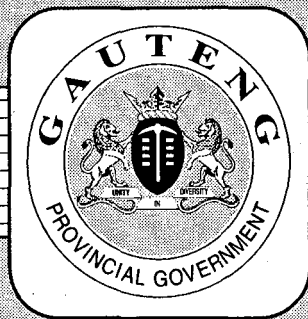


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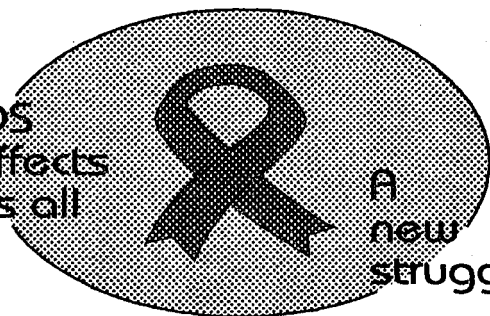
Vol. 11

PRETORIA, 24 MARCH
MAART 2005

No. 122

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 631

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Broadacres Extension 11** 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 SUMMERCON HOLDCO (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 435 OF THE FARM ZEVENFONTEIN 407 JR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Broadacres Extension 11.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 10371/2004.

(3) Provision and installation of services

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

(4) Electricity

(a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESKOM, the licensed supplier of electricity in the township.

(b) The local authority shall be notified in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:

- (1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;
- (2) A certificate by ESKOM that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(5) Access

(a) No access to or egress from the township shall be permitted via Broadacres Drive.

(b) Access to or egress from the township shall be provided to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(6) Provincial Government

(a) Should the development of the township not been completed on or before 6 November 2012 the application shall be resubmitted to the Department of Public Transport, Roads and Works (Gauteng Provincial Government) for reconsideration.

(b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department, are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(7) Removal or replacement of existing services

Should it, by reason of the establishment of the township, be necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof shall be borne by the township owner.

(8) Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

(9) Demolition of buildings and structures

The township owner shall at his own costs 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.

(10) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following which do not affect the rights of the erven in the township and/or the township :

1. Conditions A and B in Deed of Transfer 167611/03 which read as follows :

- A. *A portion of Portion 136 of the farm ZEVENFONTEIN 40 represented on the Diagram S.G. A 8780/48 annexed to Certificate of Consolidated Title 10216/1949 by the figure lettered A B C e F, a portion of which is hereby transferred, is subject to certain restrictions in favour of the General Public as will more fully appear from Notarial Deed of Servitude 43/1948-S and which reads as follows:*
- (a) *No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever other than for the sale of farm products of produce, shall be opened or conducted on the said land.*
- (b) *No slaughter poles, soapworks, bone or hide repository, piggery or tannery and no Boarding Kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*
- B. *A portion of Portion 136 of the farm ZEVENFONTEIN 40, represented on the Diagram S.A. A 8780/48 annexed to Certificate of Consolidated Title 10216/1949 by the figure lettered A B C e F, a portion of which is hereby transferred, is entitled to a servitude of right of way over the following portions, namely:*
- (a) *Portion 34 OF THAT PORTION 1 OF Portion B of Portion of the said farm ZEVENFONTEIN 40 aforesaid, measuring 13,2379 (thirteen comma two three seven nine) Hectares and registered against Deed of Transfer 2131/1946;*
- (b) *Portion 37 of that portion 1 of Portion B of Portion of the farm ZEVENFONTEIN 40, aforesaid, measuring 14,1045 (fourteen comma one nought four five) Hectares and registered against Deed of Transfer 24126/1943;*
- (c) *Portion 41 of that portion 1 of Portion B of Portion of the farm ZEVENFONTEIN 40, aforesaid, measuring 15,2563 (fifteen comma two five six three) Hectares, and registered against Deed of Transfer 24350/1945.*

2. Condition A in Deed of Transfer 139076/03 which reads as follow :

- A. *A PORTION of Portion 136 of the farm Zevenfontein NO. 407, Registration Division J R, represented by the figure A B C e F on the diagram S.G. No. A 8780/48 annexed to Certificate of Consolidated Title No. 10216/1949 a portion of which is hereby transferred is subject to certain restrictions in favour of the general public as will more fully appear from Notarial Deed of Servitude No.43/1949 and which read as follows:*
- (c) *No hotel, bottle store or place for the sale of liquor and no store or place of business*

whatsoever other than for the sale of farm products of produce, shall be opened or conducted on the said land.

