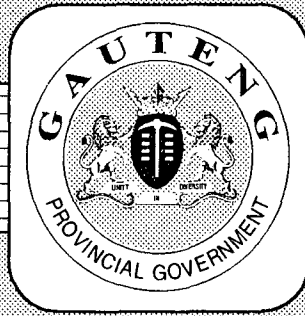


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**Provincial Gazette Extraordinary
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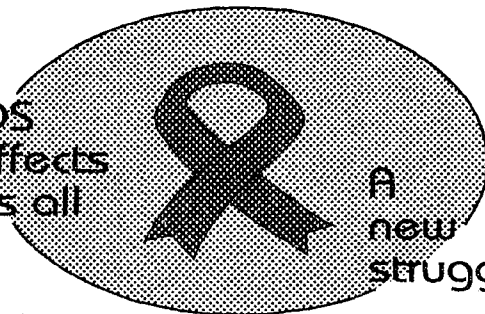
Vol. 10

PRETORIA, 28 OCTOBER 2004
OKTOBER

No. 472

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 3557 OF 2004

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares **Bedfordview Extension 549** Township to be an approved township subject to the conditions set out in the Schedule hereto:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ESTATE LATE E A FACCIO (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1249 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN 90 IR, GAUTENG PROVINCE, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be "**Bedfordview Extension 549**".

1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan SG No. 3888/2004.

1.3 STREET NAMES

No streets affect the township.

1.4 ENDOWMENT

The township owner shall, in terms of the provisions of Section 63 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), and Regulation 43 of the Town Planning and Townships Regulations, pay a contribution to the City Council for the provision of land for a park (Public Open Space). Such amount shall be determined as prescribed in the above-mentioned Regulations.

1.5 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

1.6 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 City Council.

1.7 DEMOLITION OF BUILDINGS OR STRUCTURES

(1.7.1) The Township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves, or over the common boundaries to be demolished to the satisfaction of the City Council. Requirements of Regulation R1182 and R1183 of the Environmental Conservation Act 79 of 1989 are to be complied with.

(1.7.2) The township owner shall at his own expense draw up and submit acceptable building plans to the City Council, for approval in terms of the provisions of the National Building Regulations, for all buildings on the erf for which no building plans have been approved by the City Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the City Council.

1.8 ENGINEERING SERVICES

1.8.1 The township owner is responsible for making the necessary arrangements for the provision of all engineering services including a sewer extension at the cost of the owner and the payment of External Services Contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.8.2 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Council, registered in favour of the Council, as and when required by the Council, by the owner at his own expense.

1.9 FORMATION OF HOMEOWNERS ASSOCIATION

1.9.1 The township owner shall at his own expense, properly and legally constitute a Homeowners Association, for Erven 2640 to 2650 in the township.

1.9.2 The construction and maintenance of the internal roadway, shall be the responsibility of the township owner prior to and on transfer of the first Erf in the township.

1.10 DUTIES OF THE HOMEOWNERS ASSOCIATION TO BE CONSTITUTED UPON PROCLAMATION OF THE TOWNSHIP

1.10.1 Each and every owner of a residential erf in the township shall become a member of the homeowners association upon transfer of the erf.

1.10.2 The Home Owners Association shall be fully responsible for the functioning and proper maintenance of the servitude area for roadway purposes, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.

1.10.3 The Homeowners Association shall have the legal power to levy from each and every member of the homeowners association, the cost incurred in fulfilling its functions and shall have legal recourse to recover such fees in the event of a default in payments by any member.

2. CONDITIONS OF TITLE

2.1 SERVITUDES

2.1.1 All erven are subject to a servitude, 2 m wide, in favour of the City Council, for sewerage and other municipal purposes, along any two boundaries of the erf 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 City Council: Provided that the City Council may dispense with any such servitude.

2.1.2 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 m therefrom.

2.1.3 The Council shall be entitled to temporarily deposit 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 City Council.

2.1.4 Erven 2640 to 2650 are subject and entitled to a reciprocal servitude of right of way in favour of the Homeowners association to be constituted and a servitude for municipal purposes in favour of Council as indicated on the General Plan SG No. 3888/2004.

2.1.5 The whole of Erf 2651 is subject to a reciprocal servitude of right of way in favour of the Homeowners association to be constituted and a servitude for municipal purposes in favour of Council as indicated on the General Plan SG No. 3888/2004.

KENNISGEWING 3557 VAN 2004

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby dat die dorp **Bedfordview Uitbreiding 549** tot 'n goedgekeurde dorp verklaar is onderworpe aan die voorwaardes soos in die meegaande Bylae uiteengesit.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BOEDEL WYLE E A FACCIO (HIERNA GENOEM DIE EIENAAR) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP 'N GEDEELTE 1249 ('N GEDEELTE VAN GEDEELTE 36) VAN DIE PLAAS ELANDSFONTEIN 90IR, GAUTENG PROVINSIE TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is "**Bedfordview Uitbreiding 549**".

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangetoon op Algemene Plan LG No. 3888/2004.

1.3 STRAATNAME

Geen strate raak die dorp nie.

1.4 BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van Artikel 63 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) en Regulasie 43 van die Dorpsbeplanning en Dorpe Regulasies 'n begiftiging aan die Stadsraad betaal vir die grond vir park doeleindes (Openbare oopruimte).

1.5 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

1.6 VERWYDERING VAN VULLIS

Die dorpseienaar moet op eie onkoste alle vullis binne die dorpsgebied verwyder of laat verwyder tot die bevrediging van die Stadsraad.

