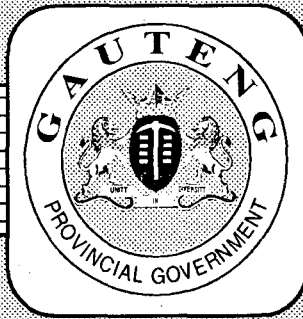


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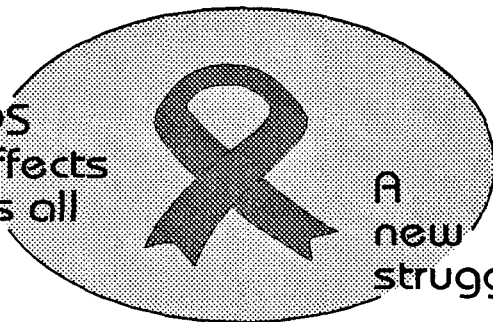
Vol. 9

PRETORIA, 16 OCTOBER 2003  
OKTOBER

No. 429

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 2024

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF RASLOUW EXTENSION 5 AS APPROVED TOWNSHIP

In terms of Section 103 of the Townplanning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township Raslouw Extension 5 to be an approved township, subject to the conditions as set out in the Schedule hereto.

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY AVAX SA 505 CC (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 169 (A PORTION OF PORTION 93) OF THE FARM SWARTKOP NO 383 JR, HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be Raslouw Extension 5.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 2896/2002.

##### (3) 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.

##### (4) PRECAUTIONARY MEASURES

The township owner shall at his own expense, make arrangements with the local authority in order to ensure that -

- (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

##### (5) REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

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

##### (6) ENDOWMENT

The township owner shall pay to the City of Tshwane Metropolitan Municipality as endowment, a total amount of R 37 500.00 which amount shall be used by the Tshwane Metropolitan Municipality for the acquisition of land and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of Section 81 of the Townplanning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

**(7) ERVEN SUBJECT TO SPECIAL CONDITIONS**

Erf 40 shall be transferred at the cost of the township owner to a Company registered in terms of Section 21 of the Companies Act, 1973.

**(8) RESTRICTION ON THE ALIENATION OF LAND**

Regardless the issuing of a certificate as contemplated in Section 82 (1) (b)(i)(cc) of the Townplanning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 9(i) to 9(vii) inclusive below.

**(9) THE DEVELOPER'S OBLIGATIONS**

**(i) ASSOCIATION AND STATUTES**

The developer must register a Section 21 Company (homeowner's association) in terms of provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

Association and Statutes must clearly state that the main objective of the homeowner's association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm water sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

**(ii) PROVISION OF ENGINEERING DRAWINGS**

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

**(iii) PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER**

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers in which is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers.

If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognised financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the division of the Service Delivery Department.

**(iv) MAINTENANCE PERIOD AND GUARANTEE**

A maintenance period of 12 (twelve) months commences when the last of the internal engineering service (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor

workmanship and/or materials with regard to the civil engineering services and electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

**(v) COMPLETION OF THE SCHEME**

The developer remains liable for the development of the entire housing scheme in accordance with the approved site development plan, provided that the scheme may also be developed in phases with the consent of the City of Tshwane Metropolitan Municipality, and provided further that the entire development takes place under the supervision of one architectural firm. If another architect or architectural firm is appointed at any stage during the execution of the scheme, the City of Tshwane Metropolitan Municipality must be notified without delay.

**(vi) APPROVAL OF BUILDING PLANS**

Before any erf is transferred, the developer must have building plans approved at the City of Tshwane Metropolitan Municipality in respect of every erf. No building plans will be approved before services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

**(vii) PROOF OF DEED OF SALE AND FINANCING**

The developer must submit proof that there is a valid and enforceable Deed of Sale between the developer and the buyer with regard to the sale of the relevant erf and the development of the erf by the developer in accordance with the approved plan. The developer must also provide proof that a loan for the proposed development has been approved in respect of each erf. If the buyer himself or herself is to finance the proposed development, satisfactory proof must be provided in respect of financing.

**2. CONDITIONS OF TITLE**

**CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986**

**(1) ALL ERVEN**

- (i) The 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. Where the erf is affected by a sewer line, the sewerline must be protected by a 3 m servitude.
- (ii) 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.
- (iii) 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 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.
- (iv) The owner of each erf will during transfer of the erf become a member of the Section 21 Company.