- (d) *No slaughter poles, soapworks, bone or hide depository, piggery or tannery and no Boarding Kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*

(11) Restriction on the transfer of erven

Erven 146 and 233 shall be transferred only to Broadacres Country Estate Home Owners Association, which Association shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services within the said erven.

(12) Notarial Tie of erven

Erf 233 shall be notarially tied with erf 442 Broadacres Extension 14, to the satisfaction of the local authority, after proclamation of Extension 14.

(13) Endowment

The township owner shall, if applicable, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the shortfall in the provision of land for a park (public open space).

(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 and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a buyer prior to the local authority certifying 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

The erven mentioned hereunder 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.

(1) All erven (except Erf 233)

(a) Each 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.

(b) 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.

(c) 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 process of 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.

(2) Erven 111, 112, 117, 118, 121, 122, 125, 126, 129, 131, 132, 136, 137, 142, 143, 146, 147, 153, 154, 157, 158, 161, 162, 165, 166, 169, 170, 173, 174, 193, 194, 205, 238, 244, 245, 250, 251, 256, 261, 264, 265, 268 and 269

The erven are subject to servitudes for municipal purposes in favour of the local authority as indicated on the General Plan.

(3) Erven 133, 146, 150 and 235

The erven are each subject to a servitude for mini- substation and electrical cable purposes, in favour of ESKOM, as indicated on the General Plan.

(4) Erf 146

The erf shall not be alienated or transferred into the name of any purchaser, other than Broadacres Country Estate Homeowners Association, without the written consent of the local authority first having been obtained.

(5) Erf 233

(a) The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way, in favour of the local authority.

(b) The erf shall not be alienated or transferred into the name of any purchaser, other than Broadacres Country Estate Homeowners Association, without the written consent of the local authority first having been obtained.

P. Moloï City Manager
(Notice 267/2005)
March 2005

PLAASLIKE BESTUURSKENNISGEWING 631

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Broadacres Uitbreiding 11** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUMMERCON HOLDCO (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 435 VAN DIE PLAAS ZEVENFONTEIN 407 JR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Broadacres Uitbreiding 11.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 10371/2004.

(3) Voorsiening en installering van dienste

Die dorpselenaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot tevredeheid van die plaaslike bestuur.

(4) Elektrisiteit

(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. Die dorpselenaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, die nodige reëlings tref met ESKOM, die geïnsentreerde verskaffer van elektrisiteit in die dorp.

(b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorp, getref is en in die verband moet die dorpselenaar die volgende aan die plaaslike bestuur verskaf:

- (1) 'n Gesertifiseerde afskrif van die ooreenkoms aangaande met ESKOM rakende die voorsiening van elektrisiteit;
- (2) 'n Sertifikaat uitgereik deur ESKOM dat aanvaarbare finansiële reëlings met betrekking tot

(1) hierbo, deur die dorpsenaar getref is.

(5) Toegang

(a) Geen toegang tot of uitgang vanuit die dorp via Broadacres Rylaan, sal toegelaat word nie.

(b) Toegang tot of uitgang vanuit die dorp sal tot tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk voorsien word.

(6) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor of op 6 November 2012 voltooi word nie, moet die aansoek heringedien word by die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(7) Verwydering of vervanging van bestaande dienste

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, ESKOM en/of TELKOM dienste te verwyder of te vervang, sal die koste daarvan deur die dorpsenaar gedra word.

(8) Ontvangs en versorging van stormwater

Die dorpsenaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dië van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(9) Sloping van geboue en strukture

Die dorpsenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur, wanneer die plaaslike bestuur dit vereis.

