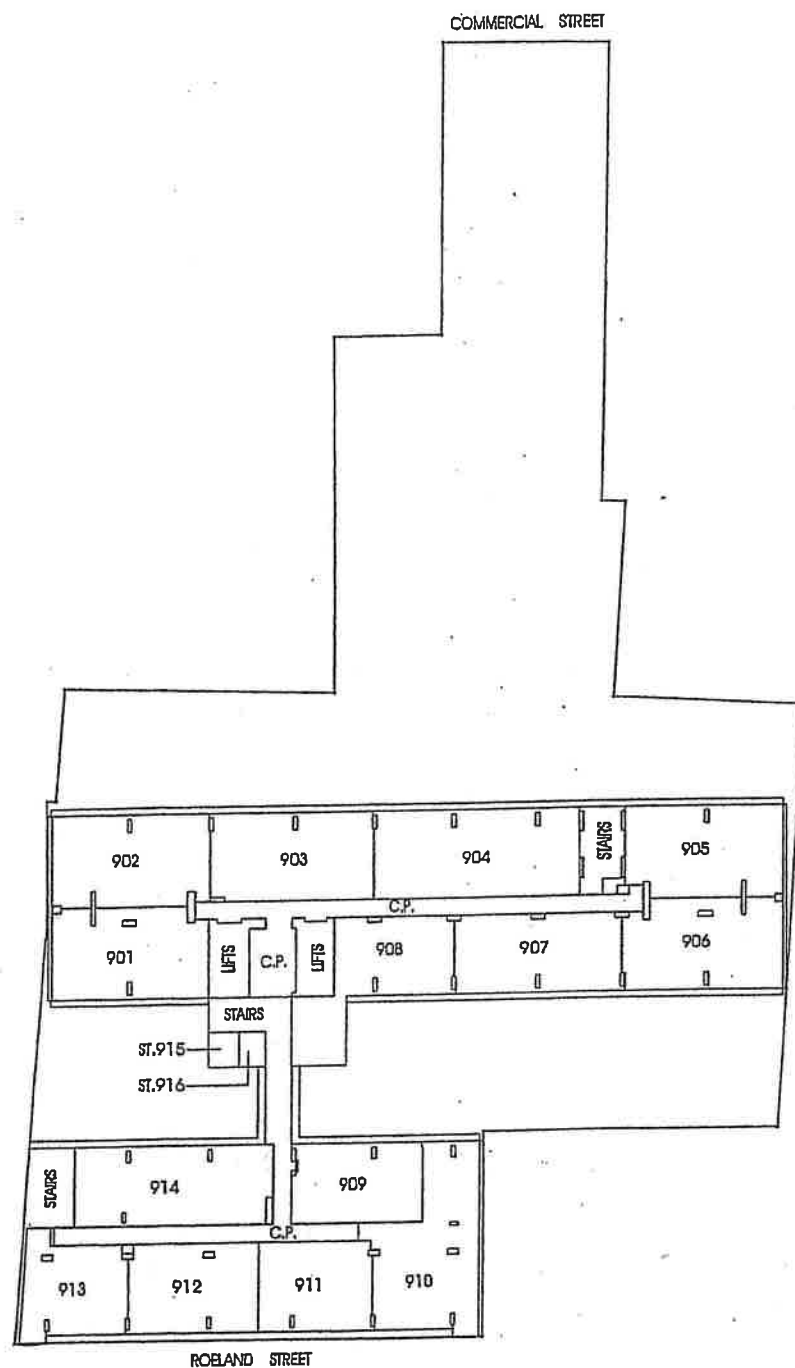
EIGHTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 915	
ST 916	



PLAN 9TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

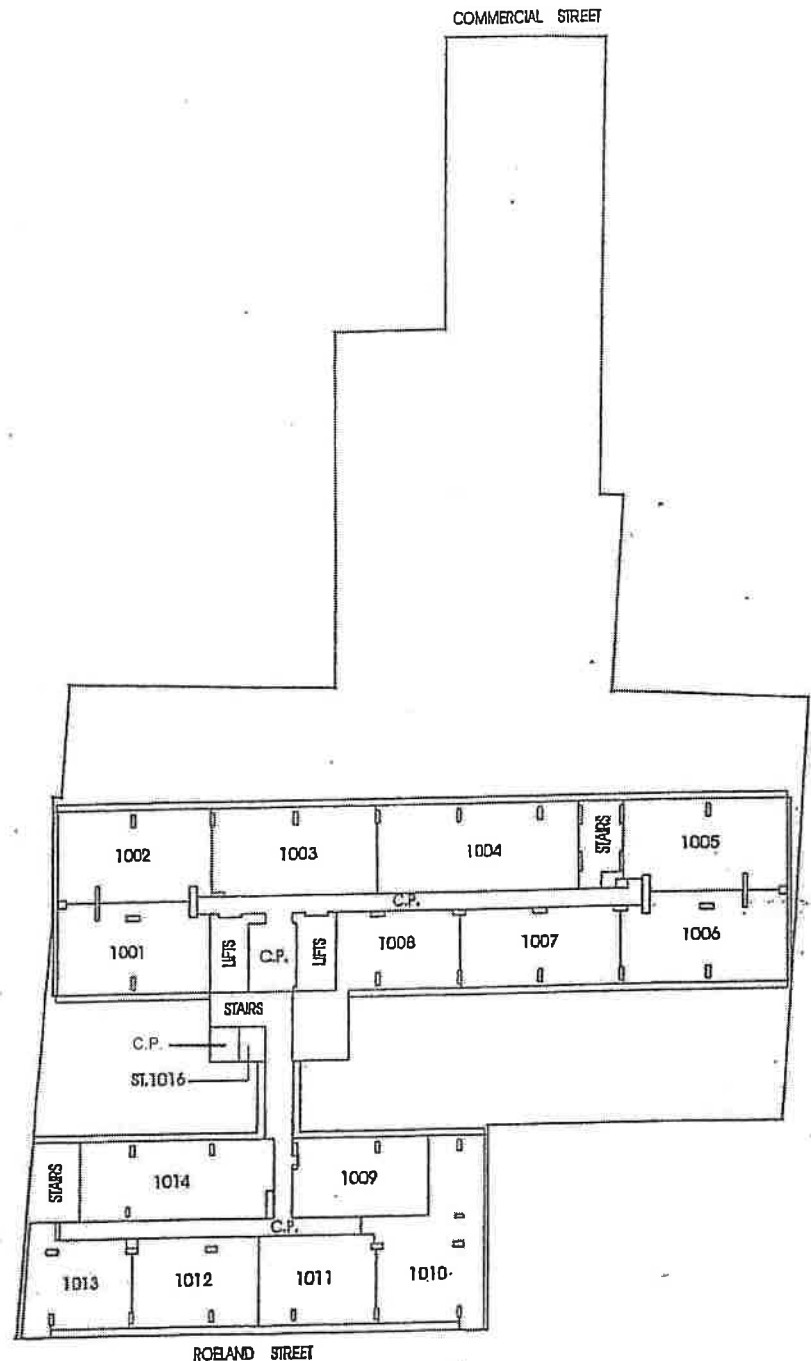
NINTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 1016	



