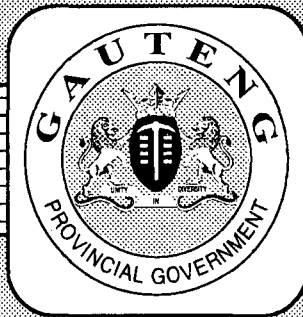


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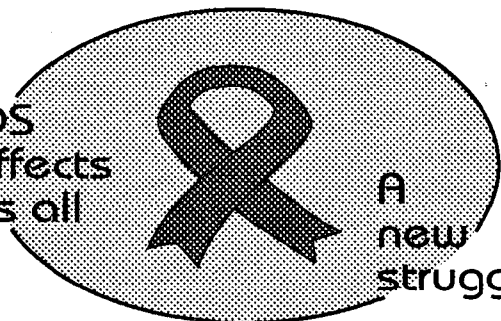
Vol. 7

PRETORIA, 1 NOVEMBER 2001

No. 216

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 6508 OF 2001

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY DREYPROPS NO 6 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 31 OF THE FARM OLIVEDALE 197 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Olivedale Extension 20**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4694/2001.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

(b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (b).

(e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) or (d) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986);
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time; and
- (c) Former Randburg Council Resolution No. A10023 dated 30 April 1986.

KENNISGEWING 6508 VAN 2001

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp **Olivedale Uitbreiding 20** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DREYPROPS NO 6 (EDMS) BPK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 31 VAN DIE PLAAS OLIVEDALE 197 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Olivedale Uitbreiding 20**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr. 4694/2001.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

(b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(c) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(d) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig sub-klousule (c) gebou is.

(e) Indien die dorpseienaar versuim om aan die bepalings van sub-klousules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) WATER EN RIOOL

Die dorpseienaar sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringsstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986);
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapontwikkeling, 1983)", soos van tyd tot tyd gewysig;
- (c) Voormalige Randburg Raadsbesluit Nr. A10023 gedateer 30 April 1986.

- (5) ELECTRICITY
- (a) The local authority is not the bulk supplier of electricity in the township. The township owner shall, in terms of section 118 (2) (b) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), make arrangements with ESKOM which is the licensed supplier of electricity in the township.
- (b) The local authority shall be advised in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:
- (1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;
- (2) a certificate issued by ESKOM that acceptable financial arrangements with regard to (1) above, have been made by the township owner.
- (6) DISPOSAL OF EXISTING CONDITIONS OF TITLE
- All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.
- (7) ENDOWMENT
- The township owner shall, in terms of the provisions of Section 98 (2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum to the local authority for the provision of land for a park (public open space).
- (8) ACCESS
- Ingress to the township and egress from the township shall be to the satisfaction of the local authority.
- (9) ACCEPTANCE AND DISPOSAL OF STORMWATER
- The township owner shall arrange for the drainage of the township to fit in with that of Keel Street and that the stormwater run-off being diverted from the road, be received and be disposed of.
- (10) DEMOLITION OF BUILDINGS AND STRUCTURES
- The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.
- (11) PROVINCIAL ROADS
- (a) If the application for the township has not been approved by the Premier-in-Executive Council or the development of the township has not been completed within 10 years from 11 November 1998, the application must be resubmitted to the Department of Transport and Public Works for reconsideration.
- (b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the application shall be re-submitted for the purpose of the controlling authority in terms of the requirements of section 11 of Act 21 of 1940.
- (12) PROVISION AND INSTALLATION OF SERVICES
- The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.
- (13) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN
- The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a buyer prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.
- (5) ELEKTRISITEIT
- (a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorpsgebied nie. Die dorps-eienaar moet ingevolge Artikel 118 (2) (b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorpsgebied.
- (b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorpsgebied, getref is en in die verband moet die dorps-eienaar die volgende aan die plaaslike bestuur verskaf:
- (1) 'n gesertifiseerde afskrif van die ooreenkoms aangegaan met ESKOM rakende die voorsiening van elektrisiteit;
- (2) 'n sertifikaat van ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpstigter getref is.
- (6) BESKIKKING OOR BESTAANDE TITELVOORWAARDES
- Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.
- (7) BEGIFTIGING
- Die dorps-eienaar sal, ingevolge die bepalings van Artikel 98 (2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).
- (8) TOEGANG
- Toegang tot en uitgang vanaf die dorpsgebied moet tot tevredenheid van die plaaslike bestuur wees.
- (9) ONTVANGS EN VERSORGING VAN STORMWATER
- Die dorps-eienaar moet die dreinerings van die dorp so reël dat dit inpas by die van Keelstraat en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.
- (10) SLOPING VAN GEBOUE EN STRUKTURE
- Die dorps-eienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.
- (11) PROVINSIALE REGERING
- (a) Indien die aansoek van die dorp nie deur die Premier-in-Uitvoerende Raad goedgekeur word of die ontwikkeling van die dorp nie binne 10 jaar vanaf 11 November 1998 voltooi word nie, moet die aansoek her-ingedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering), vir heroorweging.
- (b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate wysig dat paaie en/of PWV roetes onder die beheer van die Premier-in-Uitvoerende Raad, deur die beoogde uitleg van die dorp geraak word, moet die dorps-eienaar die aansoek her-indien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.
- (12) VOORSIENING EN INSTALLERING VAN DIENSTE
- Die dorps-eienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp.
- (13) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE
- Die dorps-eienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings in die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorps-eienaar en die plaaslike bestuur, nakom. Geen erwe mag vervreem of oorgepra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorps-eienaar aan die plaaslike bestuur gelewer of betaal is nie.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

All erven

- (a) Each erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (d) The erven in the township are situated in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

P. MOLOI, City Manager

October 2001

NOTICE 6509 OF 2001

AMENDMENT SCHEME 766N

The City of Johannesburg herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No. 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of Olivedale Extension 20.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 766N.

P. MOLOI, City Manager

October 2001

NOTICE 6510 OF 2001

CORRECTION NOTICE

The City of Johannesburg herewith gives notice that Randburg Amendment Scheme 810N, published in terms of Notice No. 1731 of 2001, dated 20 March 2001, has been amended as follows:

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

Alle erwe

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.
- (d) Die erwe in die dorpsgebied is geleë in 'n area waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sulke skade te beperk, moet fondamente en strukturele elemente van die geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp en onder sy toesig opgerig word, tensy aan die plaaslike bestuur bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

P. MOLOI, Stadsbestuurder

Oktober 2001

KENNISGEWING 6509 VAN 2001

WYSIGINGSKEMA 766N

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningsskema, 1976, wat uit dieselfde grond as die dorp Olivedale Uitbreiding 20 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 766N.

P. MOLOI, Stadsbestuurder

Oktober 2001

KENNISGEWING 6510 VAN 2001

VERBETERINGSKENNISGEWING

Die Stad van Johannesburg gee hiermee kennis dat Randburg Wysigingskema 810N, gepubliseer ingevolge Kennisgewing No. 1731 van 2001, gedateer 20 Maart 2001, soos volg gewysig is:

By the substitution of condition 13.4 (on sheet 2), condition 13.3 (on sheet 4), condition 13.2 (on sheet 6), condition 13.3 (on sheet 8) and condition 13.10 (on sheet 11) respectively, for the following:

"The township lies in an area where soil conditions can affect and damage buildings and structures and result in damage to them. Building plans submitted to the local authority for consideration, shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means."

P. MOLOI, City Manager

Date: October 2001

NOTICE 6511 OF 2001

CORRECTION NOTICE

The City of Johannesburg herewith gives notice that Notice No. 1730 of 2001, dated 20 March 2001, in terms of the township Stratford has been proclaimed an approved township, has been amended by the deletion of condition 2 (1) (d).

P. MOLOI, City Manager

Date: October 2001

NOTICE 6512 OF 2001

TOWNSHIP: TSWELAPELE EXTENSION 6: SERVICES DECLARATION

The Administrator hereby declares, by virtue of the powers vested in him in terms of the stipulations of section 13 (2) (c) of the Less Formal Township Establishment Act, 1991 (Act No. 113 of 1991) that he has satisfied himself that the services which have to be provided in terms of Clause 3 (2) of the Conditions of Establishment of the township imposed under Section 14 (1) (a), are available in the township Tswelapele Extension 6 with respect to the following erven:

Erven 2824 to 2926; 3046 to 3050; 3053; 3054; 3057; 3058; 3061; 3076 to 3380; 3382 to 3551; 3598 to 3645; 3694 to 3741, 3773 to 3820 and 3883 to 3889.

Remaining Extent of Erf 3890 and Remaining Extent of Erf 3891.

Erven 3892 and 3893.

Remaining Extent of Erf 3894.

Erven 3899 to 3913; 3916 to 3924; 3963 to 3989, 3991 to 4136 and 4167 to 4215.

Remaining Extent of Erf 4217.

Portion 2 of Erf 4217 and Portion 3 of Erf 4217.

(Reference No. HLA 7/3/4/1/192)

Deur die vervanging van voorwaarde 13.3 (op vel 2), voorwaarde 13.3 (op vel 4), voorwaarde 13.2 (op vel 6), voorwaarde 13.3 (op vel 8) en voorwaarde 13.10 (op vel 11) onderskeidelik, met die volgende:

"The township lies in an area where soil conditions can affect and damage buildings and structures and result in damage to them. Building plans submitted to the local authority for consideration, shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means."

P. MOLOI, Stadsbestuurder

Datum: Oktober 2001

KENNISGEWING 6511 VAN 2001

VERBETERINGSKENNISGEWING

Die Stad van Johannesburg gee hiermee kennis dat Kennisgewing No. 1730 van 2001, gedateer 20 Maart 2001, ingevolge waarvan die dorp Stratford tot 'n goedgekeurde dorp verklaar is, gewysig is deur die skraping van Voorwaarde 2 (1) (d).

P. MOLOI, Stadsbestuurder

Datum: Oktober 2001

KENNISGEWING 6512 VAN 2001

DORP: TSWELAPELE UITBREIDING 6: DIENSTEVERKLARING

Die Administrateur verklaar hiermee kragtens die bevoegheid aan hom verleen ingevolge die bepaling van Artikel 13 (2) (c) van die Wet op Minder Formele Dorpstigting, 1991 (Wet No. 113 van 1991) dat hy hom daarvan vergewis het dat die ingenieursdienste wat verskaf moet, ingevolge klousule 3 (2) van die Stigtingsvoorwaardes van die dorp opgelê kragtens Artikel 14 (1) (a) van die Wet, in die dorp Tswelapele Uitbreiding 6 beskikbaar is ten opsigte van die volgende erwe.

Erwe 2824 tot 2926; 3046 tot 3050; 3053; 3054; 3057; 3058; 3061; 3076 tot 3380; 3382 tot 3551; 3598 tot 3645; 3694 tot 3741, 3773 tot 3820 en 3883 tot 3889.

Resterende Gedeelte van Erf 3890 en Resterende Gedeelte van Erf 3891.

Erwe 3892 en 3893.


Resterende Gedeelte van Erf 3894.

Erwe 3899 tot 3913; 3916 tot 3924; 3963 tot 3989, 3991 tot 4136 en 4167 tot 4215.

Resterende Gedeelte van Erf 4217.

Gedeelte 2 van Erf 4217 en Gedeelte 3 van Erf 4217.

(Verwysings No. HLA 7/3/4/1/192)



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