(10) Beskikking oor bestaande Titellooswaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesonderd die volgende wat nie die regte van die erwe in die dorp en/of die dorp raak nie :

1. Voorwaardes A en B in Akte van Transport 167611/03 wat soos volg lees :

A. *A portion of Portion 136 of the farm ZEVENFONTEIN 40 represented on the Diagram S.G. A 8780/48 annexed to Certificate of Consolidated Title 10216/1949 by the figure lettered A B C e F, a portion of which is hereby transferred, is subject to certain restrictions in favour of the General Public as will more fully appear from Notarial Deed of Servitude 43/1948-S and which reads as follows:*

(a) *No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever other than for the sale of farm products of produce, shall be opened or conducted on the said land.*

(b) *No slaughter poles, soapworks, bone or hide repository, piggery or tannery and no Boarding Kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*

B. *A portion of Portion 136 of the farm ZEVENFONTEIN 40, represented on the Diagram S.A. A 8780/48 annexed to Certificate of Consolidated Title 10216/1949 by the figure lettered A B C e F, a portion of which is hereby transferred, is entitled to a servitude of right of way over the following portions, namely:*

(a) *Portion 34 OF THAT PORTION 1 OF Portion B of Portion of the said farm ZEVENFONTEIN 40 aforesaid, measuring 13,2379 (thirteen comma two three seven*

nine) Hectares and registered against Deed of Transfer 2131/1946;

- (b) Portion 37 of that portion 1 of Portion B of Portion of the farm ZEVENFONTEIN 40, aforesaid, measuring 14,1045 (fourteen comma one nought four five) Hectares and registered against Deed of Transfer 24126/1943;*
- (c) Portion 41 of that portion 1 of Portion B of Portion of the farm ZEVENFONTEIN 40, aforesaid, measuring 15,2563 (fifteen comma two five six three) Hectares, and registered against Deed of Transfer 24350/1945.*

2. Voorwaarde A in Akte van Transport 139076/03 wat soos volg lees :

- A. *A PORTION of Portion 136 of the farm Zevenfontein NO. 407, Registration Division J R, represented by the figure A B C e F on the diagram S.G. No. A 8780/48 annexed to Certificate of Consolidated Title No. 10216/1949 a portion of which is hereby transferred is subject to certain restrictions in favour of the general public as will more fully appear from Notarial Deed of Servitude No.43/1949 and which read as follows:*
 - (c) No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever other than for the sale of farm products of produce, shall be opened or conducted on the said land.*
 - (d) No slaughter poles, soapworks, bone or hide depository, piggery or tannery and no Boarding Kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*

(11) Beperking op die oordrag van erwe

Erwe 146 en 233 mag slegs aan Broadacres Country Estate Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erwe en die noodsaaklike dienste binne die gemelde erwe.

(12) Notariële Verbinding van erwe

Erf 233 moet notarieel verbind word met erf 442 Broadacres Uitbreiding 14, tot tevredenheid van die plaaslike bestuur, na proklamasie van Uitbreiding 14.

(13) Begiftiging

Die dorpsseenaar moet, ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die tekort van voorsiening van grond vir 'n park (publieke oop ruimte).

(14) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

Die dorpsseenaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpsseenaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpsseenaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle erwe (Behalwe Erf 233)

(a) Elke erf is onderworpe aan 'n serwituit 2 m breed, ten gunste van die plaaslike bestuur, vir rioerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituit vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituit mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot 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 rioolhoofpypleiding en ander werke veroorsaak word.

(2) Erwe 111, 112, 117, 118, 121, 122, 125, 126, 129, 131, 132, 136, 137, 142, 143, 146, 147, 153, 154, 157, 158, 161, 162, 165, 166, 169, 170, 173, 174, 193, 194, 205, 238, 244, 245, 250, 251, 256, 261, 264, 265, 268 en 289

Die erwe soos aangedui op die Algemene Plan is onderworpe aan serwitute vir munisipale doeleindes, ten gunste van die plaaslike bestuur.

(3) Erwe 133, 146, 150 en 235

Die erwe is elk onderworpe aan 'n serwituut vir mini-substasie en elektriese kabeldoeleindes, ten gunste van ESKOM, soos aangedui op die Algemene Plan.