**(2) ERF 7**

Erf 7 is subject to a servitude for municipal purposes in favour of the local authority as indicated on the General Plan.

**LOCAL AUTHORITY NOTICE 2025****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****CENTURION AMENDMENT SCHEME 856**

It is hereby notified in terms of the provisions of Section 125 (1) of the Townplanning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Raslouw Extension 5, being an amendment of the Centurion Townplanning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the City Manager, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 856.

(16/3/1/596) General Manager: Legal Services

**PLAASLIKE BESTUURSKENNISGEWING 2024****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN RASLOUW UITBREIDING 5 TOT GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Raslouw Uitbreiding 5 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR AVAX SA 505 BK (HIERNA DIE DORPEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 169 ('N GEDEELTE VAN GEDEELTE 93) VAN DIE PLAAS SWARTKOP NO 383 JR, TE STIG TOEGESTAAN IS**

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp is Raslouw Uitbreiding 5.

**(2) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 2896/2002.

**(3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

**(4) VOORKOMENDE MAATREËLS**

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat -

- (i) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word; en
- (ii) slote en uitgrawings vir fondamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

**(5) VERSKUIWING OF VERWYDERING VAN MUNISIPALE EN TELKOM DIENSTE**

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

**(6) BEGIFTIGING**

Die dorpseienaar moet aan die Stad van Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R37, 500-00 betaal, welke bedrag deur die Stad van Tshwane Metropolitaanse Munisipaliteit, aangewend moet word vir die verkryging van grond vir park- en/of openbare oopruimte-doeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van Artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

**(7) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES**

Erf 40 sal oorgedra word teen die koste van die dorpseienaar aan 'n maatskappy geregistreer ingevolge Artikel 21 van die Maatskappy Wet, 1973.

**(8) BEPERKING OP DIE VERVREEMDING VAN GROND**

Ongeag die uitreiking van 'n sertifikaat soos voorgestel in Artikel 82 (1)(b)(ii)(cc) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), sal geen erf in dorp oorgedra word of mee gehandel word anderste totdat die Stad van Tshwane Metropolitaanse Munisipaliteit gesertifiseer dat die dorpseienaar die bepalings van voorwaardes 9(i) tot 9(vii) ingesluit onderstaande, nagekom het..

**(9) DIE DORPSEIENAAR SE VERANTWOORDELIKHEDE**

**(i) AKTE VAN OPRIGTING EN STATUTE**

Die dorpseienaar moet 'n Artikel 21 Maatskappy (huiseienaarsvereniging) registreer ingevolge van die Maatskappywet, 1973 (Wet 61 van 1973). 'n Kopie van die geregistreerde Akte van Oprigting (CM4) en die Maatskappy Statute moet ingedien word by die Stad Tshwane Metropolitaanse Munisipaliteit.

Die Akte van Oprigting moet duidelik stipuleer dat die hoofdoelwit van die Maatskappy/Huiseienaarsvereniging die instandhouding van die interne ingenieursdienste van die dorp is (bv water, riool, elektrisiteit, paaie en stormwater riolering). Die dorpseienaar moet 'n lid van die Artikel 21 Maatskappy wees met alle regte en verpligte van 'n gewone lid tot en met die oordrag van die laaste erf.

**(ii) VOORSIENING VAN INGENIEURS TEKENINGE**

Die dorpseienaar moet volledige ingenieurstekening by die Stad van Tshwane Metropolitaanse Munisipaliteit ten opsigte van die interne riele en rioolkoppelings punte en volledige ingenieurs tekening ten opsigte van die interne pad en stormwater riele as gevolg van die water en elektrisiteit dienste, voordat die aanvang geneem is met die konstruksie van sodanige dienste.

**(iii) VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESSIONELE INGENIEUR**

Voordat enige erf getransporeer is, moet die Stad van Tshwane Metropolitaanse Munisipaliteit van 'n sertifikaat voorsien word deur 'n Professionele Ingenieur vir water, riool, elektrisiteit en die interne paaie en stormwater role, waarin gesertifiseer is dat die interne ingenieurs dienste voltooi is en dat die ingenieurs verantwoordelikheid aanvaar vir die dienste. Die Munisipaliteit beskik oor die diskresie om 'n uitsondering te maak met betrekking tot interne paaie en stormwaterrolering. Indien laasgenoemde van toepassing is, moet die dorpseienaar aan die Munisipaliteit 'n onderneming gee dat die dienste voltooi sal wees teen 'n vasgestelde datum en moet die dorpseienaar 'n waarborg dienooreenkomstig inhandig wat deur 'n erkende finansiële instelling uitgereik is.

Geen bouplanne sal goedgekeur word voordat die dienste voltooi is, en (indien van toepassing) oorgeneem is deur die afdeling van die Dienste Departement.

**(iv) INSTANDHOUDINGSTERMYN EN WAARBORG**

Na voltooiing van alle interne ingenieursdienste (bv. water, riool, elektrisiteit en die paaie en stormwaterrolering) sal 'n instandhoudingstermy van twaalf (12) maande van toepassing wees. Die dorpseienaar moet 'n instandhoudingswaarborg, uitgereik deur 'n erkende finansiële instelling, aan die Artikel 21 Maatskappy voorsien wat vakmanskap en/of materiale waarborg met betrekking tot die geïnstalleerde sivele ingenieursdienste en elektrisiteitsdienste, welke waarborg gelykstaande moet wees aan 'n bedrag wat gelykstaande aan 5% van die kontrakkoste vir sivele dienste en 10 % van die kontrakkoste vir elektrisiteitsdienste. 'n Bewys van hierdie waarborg moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word.

**(v) VOLTOOIING VAN DIE SKEMA**

Die dorpseienaar is verantwoordelik vir die ontwikkeling van die totale behuisingskema ooreenkomstig met die goedgekeurde terreinontwikkelingsplan, met dien verstande dat die skema ook ontwikkel kan word in fases met toestemming van die Stad van Tshwane Metropolitaanse Munisipaliteit, en met dien verstande verder dat die totale ontwikkeling ondemeem word onder die toesig van een argiteksfirma. Indien 'n ander argitek of argiteksfirma aangestel word op enige stadium gedurende die uitvoering van die skema moet die Stad van Tshwane Metropolitaanse Munisipaliteit in kennis gestel word sonder vertraging.

**(vi) GOEDKEURING VAN BOUPLANNE**

Voordat enige erf oorgedra is, moet die dorpseienaar bouplanne goedgekeur hê deur die Stad Tshwane Metropolitaanse Munisipaliteit ten opsigte van elke erf. Geen bouplanne sal goedgekeur word voordat dienste voltooi is en (indien van toepassing) oorgeneem is deur die afdelings van die Dienslewering Departement.

**(vii) BEWYS VAN AKTE VAN VERKOOP EN FINANSIERING**

Die dorpseienaar moet bewys lewer dat daar 'n wettige en afdwingbare Akte van Verkoop tussen die dorpseienaar en die koper ten opsigte van die verkoop van die relevante erf en die ontwikkeling van die erf deur die dorpseienaar is, in ooreenstemming met die goedgekeurde plan. Die dorpseienaar moet ook bewys lewer dat daar 'n lening vir die voorgestelde ontwikkeling is ten opsigte van elke erf. Indien die koper homself of haarself die finansiering gaan bied vir die voorgestelde ontwikkeling, moet voldoende bewys gelewer word ten opsigte van die finansiering.



**2. TITELVOORWAARDES****VOORWAARDES OP GELÊ DEUR DIE PLAASLIKE BESTUUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)****(1) ALLE ERWE**

- (i) Die erf is onderworpe aan 'n serwituut, 2m breed, ten gunste van die plaaslike bestuur, vir riool en munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien. Waar die erf geraak word deur 'n rioollyn, moet die rioollyn beskerm word deur 'n 3m serwituut.
- (ii) Geen gebou of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (iii) Die plaaslike bestuur is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike bestuur geregtig op 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 dienste en ander werke veroorsaak word.
- (iv) Die eienaar van elke erf sal tydens oordrag van die erf 'n lid word van die Artikel 21 Maatskappy.

**(7) ERF 7**

Erf 7 is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

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**PLAASLIKE BESTUURSKENNISGEWING 2025****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****CENTURION WYSIGINGSKEMA 856**

Hierby word ingevolge die bepalings van Artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 of 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Raslouw Uitbreiding 5, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Stadbestuurder, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion Wysigingskema 856.

(16/3/1/596) Hoofbestuurder: Regsdienste

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