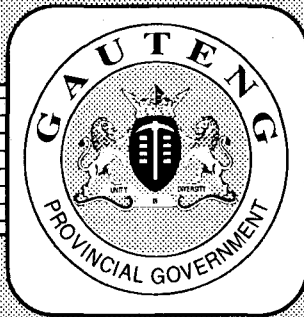


**THE PROVINCE OF
GAUTENG**



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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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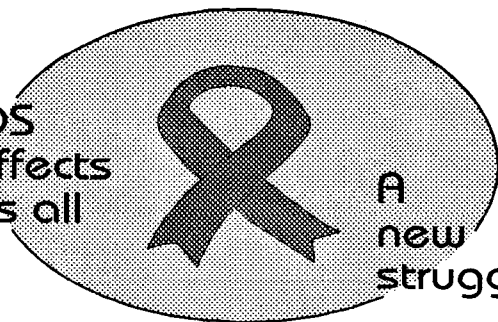
Vol. 9

PRETORIA, 9 JULY 2003
PRETORIA, 9 JULIE 2003

No. 271

We all have the power to prevent AIDS

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affects
us all



A
new
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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 1307

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE WESTELIKE METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaaslike Raad) hierby Ruimsig Uitbreiding 9 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WAGMAAR INVESTMENTS CC NO. CK 94/23750/23 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTES 214 EN 218 VAN DIE PLAAS RUIMSIG 265, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Ruimsig Uitbreiding 9.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. 3361/1998.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installing en voorsiening van interne ingenieursdienste insluitende strate en stormwater dreinerings en 'n bydrae vir eksterne ingenieursdienste betaal; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installing en voorsiening van eksterne ingenieursdienste.

Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien :

1.3.3 elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

1.3.4 alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

1.4 Begiftiging

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag vir parke (publieke oop ruimte) betaal. Hierdie bydra is betaalbaar soos bepaal

deur die plaaslike bestuur, in terme van artikel 82 van die genoemde Ordonnansie.

1.5 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesluit:

- 1.5.1 die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:

Titel Akte T 158486/02 voorwaarde:

- A Portion 8 (a portion of Portion 5) of the farm ROODEKRANS 183 Registration Division I.Q., the province of Gauteng, (whereof the portion of the property held hereunder, indicated by the figure ABChjEA on Daigram S.G. No. A8862/85 forms a portion) is subject to the following condition:

"The owner of the land hereby transferred is specially entitles to a right of way by the existing road over Portion "C" of the said farm in extent 386,0918 hectares as transferred to JOHANNES JACOBUS RABIE VAN DER LINDE by Partition Title No 4637/1911 to the remaining extent of a portion of the said farm, measuring as such 8,5596 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS and JOHANNES JACOBUS RABIE VAN DER LINDE under Deeds of Transfer No 1590/1903 dated the 23th June 1908, No 2205/1906 dated the 17th March 1906 respectively and which road is shown on the diagram annexed to the said Partition title No 4636/1911/ the said right of any not to interfere with the right of the owner of the said road: Subject to a right of way by the existing road as shown on the diagram annexed to the said Partition Title No 4636/1911 in favour of the owner of Portion "A" of the said farm, in extent 386,9018 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No 4635/1911, from his homestead to the aforesaid remaining extent, measuring as such 8,5596 hectares as more fully described in the said Partition Title."

- 1.5.2 Die volgende voorwaarde in Titel Akte T 158486/02 wat slegs erf 24 in die dorp raak:

- F.(a) "Onderhewig aan 'n serwituut van 'n perderylaan 10,00 meter wyd, aangetoon deur die figuur DEFGD op Kaart S.G. Nr. A8862/1985 ten gunste van die GROOTSTADSRAAD VAN ROODEPOORT;
- (b) Sodanige serwituut sal deur die geregistreerde eienaar van die gedeelte omhein en onderhou word tot bevrediging van die plaaslike owerheid.

- 1.5.3 die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:

Titel Akte T 8123/95 voorwaarde:

- "A. Portion 8 (a portion of Portion 5) of the farm ROODEKRANS 183, Registration Division I Q Transvaal, (whereof the property hereby transferred forms a portion) is subject to the following condition:

"The owner of the land hereby transferred is specially entitled to a right of way by the existing road over Portion "C" of the said farm in extent 386,0918 hectares as transferred to JOHANNES JACOBUS RABIE VAN DER LINDE by Partition Title No 4637/1911 to the remaining extent of a portion of the said farm, measuring as such 8,5596 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE,

JOHANNES STEPHANUS MARAIS AND JOHANNES JACOBUS RABIE VAN DER LINDE under Deeds of Transfer No 1590/1908 dated the 23th June 1908 and No 2205/1906 dated the 17th March 1906 respectively and which road is shown on the diagram annexed to the said Partition Title No 4636/1911; the said right of way not to interfere with the right of the owner of the servient tenement to fence in his land provided gates are placed on the said road; Subject to a right of way by the existing road as shown on the diagram annexed to the said Partition Title No 4636/1911 in favour of the owner of Portion "A" of the said farm, in extent 386,0918 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No 4635/1911, from his homestead to the aforesaid remaining extent, measuring as such 8,5596 hectares as more fully described in the Partition Title.