(4) Erf 146

Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Broadacres Country Estate Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(5) Erf 233

(a) Die hele erf soos aangedui op die Algemene Plan is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg, ten gunste van die plaaslike bestuur.

(b) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Broadacres Country Estate Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

P. Moloi Stadsbestuurder
(Kennisgewing 267/2005)
Maart 2005.

LOCAL AUTHORITY NOTICE 632**AMENDMENT SCHEME 03-0424**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Peri-Urban Areas Town Planning Scheme, 1975, comprising the same land as included in the township of Broadacres Extension 11. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 03-0424.

P. Moloi City Manager
(Notice 269/2005)
March 2005

PLAASLIKE BESTUURSKENNISGEWING 632**WYSIGINGSKEMA 03-0424**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanning Skema, 1975, wat uit dieselfde grond as die dorp Broadacres Uitbreiding 11 bestaan, goedgekeur het. Kaart 3 en die skemaklou'sules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 03-0424.

P. Moloi Stadsbestuurder
(Kennisgewing 269/2005)
Maart 2005

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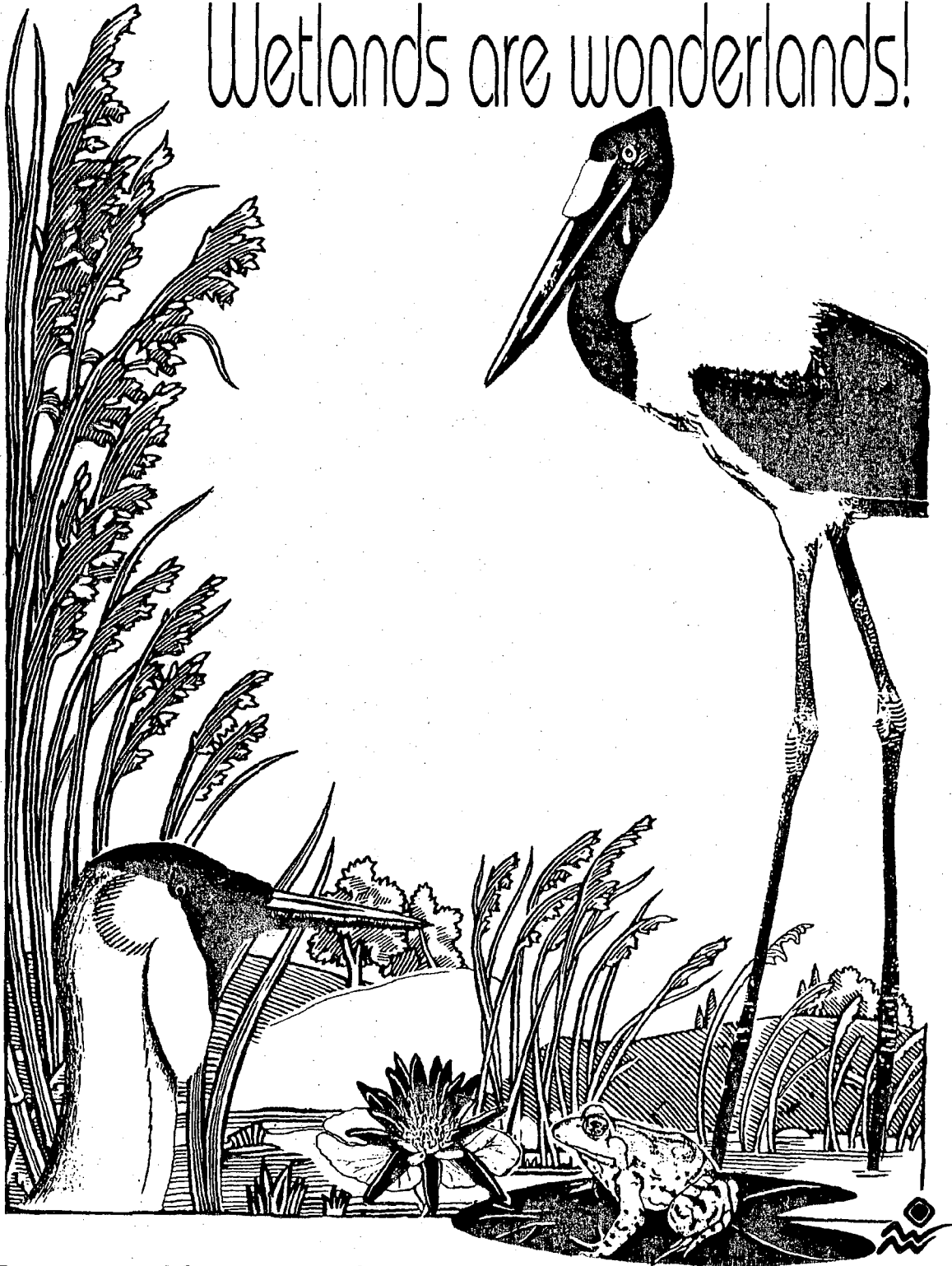
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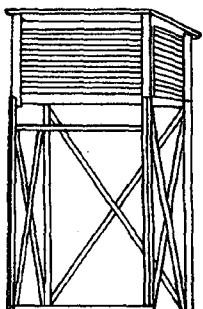
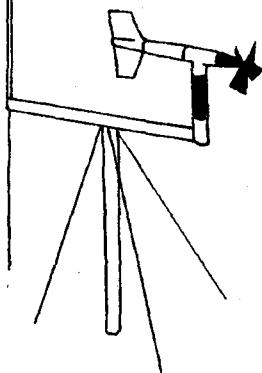
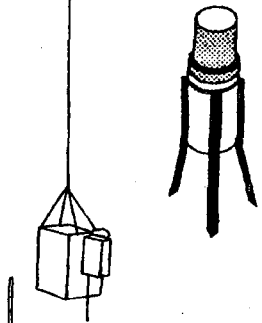
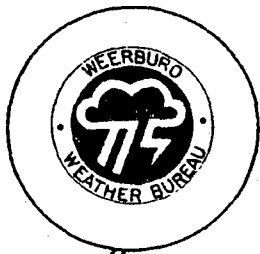


