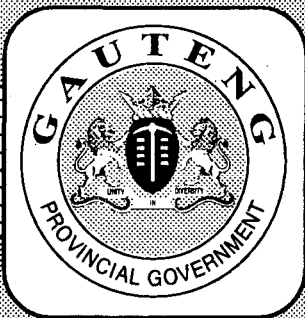


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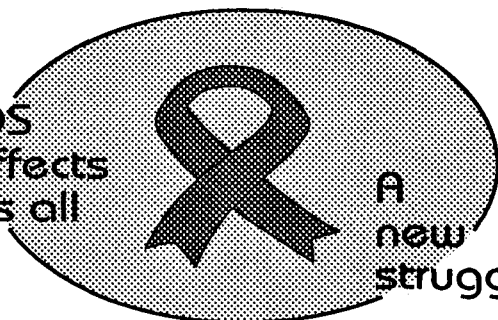
Vol. 9

PRETORIA, 28 FEBRUARY 2003
FEBRUARIE 2003

No. 67

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new
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 346

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 8918

It is hereby notified in terms of the provisions of section 125 (1) of the Town-planning 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 Moreletapark Extension 72, being an amendment of the Pretoria Town-planning Scheme, 1974. Map 3 and the scheme clauses of this amendment scheme are filed with the City Manager, and are open for inspection during normal office hours. This amendment is known as Pretoria Amendment Scheme 8918.

(K13/2/Moreletapark X 72)

PLAASLIKE BESTUURSKENNISGEWING 346

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 8918

Hierby word ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Moreletapark Uitbreiding 72 synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het. Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Stad Bestuurder, in bewaring gehou en lê gedurende gewone kantoorure ter insae. Hierdie wysiging staan bekend as Pretoria-wysigingskema 8918.

(K13/2/Moreletapark X 72)

LOCAL AUTHORITY NOTICE 347

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF MORELETAPARK EXTENSION 72 AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township of Moreletapark Extension 72 to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SUNRISE MORELETAPARK PROPERTIES CC IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 570 OF THE FARM GARSTFONTEIN 374 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Moreletapark Extension 72

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 5768/2002

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding the following servitudes in Deed of Transfer T45453/1995, which do not effect the township:

- a. "By Notarial Deed No. K270/1979-S dated the 15th of January 1979, the within-mentioned property is subject to a water pipeline servitude 12 (twelve) metres wide, together with ancillary rights which servitude is depicted by the figures ABC on on SG diagram No. A2873/1978, in favour of the City of Council of Pretoria, as will more fully appear from reference to the said Notarial Deed."
- b. "Kragtens Notariële Akte van Serwituut nr. K.776/83-S, is die hiermee getranspoteerde eiendom onderhewig aan 'n ewigdurende serwituut van waterleiding 12 meters wyd ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit gemelde Npotariële Akte, gedateer 30 Desember 1982."
- c. "By virtue of Notarial Deed K6413/98S dated 23 October 1998, the within mentioned properties are subject to pipeline servitude in perpetuity with ancillary rights in favour of Rand Water Board, as depicted
 - (i) in respect of para 3 by the figure ABCDEFG on diagram no SG A.9445/1992
 - (ii) in respect of para 4 by the figure ABCD on diagram no SG A.9446/1992
 - (iii) in respect of para 5 by the figure ABC on diagram no SG A.9447/1992

As will more fully appear from the said Notarial deed with diagrams annexed."

1.4 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment a total amount of R138 000 which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

OR

The applicant shall at his own expense enter into a donation agreement with the City of Tshwane Metropolitan Municipality within the period of three (3) months after the approval of the township in terms of section 98 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) or before proclamation of the township in terms of section 103 of the said Ordinance, which ever occurs first, in terms of which the applicant agrees to donate a portion (not less than 2166m²) of the farm Garstfontein 374 JR which shall be transferred to the City of Tshwane Metropolitan Municipality to be used for park and/or public open space purposes.

The applicant (Donor) will arrange for the property to be surveyed and a diagram in respect thereof be prepared. The donation takes place subject to all applicable title conditions and any condition imposed on division of land.

The applicant (Donor) is liable for payment of the cost and relating to the preparation of the donation agreement as well as the transfer costs, including transfer duty (if any). The applicant is also liable for any donation tax which may be payable.

1.5 ACCESS

No ingress from Provincial Road K54 to the township and no egress to Provincial Road K54 from the township shall be allowed.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K54 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department of Transport and Public Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as this responsibility is taken over by the City of Tshwane Metropolitan Municipality: Provided that the responsibility of the township owner for the maintenance thereof shall cease when the City of Tshwane Metropolitan Municipality takes over the responsibility for the maintenance of the streets in the township.

1.9 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the City of Tshwane Metropolitan Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.10 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality.

1.11 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.12 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing Telkom services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.13 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

Simultaneously with the first registration of any portion in the Deeds Office, the following erven shall be transferred to the Section 21 Company (Home Owners Association) by and at the expense of the township owner:

Erven 7102 and 7103

2. CONDITIONS OF TITLE

- 2.1 The erven mentioned below shall be subject to the condition as indicated, laid down by the City of Tshwane Metropolitan Municipality in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

2.1.1 ALL ERVEN

- (i) The erf shall be subject to a servitude, 2m wide, for municipal services (water/sewerage/electricity/stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
- (ii) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.
- (iii) The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERVEN 7098, 7099, 7100 AND 7101

- (i) The erf shall be subject to a 4.5 m servitude for municipal services (stormwater and sewerage) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.
- (ii) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m therefrom.
- (iii) The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards essential, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

2.1.3 ERVEN 7099 AND 7100

- (i) The erf shall be subject to a 2.5 m servitude for municipal services (sewerage) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.
- (ii) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m therefrom.

- (iii) The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards essential, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

2.1.4 ERWE 7098, 7099, 7100 EN 7101

A Section 21 Company (Home Owners Association) must be registered. The owners of all the abovementioned erven must on transfer automatically become members of the Section 21 Company.

PLAASLIKE BESTUURSKENNISGEWING 347

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN MORELETAPARK UITBREIDING 72 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Moreletapark Uitbreiding 47 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUNRISE MORELETAPARK PROPERTIES CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 570 VAN DIE PLAAS GARSTFONTEIN 374 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Moreletapark Uitbreiding 72

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 5768/2002

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende servitute wat nie die dorp raak nie:

- a. "By Notarial Deed No. K270/1979-S dated the 15th of January 1979, the within-mentioned property is subject to a water pipeline servitude 12 (twelve) metres wide, together with ancillary rights which servitude is depicted by the figures ABC on on SG diagram No. A2873/1978, in favour of the City of Council of Pretoria, as will more fully appear from reference to the said Notarial Deed."
- b. "Kragtens Notariële Akte van Serwituut nr. K.776/83-S, is die hiermee getransporteerde eiendom onderhewig aan 'n ewigdurende serwituut van waterleiding 12 meters wyd ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit gemelde Npotariële Akte, gedateer 30 Desember 1982."
- c. "By virtue of Notarial Deed K6413/98-S dated 23 October 1998, the within mentioned properties are subject to pipeline servitude in perpetuity with ancillary rights in favour of Rand Water Board, as depicted
- (i) in respect of para 3 by the figure ABCDEFG on diagram no SG A.9445/1992
 - (ii) in respect of para 4 by the figure ABCD on diagram no SG A.9446/1992
 - (iii) in respect of para 5 by the figure ABC on diagram no SG A.9447/1992

As will more fully appear from the said Notarial deed with diagrams annexed."

1.4 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R138 000 betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

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

OF

Die applikant moet op eie koste 'n donasie ooreenkoms aangaan met die Stad Tshwane Metropolitaanse Munisipaliteit binne 'n periode van drie (3) maande na die goedkeuring van die dorp in terme van bepaling 98 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) op of voor die proklamasie van die dorp in terme van bepaling 103 van die genoemde Ordonnansie, watter een ook al eerste in werking tree, in terme van die ooreenkoms waarin 'n gedeelte as donasie oorgedra word, (nie kleiner as 2166m²) van die plaas Garstfontein 374 JR wat getransporteer word na die Stad Tshwane Metropolitaanse Munisipaliteit om te gebruik as park en/of publieke oop spasie.

Die applikant (Donateur) moet reël om die eiendom te meet en 'n diagram in terme daarvan voor te berei. Die donasie vind plaas onderworpe aan die voorgestelde titel voorwaardes en enige ander voorwaarde wat op die gedeelte van die land aangebring is.

Die applikant (Donateur) is verantwoordelik vir die betaling van koste en aanverwante voorbereidings van die donasie ooreenkoms asook die oordragkoste, insluitend oordrag verantwoordelikhede (indien enige). Die applikant is ook verantwoordelik vir donasie belasting wat betaalbaar mag wees.

1.5 TOEGANG

Geen ingang van Provinsiale Pad K54 tot die dorp en geen uitgang van Provinsiale Pad K54 sal toegelaat word nie.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K54 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 VERSKUIWING EN/OF VERWYDERING 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.

1.8 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredeheid van die Hoof van die Departement van Vervoer en Openbare Werke, soos en wanneer deur hom verlang om dit te doen, en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die Stad Tshwane Metropolitaanse Munisipaliteit oorgeneem word: Met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding daarvan verval sodra die Stad Tshwane Metropolitaanse Munisipaliteit die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

1.9 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.10 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.11 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.12 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

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

1.13 GROND WAT AAN DIE ARTIKEL 21 MAATSKAPPY (HUISEIENAARSVERENIGING) OORGEDRA MOET WORD

Gelyktydig met die eerste transport van enige gedeelte in die Aktes Kantoor, moet die volgende erwe aan die Artikel 21 Maatskappy (Huisseienaarsvereniging) deur en op die koste van die dorpseienaar oorgedra word:

Erwe 7102 en 7103

2 TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaarde soos aangedui, opgelê deur die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

(a) ALLE ERWE

- (i) Die erf is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste water/riool/elektrisiteit/stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit 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.
- (ii) Geen geboue 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 Stad Tshwane Metropolitaanse Munisipaliteit 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 goeëdunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.2 ERWE 7098, 7099, 7100 EN 7101

- (i) Die erf is onderworpe aan 'n 4.5 m serwituut vir munisipale dienste (stormwater en riool) ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.
- (ii) Geen geboue 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 Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale dienste en ander werke wat hy na goeëdunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige munisipale dienste en ander werke veroorsaak word.

2.1.3 ERWE 7099 EN 7100

- (i) Die erf is onderworpe aan 'n 2.5 m serwituut vir munisipale dienste (riool) ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.
- (ii) Geen geboue 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 Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale dienste en ander werke wat hy na goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige munisipale dienste en ander werke veroorsaak word.

2.1.4 ERWE 7098, 7099, 7100 EN 7101

'n Artikel 21 Maatskappy (Huiseienaarsvereniging) moet geregistreer word. Die eienaars van die bogemelde erwe moet by oordrag outomaties lid word van die Artikel 21 Maatskappy.

IMPORTANT NOTICE

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Director: Financial Management
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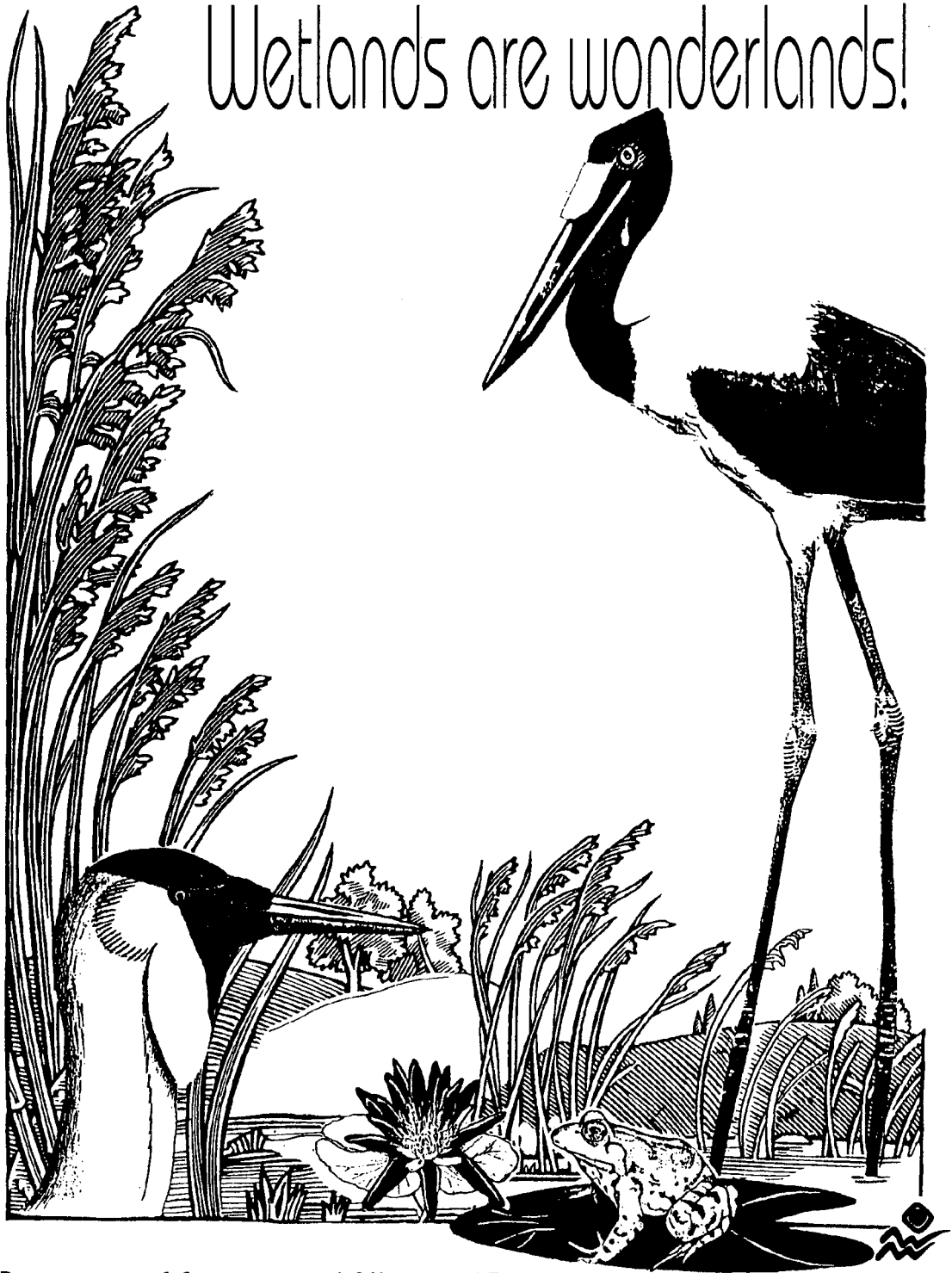
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Department of Environmental Affairs and Tourism

