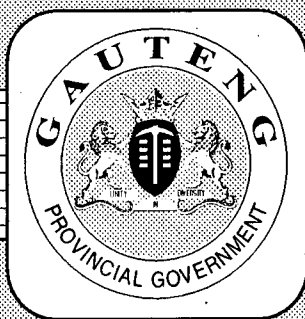


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

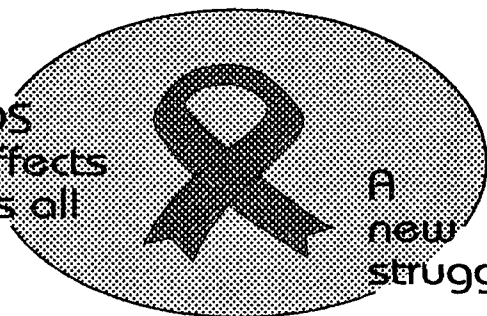
Vol. 10

PRETORIA, 2 DECEMBER
DESEMBER 2004

No. 545

We all have the power to prevent AIDS

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affects
us all



A
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2750

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1331

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 Raslouw Extension 7, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1331.

(16/3/1/913)
 ___ November 2004

Acting General Manager: Legal Services
 (Notice No 1045/2004)

PLAASLIKE BESTUURSKENNISGEWING 2750

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1331

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 Raslow Uitbreiding 7, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1331.

(16/3/1/913)

__ November 2004

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 1045/2004)

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CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF RASLOW EXTENSION 7 AS 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 Raslow Extension 7 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/913)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JFS PROPERTIES NUMBER ONE (PROPRIETARY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 218 (A PORTION OF PORTION 1) OF THE FARM SWARTKOP 383 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Raslow Extension 7.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG Nr 11444/2003.

1.3 ENDOWMENT

The township owner shall in terms of the provisions of the Town Planning and Townships Ordinance, 1986 pay a lump sum endowment of R170 000,00 to the local authority for the provision of land for a park (public open space).

1.4 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.

1.5 PRECAUTIONARY MEASURES

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

- (a) water will not dam up, that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes and 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.

1.6 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 services, the cost thereof shall be borne by the township owner.

1.7 TRANSFER OF LAND TO THE SECTION 21 COMPANY (HOME OWNER'S ASSOCIATION)

Erf 136 shall be transferred to the homeowner's association (Section 21 Company) by and at the expense of the township owner.

1.8 RESTRICTION ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in Section 82 (1)(b)(ii)(cc) of the Town Planning 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(iv) inclusive below.

1.9 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.

2. CONDITIONS OF TITLE

THE UNDERMENTIONED ERVEN SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

(1) ALL ERVEN

- (i) The erf shall be subject to a servitude, 3 metre wide, for municipal services (water, sewerage, electricity and 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, 2 metre 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 2 metre 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) ERVEN 93 AND 109

The erven are subject to a 3 meter wide servitude for municipal purposes as indicated on the General Plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN RASLOUW UITBREIDING 7 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 Raslouw Uitbreiding 7 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1/913)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JFS PROPERTIES NUMBER ONE (PROPRIETARY) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 218 ('N GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS SWARTKOP 383 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Raslouw Uitbreiding 7.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 11444/2003.

1.3 BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R170 000-00 betaal vir die voorsiening van grond vir 'n park (openbare oopruimte).

1.4 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.

1.5 VOORKOMENDE MAATREëLS

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

(a) water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

(b) slote en uitgrawings vir fundamente, 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 is, verkry is.

1.6 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE EN TELKOM DIENSTE

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

1.7 OORDRAG VAN GROND NA DIE ARTIKEL 21 MAATSKAPPY (HUISEIENAARS-VERENIGING)

Erf 136 moet oorgedra word deur en op koste van die dorpseienaar aan die huiseienaarsvereniging (Artikel 21 Maatskappy).

1.8 BEPERKING OP DIE VERVREEMDING VAN GROND

Ongeag die uitreiking van 'n sertifikaat ingevolge Artikel 82(1)(b)(ii)(cc) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), mag geen erf in die dorp getranspoteer of andersins mee gehandel word nie alvorens die Stad van Tshwane Metropolitaanse Munisipaliteit gesertifiseer het dat die dorpsdigter voldoen het aan die vereistes soos uiteengesit in voorwaarde 9(i) tot 9(iv) hieronder.

1.9 VERPLIGTINGE VAN DIE ONTWIKKELAAR

(i) AKTE VAN OPRIGTING

Die dorpsseienaar moet 'n Artikel 21 Maatskappy (huiseienaarsvereniging) registreer ingevolge 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 huiseienaarsvereniging die instandhouding van die interne ingenieursdienste van die dorp is (bv water, riool, elektrisiteit, paaie en stormwater riolering). Die dorpsseienaar moet 'n lid van die Artikel 21 Maatskappy wees met alle regte en verpligtinge van 'n gewone lid tot en met die oordrag van die laaste erf.

(ii) VOORSIENING VAN INGENIEURSTEKENINGE

Die dorpsseienaar moet volledige ingenieurstekening met betrekking tot die interne riooleringstelsel en rioolaansluitingspunte en volledige ingenieurs-tekeninge ten opsigte van die interne paaie en stormwaterriolering asook water en elektrisiteitsdienste by die Stad Tshwane Metropolitaanse Munisipaliteit indien alvorens konstruksie aan enige van die gemelde dienste begin mag word.

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

'n Ingenieursertifikaat onderteken deur 'n Professionele Ingenieur moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word (alvorens enige erwe oorgedra mag word) met betrekking tot water, riool, elektrisiteit en interne paaie en stormwaterriolering wat sertifiseer dat die interne ingenieursdienste voltooi is en dat die ingenieur verantwoordelikheid aanvaar vir alle dienste. Die munisipaliteit beskik oor die diskresie om 'n uitsondering te maak met betrekking tot interne paaie en stormwaterriolering. Indien laasgenoemde van toepassing is, moet die dorpsseienaar aan die Munisipaliteit 'n onderneming gee dat die dienste voltooi sal wees teen 'n vasgestelde datum en moet die ontwikkelaar 'n waarborg dienooreenkomstig inhandig wat deur 'n erkende finansiële instelling uitgereik is.

Bouplanne sal nie goedgekeur word alvorens die dienste voltooi en deur die Dienste Departemente oorgeneem is nie (indien van toepassing).

(iv) INSTANDHOUDINGSTERMYN EN WAARBORG

Na voltooiing van alle interne ingenieursdienste (bv. Water, riool, elektrisiteit en die paaie en stormwaterriolering) sal 'n instandhoudingstermyn van 12 (TWAALF) maande daarop van toepassing wees. 'n Instandhoudingswaarborg aan die Artikel 21 Maatskappy voorsien, uitgereik deur 'n erkende finansiële instelling en gelykstaande aan 5% van die kontrak-koste ten opsigte van die geïnstalleerde paaie en stormwaterdienste en 10% van die kontrak-koste ten opsigte van die geïnstalleerde elektrisiteitsdienste, welke waarborg voorsiening maak om enige defektiewe vakmanskap en/of materiale met betrekking tot die paaie en stormwaterdiens en elektrisiteitsdienste te herstel. 'n Bewys van hierdie waarborg moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word.

2. TITELVOORWAARDES

DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGEL& DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT 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, 3 meter 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, 3 meter 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 2 meter 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 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 dienste en ander werke veroorsaak word.

(2) ERVEN 93 AND 109

Die erwe is onderworpe aan 'n 3 meter serwituut vir munisipale doeleindes, soos op die Algemene Plan aangedui.