1.7 SLOPING VAN GEBOUE OF STRUKTURE

1.7.1 Die dorpseienaar moet op eie onkoste alle geboue en strukture wat oor boulyne, kantruimtes, padreserwes of oor gedeelde grense is laat sloop tot die bevrediging van die Stadsraad. Die vereistes van Regulasie R1182 en R1183 van die Omgewingsbewarings Wet 79 van 1989 moet aan voldoen word.

1.7.2 Die dorpseienaar moet op eie onkoste bouplanne opstel en aanvaarbare bouplanne indien by die Stadsraad vir goedkeuring in terme van die Nasionale Bouregulasies vir alle geboue op die erf waarvoor geen bouplanne deur die Stadsraad goedgekeur is nie. Die dorpseienaar sal op eie onkoste die geboue verander om aan die goedgekeurde bouplanne te voldoen tot die bevrediging van die Stadsraad.

1.8 INGENIEURSDIENSTE

1.8.1 Die dorpseienaar moet die nodige reëlings tref vir die voorsiening van en installing van die ingenieursdienste en die betaling van grootmaatdiensbydraes in terme van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

1.8.2 Die dorpseienaar moet op eie onkoste alle bestaande munisipale dienste op die erwe binne die dorp beskerm deur middel van geskikte serwitute te registreer ten gunste van die Raad tot die bevrediging van die Raad, soos en wanneer vereis word deur die Raad.

1.9 SAMESTELLING VAN HUISEIENAARSVERENIGING

1.9.1 Die dorpseienaar moet op eie onkoste, behoorlik en wettiglik 'n huiseienaarsvereniging saamstel vir Erwe 2640 tot 2650 in die dorp.

1.9.2 Die konstruksie en onderhoud van die interne pad moet die verantwoordelikheid van die dorpseienaar wees alvorens en gedurende die eerste oordrag van 'n erf in die dorp.

1.10 VERPLIGTINGE VAN DIE HUISEIENAARSVERENIGING WAT SAAMGESTEL MOET WORD TYDENS DIE PROKLAMASIE VAN DIE DORP

1.10.1 Alle eienaars van 'n erf bestem vir residensiële gebruik in die dorp moet 'n lid van die huiseienaarsvereniging word tydens oordrag van daardie gedeelte.

1.10.2 Die huiseienaarsvereniging besit volle verantwoordelikheid vir die werking en behoorlike onderhoud van die reg van weg serwituut area vir pad doeleindes, sowel as die noodsaaklike dienste (uitsluitend die rioolstelsel), wat daarin voorkom tot die bevrediging van die Raad.

1.10.3 Die huiseienaarsvereniging sal oor die wetlike mag beskik om van alle lede van die huiseienaarsvereniging 'n heffing te vereis om kostes te verhaal wat aangegaan word in die uitvoering van sy werksaamhede en beskik verder oor wetlike maatreëls om sodanige kostes te verhaal in geval van versuim van 'n lid om te betaal.

2. TITELVOORWAARDES

2.1 SERWITUTE

2.1.1 Alle erwe is onderworpe aan 'n serwituut, 2 meter breed, vir riolerings en ander munisipale doeleindes, ten gunste van die Stadsraad, langs enige twee grense, uitgesonderd 'n straatgrens of 'n reg van weg serwituut 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 Stadsraad: Met dien verstande dat die Stadsraad van enige sodanige serwituut skriftelik mag afsien.

2.1.2 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 meter daarvan geplant word nie.

2.1.3 Die Stadsraad 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 goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens, vir die voornoemde doel, onderworpe daaraan dat die Stadsraad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2.1.4 Erwe 2640 tot 2650 is onderworpe en geregtig op 'n wederkerige reg van weg serwituut ten gunste van die huiseienaarsvereniging wat saamgestel moet word en 'n serwituut vir munisipale doeleindes ten gunste van die Raad soos aangedui op Algemene Plan LG No. 3888/2004.

2.1.5 Erf 2651 in geheel is onderworpe aan 'n wederkerige reg van weg serwituut ten gunste van die huiseienaarsvereniging wat saamgestel moet word en 'n serwituut vir munisipale doeleindes ten gunste van die Raad soos aangedui op die Algemene Plan No. 3888/2004.

NOTICE 3558 OF 2004

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME 1223

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125 (1) of the Town-planning and Townships Ordinance, 15 of 1986, declares that it has approved an amendment scheme being an amendment to the Bedfordview Town-planning Scheme, 1995, comprising the same land as included in the Bedfordview Extension 549 Township.

Map 3 documentation and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Civic Centre, Van Riebeeck Avenue, Edenvale, and are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1223.

PAUL MASEKO, City Manager

Civic Centre, P O Box 25, Edenvale, 1610

KENNISGEWING 3558 VAN 2004

KENNISGEWING VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1223

Die Ekurhuleni Metropolitan Municipality verklaar hierby, ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Bedfordview Dorpsbeplanningskema, 1995, wat uit dieselfde grond as die dorp Bedfordview Uitbreiding 549 bestaan, goedgekeur het.

Kaart 3 dokumentasie en skemaklousules van die wysigingskema word in bewaring gehou by die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Burgersentrum, Van Riebeecklaan, Edenvale, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1223.

PAUL MASEKO, Stadsbestuurder

Burgersentrum, Posbus 25, Edenvale, 1610

IMPORTANT NOTICE

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HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