PLAN 10TH LEVEL

PERSPECTIVES
37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS
SCALE: 1/500 ERF: 9382 DATE: 20/06/04

TENTH FLOOR PLAN

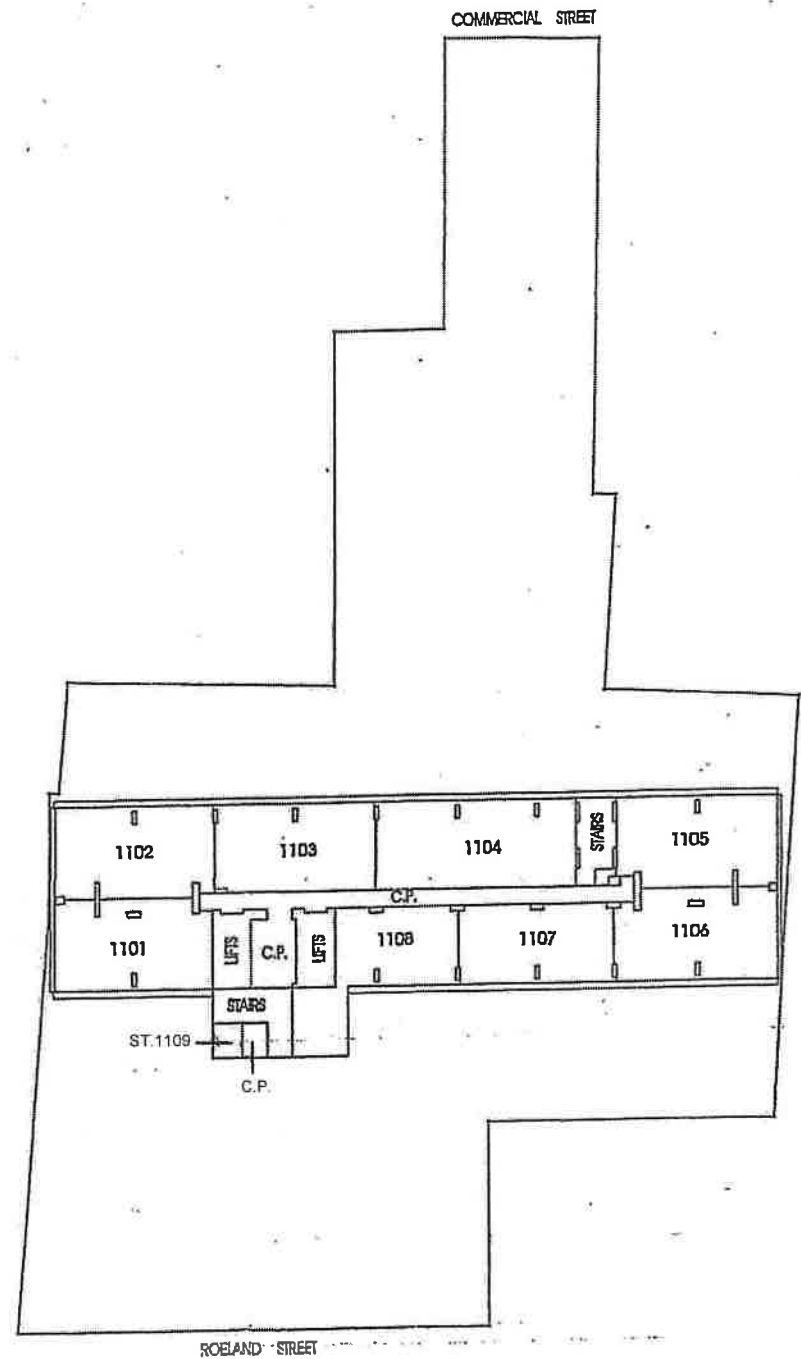
Arthur Quinton Architects
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LEGEND

B = COVERED PARKING
 B.C. = BODY CORPORATE
 C.P. = COMMON PROPERTY
 ST = STORE
 T = COVERED PARKING

ALLOCATION SCHEDULE

EXCLUSIVE USE AREA No.	SECTION No.
ST 1109	



PLAN 11TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 . ERF: 9382 DATE: 20/06/04

ELEVENTH FLOOR PLAN

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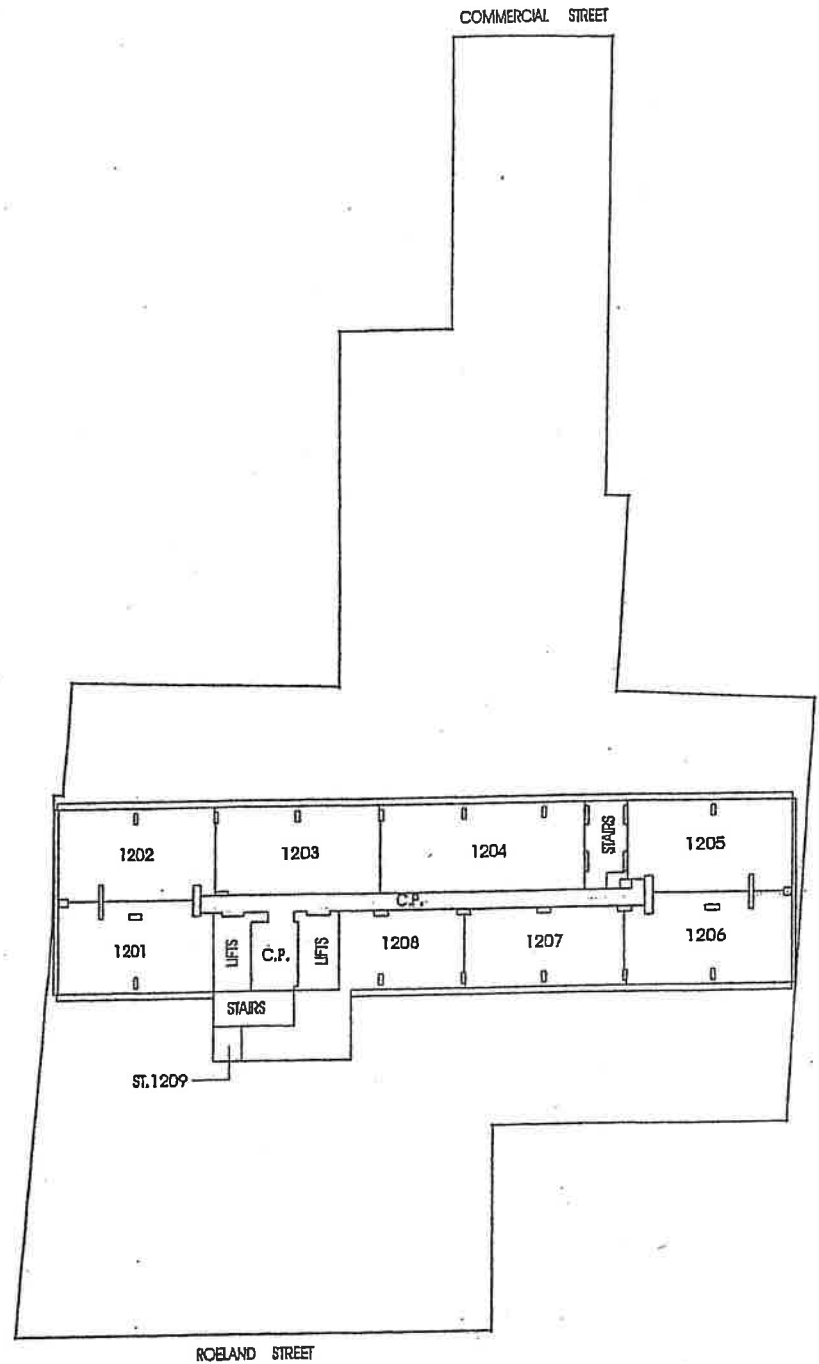
Approved 22 Nov 2022

LEGEND

B = COVERED PARKING
 B.C. = BODY CORPORATE
 C.P. = COMMON PROPERTY
 ST = STORE
 T = COVERED PARKING

ALLOCATION SCHEDULE

EXCLUSIVE USE AREA No.	SECTION No.
ST 1209	



PLAN 12TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

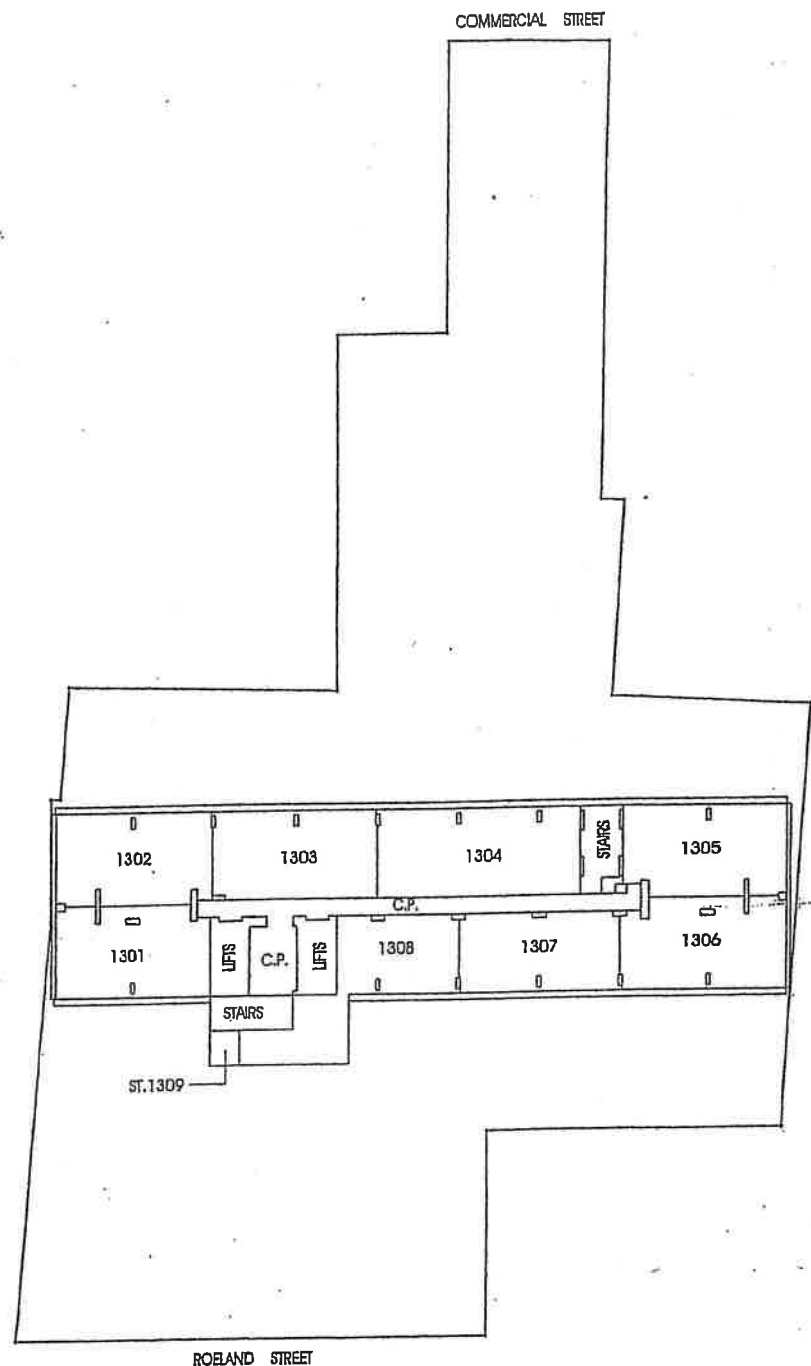
TWELTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 1309	



PLAN 13TH LEVEL

PERSPECTIVES.

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

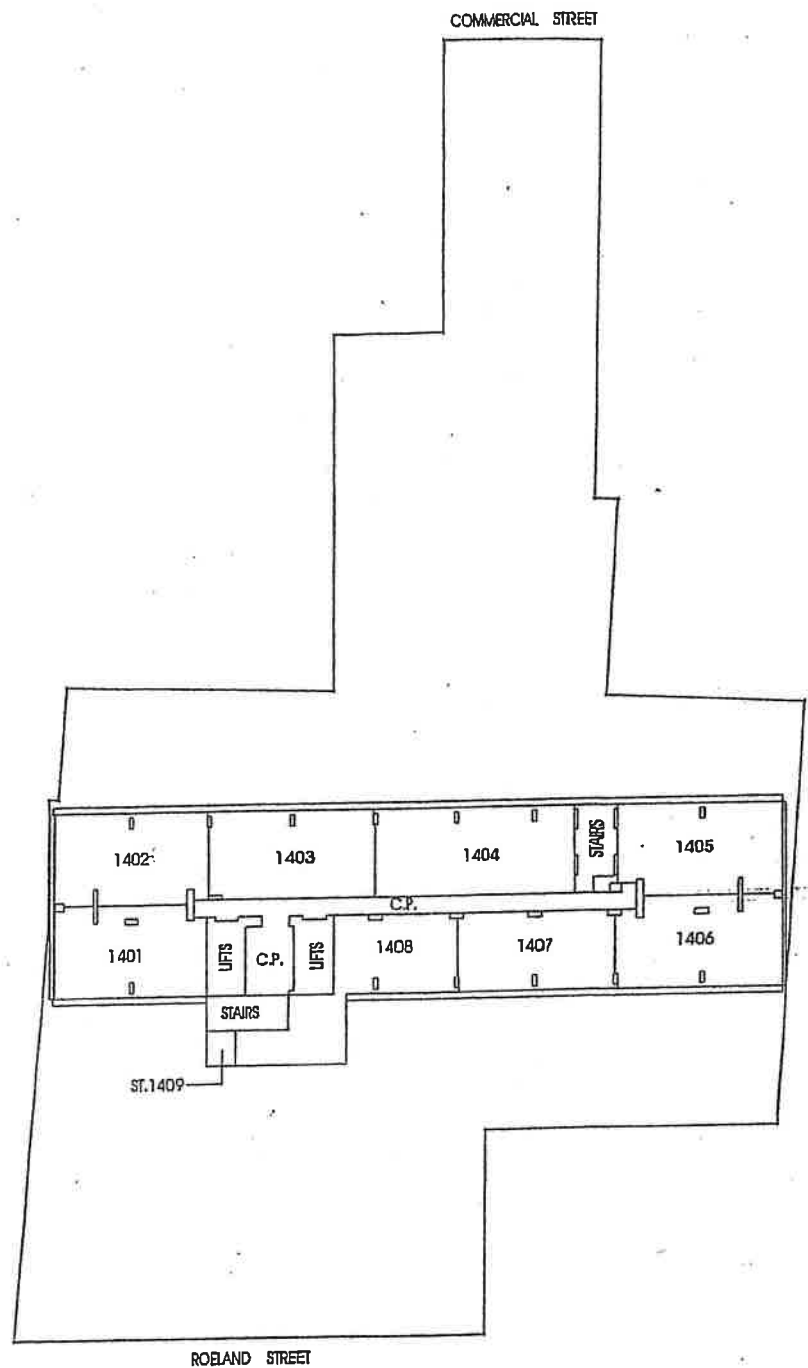
THIRTEENTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 1409	



PLAN 14TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

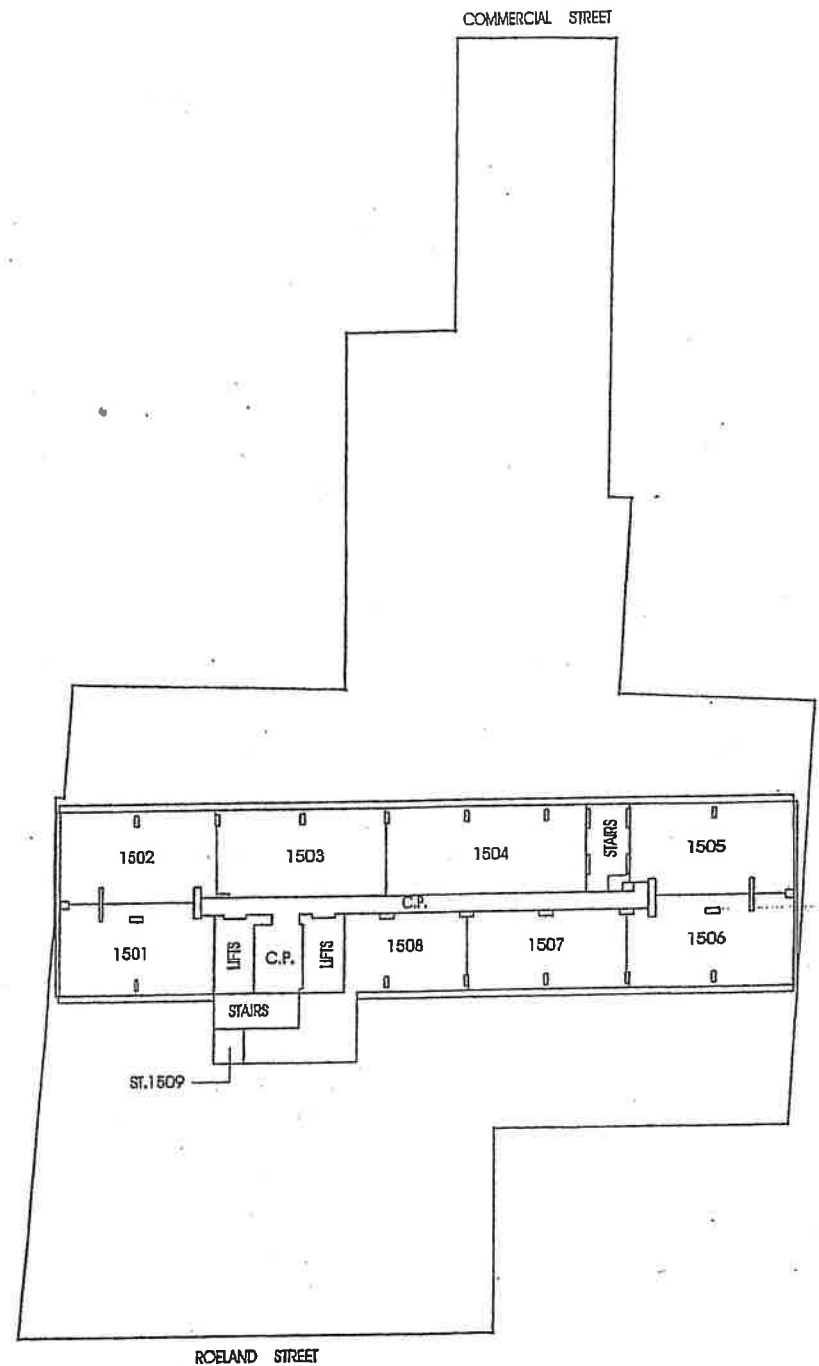
SCALE: 1/500 ERF: 9382 DATE: 20/06/04

FOURTEENTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 1509	



PLAN 15TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

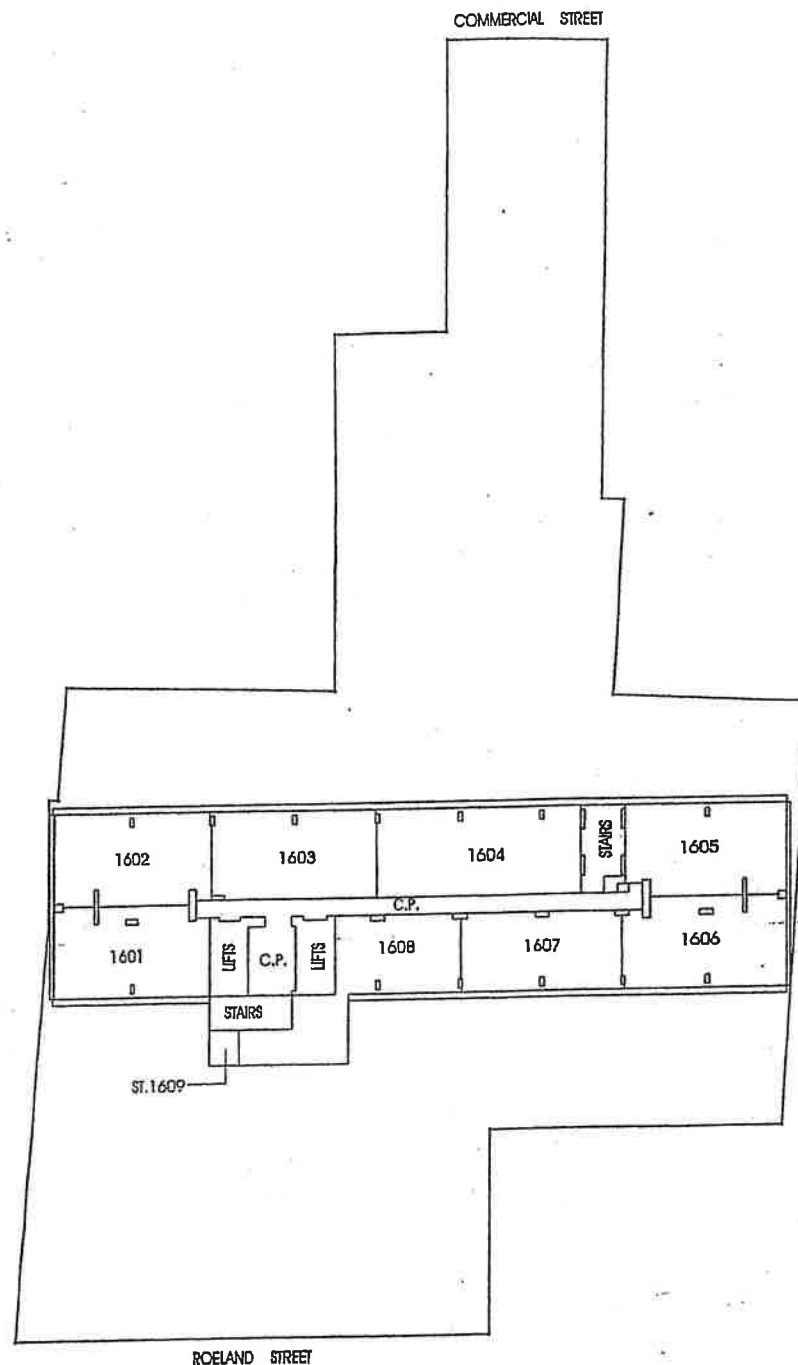
FIFTEENTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.
ST 1609	



PLAN 16TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500

ERF: 9382

DATE: 20/06/04

SIXTHTEENTH FLOOR PLAN

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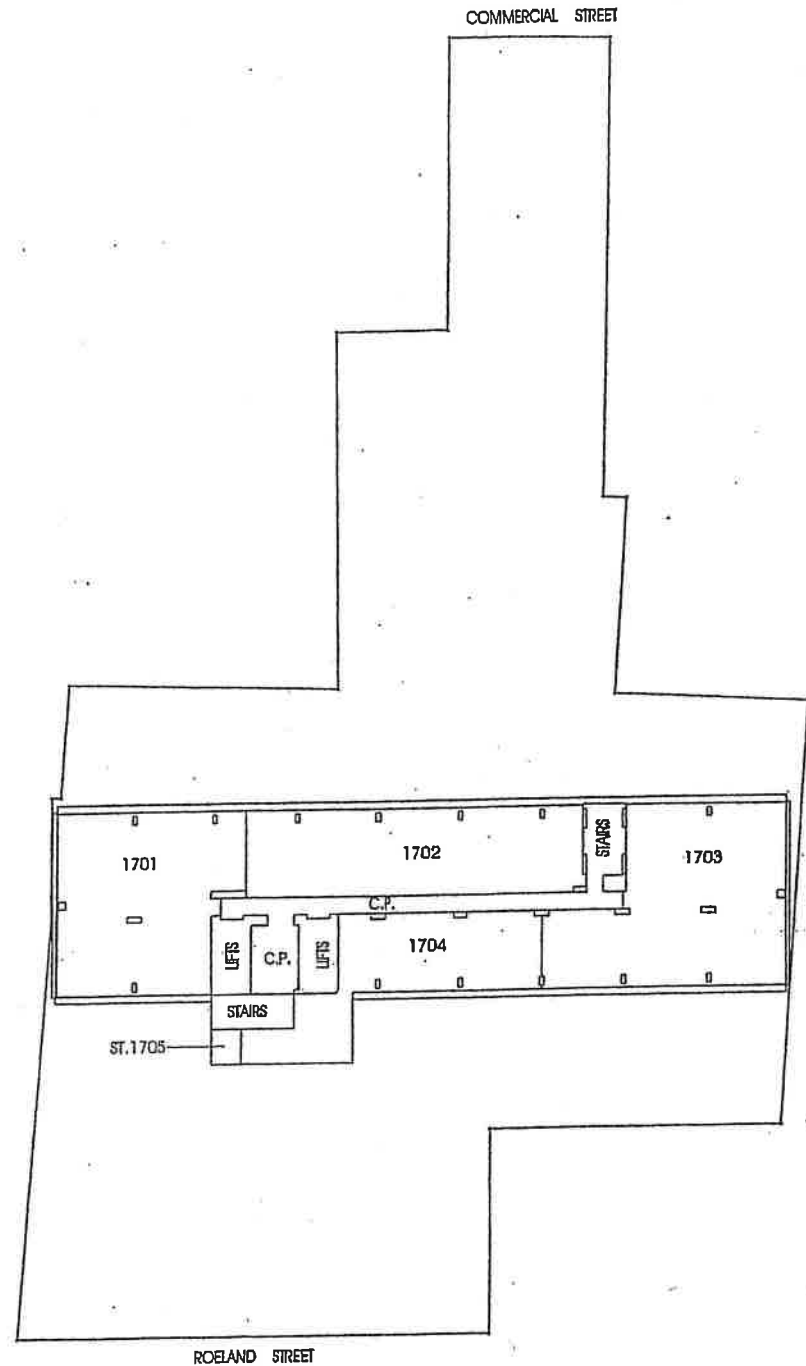
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LEGEND

B = COVERED PARKING
B.C. = BODY CORPORATE
C.P. = COMMON PROPERTY
ST = STORE
T = COVERED PARKING

ALLOCATION SCHEDULE

EXCLUSIVE USE AREA No.	SECTION No.
ST 1705	



PLAN 17TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

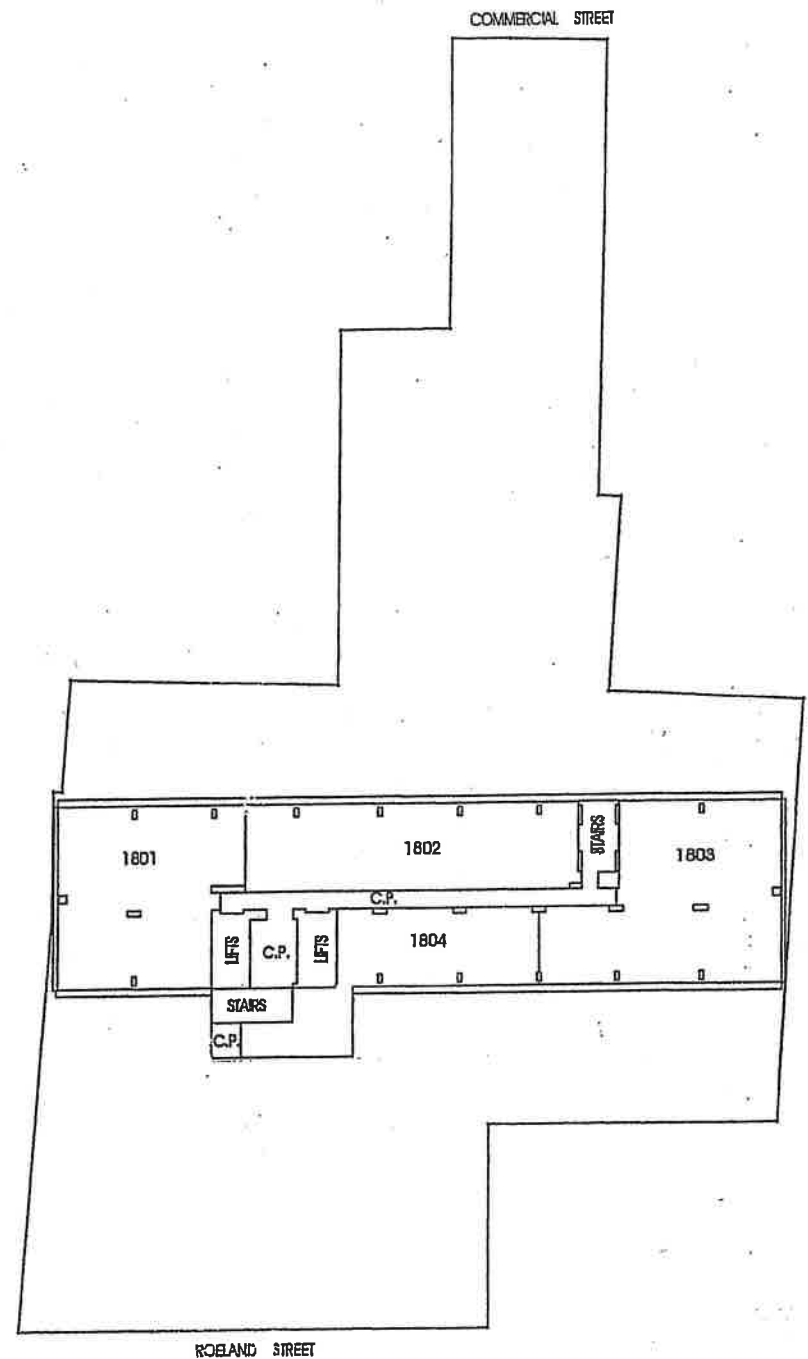
SEVENTEENTH FLOOR PLAN

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LEGEND	
B = COVERED PARKING	
B.C. = BODY CORPORATE	
C.P. = COMMON PROPERTY	
ST = STORE	
T = COVERED PARKING	
ALLOCATION SCHEDULE	
EXCLUSIVE USE AREA No.	SECTION No.



PLAN 18TH LEVEL

PERSPECTIVES

37 ROELAND STREET - CAPE TOWN

DWG-NO: EXCLUSIVE USE AREAS

SCALE: 1/500 ERF: 9382 DATE: 20/06/04

EIGHTEENTH FLOOR PLAN

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Anthra



37 ROELAND STREET - CAPE TOWN

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PERSPECTIVES

ALLOCATION SCHEDULE B **Exclusive Use Areas** (as at 09.07.2021)

SECTION	APARTMENT	PARKING				STORE	NOTES
1	1801	B11	B12				
2	1802	G26	G27				
3	1803	G3	G4			ST1705	
4	1804	B39					
5	1701	F4	F5			ST1	
6	1702	B19	G15	G23	G24	ST4	reallocation SGM 2021
7	1703	B5	B6				
8	1704	F18	F19	T7			
9	1602	G13				ST1509	
10	1603	F38	F39				
11	1604	G25				ST11	
12	1605	B7	B62				
13	1606	G40	G41			ST1609	
14	1607	F51	F52				
15	1608	F40					
16	1601	F67	F68				
17	1502	B37					
18	1503	B2	B48				
19	1504	G28	G29				
20	1505	F69	F70				
21	1506	B8	B9				
22	1507	B25					
23	1508	B47	G8				
24	1501	B55	B54			ST716	
25	1402	G35	G36			ST1409	
26	1403	B20	T2			ST416	
27	1404	F57	F58				
28	1405	F56					
29	1406	B13	B14			ST1309	
30	1407	G21					
31	1408	F36	F37				
32	1401	F25	S10				
33	1302	G38	G39			ST1209	
34	1303	B53					
35	1304	G54	G55				
36	1305	F31					
37	1306	F47	F48				
38	1307	B41	B42				
39	1308	F41	F42				
40	1301	F46					
41	1202	B22	B23				
42	1203	B34	B35				
43	1204	G19	G20				
44	1205	B57	B58				
45	1206	G17	G18				
46	1207	B3					
47	1208	B36				ST2	
48	1201	F2	F3				

SECTION	APARTMENT	PARKING				STORE	NOTES
49	1102	G52	G53			ST1016	
50	1103	G43	G44				
51	1104	B15	B40				
52	1105	G14	F45			ST1109	correction SGM 2021
53	1106	F1	T5				
54	1107	G1	T3				
55	1108	G5					
56	1101	G33	G34				
57	1002	F30					
58	1003	B17	B18				
59	1004	F33					
60	1005	B38	G30				
61	1006	B59					
62	1007	F7					
63	1008	G2					
64	1001	G45	G46				
65	1009	S8					
66	1010	G61				ST13	
67	1011	F26					
68	1012	F8					
69	1013	F22					
70	1014	B45					
71	902	F27	T6				
72	903	B50	B63				
73	904	F6					
74	905	B21				ST916	
75	906	S14				ST815	
76	907	F24					
77	908	G22	F71				reallocation SGM 2021
78	901	G58					
79	909	B26					
80	910	G56					
81	911	F53					
82	912	F34				ST915	
83	913	F10					
84	914	B29					
85	802	F35	F43				
86	803	F73					
87	804	B4				ST3	
88	805	S31					
89	806	F32					
90	807	F55					
91	808	S11				ST715	
92	801	S32					
93	809	G31				ST816	
94	810	S12					
95	811	F15					
96	812	F62					
97	813	F11				ST5	
98	814	B44					
99	702	S25					
100	703	B1	T1				
101	704	S7	S13			ST7	
102	705	S36				ST615	

SECTION	APARTMENT	PARKING				STORE	NOTES
103	706	F9					
104	707	B61					
105	708	F60					
106	701	G59					
107	709	B16					
108	710	S23					
109	711	B52					
110	712	F17					
111	713	F54					
112	714	F64					
113	602	S34					
114	603	S6				ST616	
115	604	G47					
116	605	S35					
117	606	S1					
118	607	S2					
119	608	B10					
120	601	B60					
121	609	F63					
122	610	S24					
123	611	G32					
124	612	F14					
125	613	B51					
126	614	B43					
127	502	S30					
128	503	G7	S9				
129	504	B24					
130	505	F29	S28			ST516	
131	506	S29					
132	507	G49					
133	508	S37					
134	501	S5					
135	509	F21					
136	510	S33					
137	511	G42					
138	512	F50					
139	513	G37					
140	514	F66					
141	402	S3					
142	403	G12	G57			ST515	reallocation SGM 2021
143	404	S27					
144	405	S4					
145	406	S38					
146	407	S15				ST9	
147	408	F20					
148	401	G51					
149	409	B56					
150	410	S26					
151	411	F12					
152	412	B46					
153	413	B30					
154	414	G50					
155	302	F65					

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SECTION	APARTMENT	PARKING				STORE	NOTES
156	303	S19				ST8	
157	304	S22					
158	305	S17	S39			ST316	
159	306	G6	S21			ST315	
160	307	S20					
161	308	F49					
162	301	S18					
163	309	B49					
164	310	F16					
165	311	F23					
166	312	B27					
167	313	B28					
168	314	S16					
169	209	F44				ST6	
170	210	F72				ST415	
171	211	F61					
172	212	F13					
173	213	B31					
174	214	B32					
175	Retail (large)	G10					
176	Retail (small)	G9					
177	Utility (2nd floor)						
178	Utility (3rd floor)						
BC	BC	B64					