2.5.4 Die volgende voorwaarde in Titel Akte T 8123/95 wat slegs erwe 21 en 23 in die dorp raak:

23.(a) "Onderhewig aan 'n serwituut van 'n perderylaan 10 meter wyd, aangetoon deur die figuur AGHFA op kaart S.G Nr. A8866/1985 geheg aan akte van Transport T.14800/89 ten gunste van die GROOTSTADSRAAD VAN ROODEPOORT;

(b) Sodanige serwituut sal deur die geregistreerde eienaar van die gedeelte omhein en onderhou word tot die bevrediging van die plaaslike owerheid.

1.6 Sloping van geboue en strukture

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.7 Verwydering van rommel

Die dorpseienaar moet op eie koste all rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.8 Verskuiwing of vervanging van munisipale dienste

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

2. TITELVOORWAARDES

2.1 Voorwaardes opgelê deur die Staats President in terme van artikel 184(2) van die Myn Regte Wet, 1967 (Wet 20 van 1967)

Aangesien die erf(grond, land, ens) deel vorm van 'n area waar die moontlikheid van skokke aan en krake in die geboue en/of structure kan ontstaan as gevolg van naby geleë mynbedrywighede en per geleentheid ontploffings nie uitgesluit kan word nie, moet die eienaar verantwoordelikeheid aanvaar vir enige skade aan die oppervlakte van die genoueen/of structure wat mag voorkom as gevolg van sulke skokke of krake." En

"Aangesien die erf (grond, land, ens) deel vorm van 'n gedeelte of area wat blootgestel is aan stofbesoedeling en geraas as gevolg van die oopgroef mynbedrywighede en/of per geleentheid ontploffings aktiwiteite in die verlede, hede en toekoms, aanvaar die eienaar dat ongerief asgevolg daarvan ervaar mag word."

2.2 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Alle erwe is onderworpe aan die voorwaardes soos aangedui :

- 2.2.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.2.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- 2.2.3 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 goeëdoel noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 1307

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

(FORMER WESTERN METROPOLITAN LOCAL COUNCIL)

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, (Former Western Metropolitan Local Council) hereby declares Ruimsig Extension 9 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY WAGMAAR INVESTMENTS CC NO. CK 94/23750/23 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTIONS 214 AND 218 OF THE FARM RUIMSIG 265, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. Conditions of establishment

1.1 Name

The name of the township shall be Ruimsig Extension 9.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No 3361/1998.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of internal and linking engineering services; and

1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services.

The township owner shall when he intends to provide the township with engineering and essential services:

1.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

1.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

1.4 Endowment

The township owner shall in terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with regulation 43 of the Town planning and Townships Regulations, 1986, pay the local authority a lump sum endowment for the provision of land for park (public open space). Such endowment shall be payable as determined by the local authority, in terms of section 81 of the said Ordinance.

1.5 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, but excluding:

1.5.1 the following condition which shall not be passed on to the erven in the township:

Title Deed T 158486/02 condition:

"A. Portion 8 (a portion of Portion 5) of the farm ROODEKRANS 183, Registration Division I Q the Province of Gauteng, (whereof that portion of the property held hereunder, indicated by the figure ABChjEA on Diagram S.G. No. A8862/85 forms a portion) is subject to the following condition:

"The owner of the land hereby transferred is specially entitled to a right of way by the existing road over Portion "C" of the said farm in extent 386,0918 hectares as transferred to JOHANNES JACOBUS RABIE VAN DER LINDE by Partition Title No 4637/1911 to the remaining extent of a portion of the said farm, measuring as such 8,5596 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS AND JOHANNES JACOBUS RABIE VAN DER LINDE under Deeds of Transfer No 1590/1908 dated the 23th June 1908 and No 2205/1906 dated the 17th March 1906 respectively and which road is shown on the diagram annexed to the said Partition Title No 4636/1911; the said right of way not to interfere with the right of the owner of the servient tenement to fence in his land provided gates are placed on the said road; Subject to a right of way by the existing road as shown on the diagram annexed to the said Partition Title No 4636/1911 in favour of the owner of Portion "A" of the said farm, in extent 386,0918 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No 4635/1911, from his homestead to the aforesaid remaining extent, measuring as such 8,5596 hectares as more fully described in the Partition Title.

1.5.2 The following condition in Deed of Transfer T 158486/02 which condition affects erf 24 in the township:

F.(a) "Onderhewig aan 'n servituut van 'n perderylaan 10,00 meter wyd, aangetoon deur die figuur DEFGD op Kaart S.G Nr. A8862/1985 ten gunste van die GROOTSTADSRAAD VAN ROODEPOORT;

(b) Sodanige servituut sal deur die geregistreerde eienaar van die gedeelte omhein en onderhou word tot die bevrediging van die plaaslike owerheid.

1.5.3 the following condition which shall not be passed on to the erven in the township:

Title Deed T 8123/95 condition:

"A. Portion 8 (a portion of Portion 5) of the farm ROODEKRANS 183, Registration Division I Q Transvaal, (whereof the property hereby transferred forms a portion) is subject to the following condition:

"The owner of the land hereby transferred is specially entitled to a right of way by the existing road over Portion "C" of the said farm in extent 386,0918 hectares as transferred to JOHANNES JACOBUS RABIE VAN DER LINDE by Partition Title No 4637/1911 to the remaining extent of a portion of the said farm, measuring as such 8,5596 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS AND JOHANNES JACOBUS RABIE VAN DER LINDE under Deeds of Transfer No 1590/1908 dated the 23th June 1908 and No 2205/1906 dated the 17th March 1906 respectively and which road is shown on the diagram annexed to the said Partition Title No 4636/1911; the said right of way not to interfere with the right of the owner of the servient tenement to fence in his land provided gates are placed on the said road; Subject to a right of way by the existing road as shown on the diagram annexed to the said Partition Title No 4636/1911 in favour of the owner of Portion "A" of the said farm, in extent 386,0918 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No 4635/1911, from his homestead to the aforesaid remaining extent, measuring as such 8,5596 hectares as more fully described in the Partition Title.

1.5.4 The following condition in Deed of Transfer T 8123/95 which condition affects erven 21 and 23 in the township:

23.(a) "Onderhewig aan 'n servituut van 'n perderylaan 10 meter wyd, aangetoon deur die figuur AGHFA op kaart S.G Nr. A8866/1985 geheg aan akte van Transport T.14800/89 ten gunste van die GROOTSTADSRAAD VAN ROODEPOORT;

(b) Sodanige servituut sal deur die geregistreerde eienaar van die gedeelte omhein en onderhou word tot die bevrediging van die plaaslike owerheid.

1.6 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.

1.7 Removal of litter

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

1.8 Removal or replacement of municipal services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

2 CONDITIONS OF TITLE

2.1 CONDITIONS IMPOSED BY THE STATE PRESIDENT IN TERMS OF SECTION 184 (2) OF THE MINING RIGHTS ACT, 1967 (ACT 20 OF 1967)

As this erf (stand, land, etc) forms part of an area where the possibility of shocks to and cracks in buildings and/or structures as a result of nearby mining and occasional blasting operations, cannot be excluded, the owner thereof accepts all liability for any damage to the surface or the buildings and/or structures thereon which may result from such shocks or cracks"; and

"As this erf (stand, land, etc) forms part of an area which may be subject to dust pollution and noise as a result of opencast mining and/or occasional blasting activities, past, present or future in the vicinity thereof, the owner accepts that inconvenience as a result thereof may be experienced."

2.2 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

All erven shall be subject to the conditions as indicated:

2.2.1 The erven are subject to a servitude, 2 metres 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 metres 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.

2.2.2 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 (two) metres thereof.

2.2.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work 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.

LOCAL AUTHORITY NOTICE 1308**ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 1448**

The City of Johannesburg, (former Western Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of Ruimsig Extension 9, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 9 July 2003.

This amendment is known as the Roodepoort Amendment Scheme 1448.

**A NAIR, EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING
TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG**

PLAASLIKE BESTUURSKENNISGEWING 1308**ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 1448**

Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaaslike Raad), verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Roodepoort Dorpsbeplanningskema, 1987, wat uit die selfde grond as die dorp Ruimsig Uitbreiding 9 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 9 Julie 2003.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 1448.

**A NAIR, UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING
VERVOER EN OMGEWING, STAD VAN JOHANNESBURG**

IMPORTANT NOTICE

The
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This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
 before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