Wetlands are wonderlands!

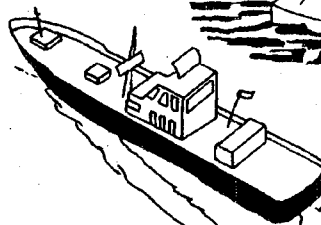
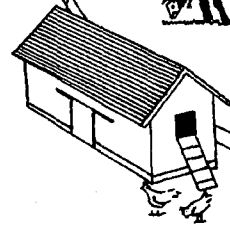
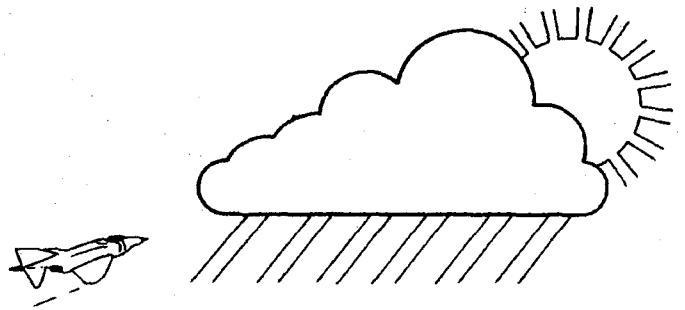


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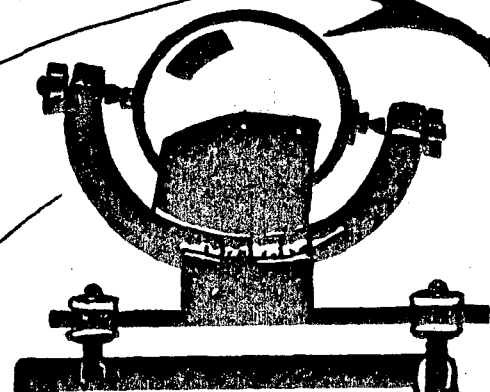
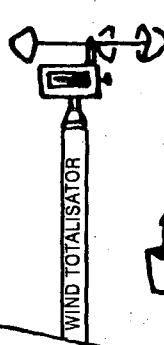
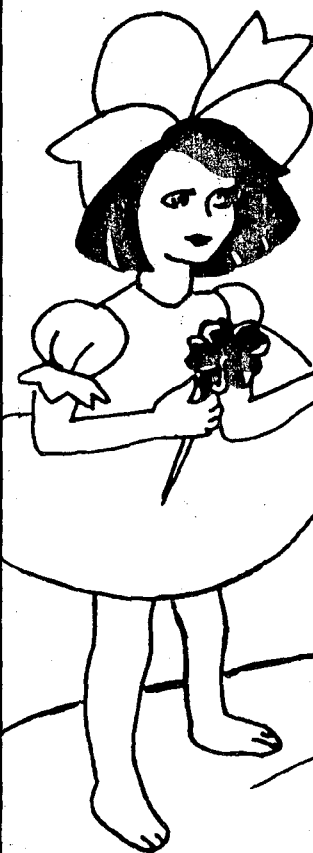
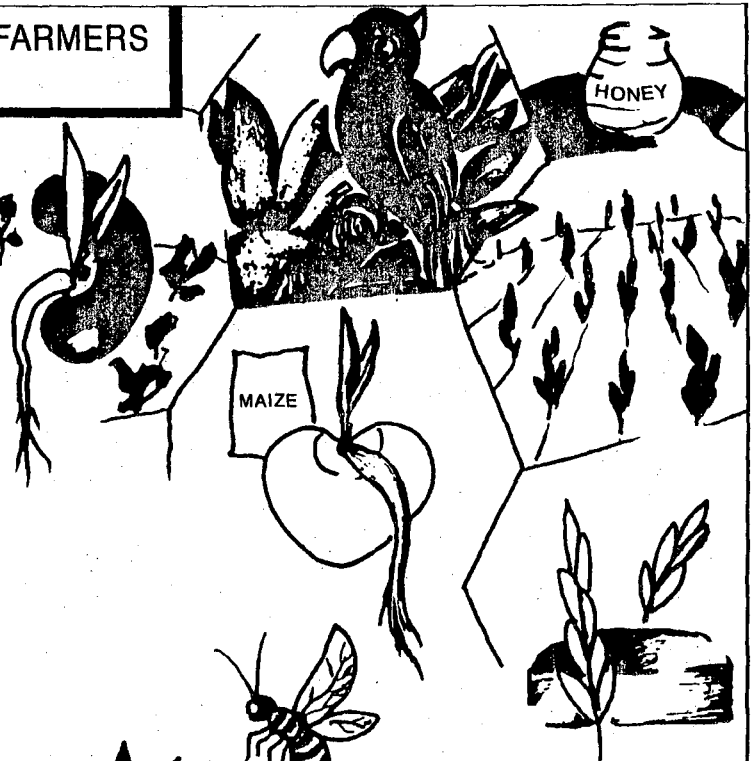
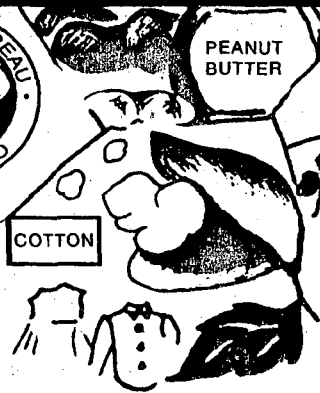
SA WEATHER BUREAU SA WEERBURO



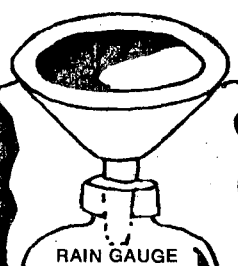
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THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



SUNSHINE RECORDER



RAIN GAUGE

THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS & TOURISM
DIE WEERBURU: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME

