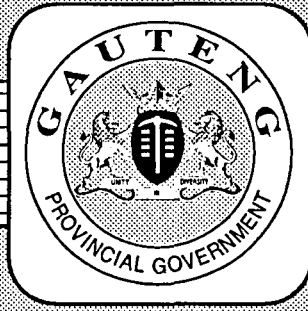


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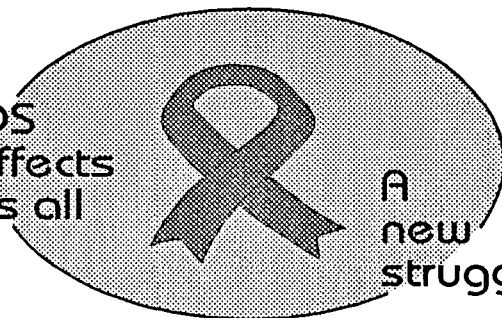
Vol. 10

PRETORIA, 10 MAY  
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No. 173

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**CONTENTS • INHOUD**

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>		
790 Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Florida GLen Extension 8.....	6	173
791 do.: do.: Roodepoort Amendment Scheme 05-2496 .....	10	173

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## LOCAL AUTHORITY NOTICES

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### PLAASLIKE BESTUURSKENNISGEWING 790

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 Florida Glen Uitbreiding 8 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE TRUSTEES FOR THE TIME BEING OF FLORIDA GLEN UITBR. 5 NO: 4597/95 (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 GEDEELTE 307 VAN DIE PLAAS WATERVAL NO 211, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

#### 1. Stigtingsvoorwaardes

##### 1.1 Naam

Die naam van die dorp is Florida Glen Uitbreiding 8.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 11058/2003.

##### 1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitend strate en stormwater dreinerings sowel as verbindings eksterne ingenieursdienste en 'n bydrae vir eksterne riool; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering 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 81 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 serwituut ten gunste van Roodepoort, Maraisburg Stadsraad, wat geregistreer is interme van Notariële Akte van Serwituut No. 496/1960-S wat nie die dorp raak nie

1.5.2 die ewigdurende reg van weg serwituut vir voetgangers, ten gunste van die Westelike Metropolitaanse Raad wat geregistreer is in terme van Notariële Akte van Serwituut No. K2604/1985-S wat slegs erf 519 in die dorp raak.

**1.6 Toegang**

Geen ingang van die N1-20 (Westelike Verbypad) tot die dorp en uitgang tot N1-20 (Westelike Verbypad) uit die dorp sal toegelaat word nie.

**1.7 Ontvangs en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die N1-20 (Westelike Verbypad) en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

**1.8 Oprigting van heining of ander fisiese versperring**

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word: met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding van die strate in die dorp oorgeneem word

**1.9 Sloping van geboue en structure**

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

**1.10 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.

**1.11 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.

**1.12 Beperking op die vervreemding van erf 564**

Erf 564 mag slegs aan die huiseienaarsvereniging van die dorp oorgedra word en die

huiseienaarsvereniging sal volle verantwoordelikheid neem vir die funksionering en onderhoud van die genoemde erf en vir die noodsaaklike dienste op die erf.

**1.13 Samestelling en pligte van die Huiseienaars Assosiasie**

- 1.13.1 Die applikant sal 'n Huiseienaars Assosiasie, oordentelik en wettig saamstel tot bevrediging van die plaaslike bestuur, voor of gelyktydig met die verkoop van die eerste erf in die dorp.
- 1.13.2 Erf 564 (Toegang) moet in die naam van die Huiseienaars Assosiasie geregistreer word.
- 1.13.3 Een en elke eienaar van erwe 482 - 563 moet lid word van die Huiseienaars Assosiasie op oordrag van die erwe. Hierdie huiseienaars Assosiasie sal volle verantwoordelikheid van alle essensiele dienste (uitgesluit die dienste wat deur die Raad oorgeneem word) wat binne Erf 564 geleë is oorneem.
- 1.13.4 Die Huiseienaars Assosiasie sal volle wetlike mag hê om van een en elke lid die koste te verhaal wat nodig is om sy werk te verrig en sal wetlike regte hê om sodanige kostes van enige lid te verhaal indien die lid nie sy verantwoordelikhede nakom nie.
- 1.13.5 Die plaaslike bestuur kan nie verantwoordelik gehou word indien die oppervlakte van die toegangs erf onklaar raak nie en/of enige ander dienste, met die uitsondering van dienste wat deur die Raad oorgeneem is.
- 1.13.6 'n Serwituut vir munisipale dienste moet oor Erwe 564geregistreer word ten gunste van en tot bevrediging van die plaaslike bestuur.
- 1.13.7 Toegang van erwe 482 - 563 na 'n publieke straat moet oor Erf 564 geskied.
- 1.13.8 Die plaaslike bestuur moet ten alle tye tot onbeperkte toegang oor Erf 564 beskik.

**1.14 Verantwoordelikheid ten opsigte van dienste en beperking op die vervreemding van erwe.**

Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die plaaslike bestuur betaal is in verband met die voorsiening van dienste aan die dorpseienaar.

**2. TITELVOORWAARDES**

**2.1 Voorwaardes opgelê deur die Nasionale Vervoerkommissie ingevolge die wet op Nasionale Paaie, 1971 (Wet 54 van 1971)**

Erwe 482, 483, 484, 531 – 544, 520, 519 en 564 is onderworpe aan die volgende voorwaardes:

- 2.1.1 Uitgesonderd enige stormwaterdreineringsstruktuur, moet geen gebou, struktuur of enigiets wat aan die grond verbonde is, al maak dit nie deel van daardie grond uit nie, opgerig word of enigiets onder of benede die oppervlakte van die erf binne 'n afstand van nie minder as 20 meter ten opsigte van enkelverdiepingstrukture en 30 meter ten opsigte van meerverdiepingstrukture van die grens van die erweaangrensend aan Pad N1-20 en geen verandering of toevoeging tot enige bestaande strukture of gebou wat binne sodanige afstand van sodanige grens geleë is, moet sonder die skriftelike toestemming van die Nasionale Vervoerkommissie aangebring word nie.
- 2.1.2 Ingang tot en uitgang van die erf word nie toegelaat langs die grens van die erf aangrensend aan Pad N1-20 nie.

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**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 behalwe Erf 564 is onderworpe aan die voorwaardes soos aangedul :**

- 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 rioolhoofpyleidings en ander werke wat hy volgens goëddunke 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 rioolhoofpyleidings en ander werke veroorsaak word.
- 2.2.4 Erf 564
- Die totale erf is onderworpe aan 'n serwituut van reg van weg en munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.
- 2.2.5 Erwe 482, 564 en 519
- Die erwe is onderworpe aan 'n serwituut vir hoof waterpyp doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.
- 2.2.6 Erwe 557 en 541
- Die erwe is onderworpe aan 'n 2m serwituut vir stormwater doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

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**LOCAL AUTHORITY NOTICE 790**

**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 Florida Glen Extension 8 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 THE TRUSTEES FOR THE TIME BEING OF FLORIDA GLEN UITBR.5 NO: 4597/95 (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 PORTION 307 OF THE FARM WATERVAL NO 211, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG HAS BEEN GRANTED.**

**1. Conditions of establishment****1.1 Name**

The name of the township shall be Florida Glen Extension 8.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 11058/2003.

**1.3 Engineering services**

1.3.1 The township owner shall be responsible for the installation and provision of internal engineering services including streets and storm water as well as the linking of external engineering services and a contribution for external sewerage; 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 and link external 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 servitude in favour of the Town Council of Roodepoort, Maraisburg registered in terms of Notarial Deed of Servitude No. 496/60-S which does not affect the township.

- 1.5.2 the perpetual servitude of right of way for pedestrians in favour of the Western Metropolitan Council registered in terms of Notarial Deed of Servitude No. K 2604/85-S which affects erf 519 in the township only.
- 1.6 Access**
- No ingress from the N1-20(Western Bypass) to the township and no egress to the N1-20 (Western Bypass) from the township shall be allowed.
- 1.7 Acceptance and disposal of storm water**
- The township owner shall arrange for the drainage of the township to fit in with that of the N-1-20(Western Bypass) and for all storm water running off or being diverted from the road to be received or disposed of.
- 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 Deputy Director-general, Provincial Administration, Transport and Roads as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.
- 1.9 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.
- 1.10 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.
- 1.11 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.
- 1.12 Restriction on the transfer of erf 564**
- Erf 564 shall be transferred only to the Residents Association established in respect of the township, which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services with the said erf.
- 1.13 Formation and duties of Resident's Association**
- 1.13.1 The applicant shall properly and legally constitute a Resident's association to the satisfaction of the local authority prior to or simultaneous with the sale of the first erf in the township.
- 1.13.2 Erf 564 (Access) shall be registered in the name of the Resident's Association.



- 1.13.3 Each and every owner of Erven 482 - 563 shall become a member of the Resident's Association upon transfer of the erf. Such Association shall have full responsibility for Erf 564 for the essential services (excluding services taken over by the local authority) contained herein.
- 1.13.4 The Resident's Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default by any member.
- 1.13.5 The local authority shall not be liable for the malfunction of the surfacing of the access way and/or any services with the exception of services taken over by the local authority.
- 1.13.6 A servitude for municipal services shall be registered over Erf 564 in favour of, and to the satisfaction of the local authority.
- 1.13.7 Access from Erven 482 – 563 to a public road shall be across Erf 564.
- 1.13.8 The local authority shall have unrestricted access to Erf 564 at all times.

**1.14 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 storm water drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven shall not be alienated or be transferred into the name of a purchaser prior to the local authority verifying 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.

**2 CONDITIONS OF TITLE**

**2.1 Conditions imposed by the national transport commission in terms of the National Roads Act, 1971 (Act 54 of 1971)**

Erven 482, 483, 484, 531 – 544, 520, 519 and 564 are subject to the following conditions:

- 2.1.1 Except for any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 20 metres in respect of single storeyed structures and 30 metres in respect of multi-storeyed structures from the reserve boundary of Road N1-20 nor shall any alterations or additions to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the National Transport Commission.
- 2.1.2 Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road N1-20.

**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 except erf 564 shall be subject to the conditions as indicated:

- 2.2.1 The erf is 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.
- 2.2.4 Erven 564
- The entire erf is subject to a servitude of right of way and municipal purposes in favour of the local authority s indicated on the General Plan.
- 2.2.5 Erven 482, 564 and 519
- The erven are subject to a servitude for main water pipe purposes in favour of the local authority, as indicated on the general plan.
- 2.2.6 Erven 557and 541
- The erven are subject to a 2m servitude for storm water purposes in favour of the local authority, as indicated on the general plan.
- 

### LOCAL AUTHORITY NOTICE 791

#### ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 05-2496

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 Florida Glen Extension 8, 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, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 11 May 2004.

This amendment is known as the Roodepoort Amendment Scheme 05-2496.

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

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**PLAASLIKE BESTUURSKENNISGEWING 791****ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-2496**

Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaalike 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 Florida Glen Uitbreiding 8 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 11 Mei 2004.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-2496

**A NAIR: UITVOERENDE DIREKTEUR, ONTWIKELINGSBESTUUR, VERVOER EN OMGEWING  
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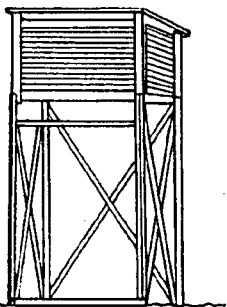
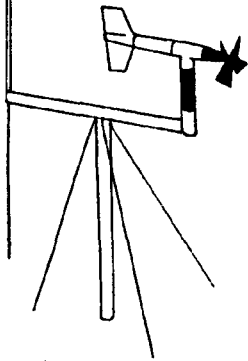
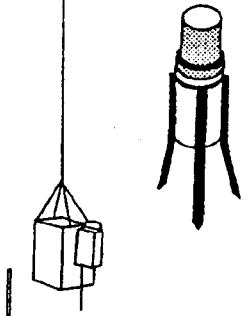
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C/o Andries and Vermeulen Streets  
Entrance in Andries Street

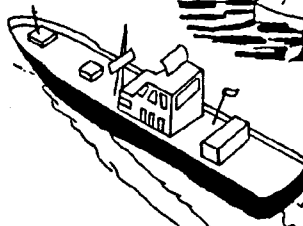
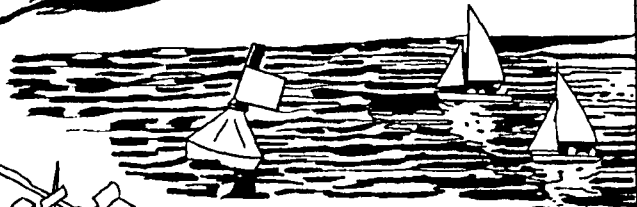
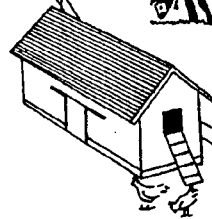
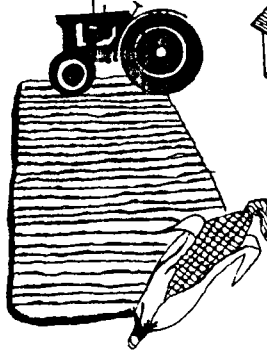
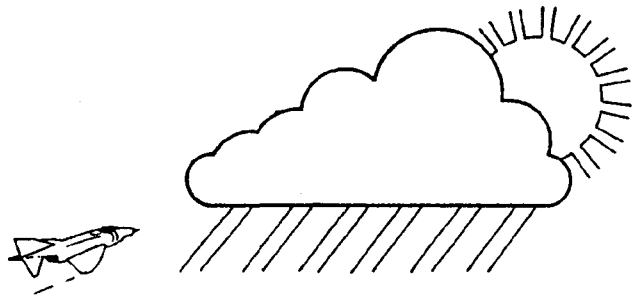
## **Contact details**

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# SA WEATHER BUREAU SA WEERBURO



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THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP

