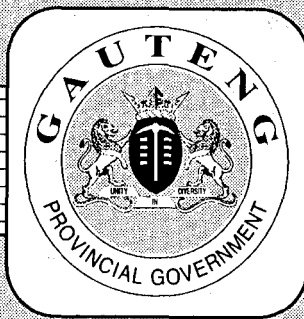


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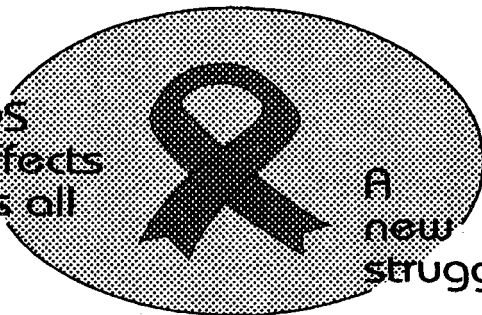
Vol. 11

PRETORIA, 24 JUNE 2005
JUNIE

No. 270

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1473

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 **Crown Extension 9** 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 INDUSTRIAL ZONE 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 341 (A PORTION OF PORTION 10) OF THE FARM LANGLAAGTE 224 IQ HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Crown Extension 9.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 7013/2001.

(3) Stormwater drainage and street construction

(a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

(b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own costs on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (c).

(e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) or (d) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) Water and Sewerage

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986);
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships" (Department of Community Development, 1983), as revised from time to time.
- (c) Former Randburg Council Resolution No A10023 dated 30 April 1986.

(5) Electricity

Where private contractors do the electrical installation, the developer shall appoint a professional engineer who shall be responsible for the design and construction of the electricity distribution and reticulation system once the power connection exceeds 800 kVA or where a medium voltage installation forms part of the reticulation system. The electrical installation shall be done in accordance with the following:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986);

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986);
- (b) SABS Code 0142 as amended from time to time;
- (c) "Guidelines for the Provision of Engineering Services in Residential Townships" (Department of Community Development, 1983), as revised from time to time.

(6) Provision and installation of services

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

(7) Access

(a) Access to or egress from the township along the line ABCDE on the approved layout plan of the township, shall be to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(b) No access to or egress from the township shall be permitted along the line EFGA on the approved layout plan of the township, in the event of the construction of the proposed M2 Motorway.

(8) Provincial Government

(a) Should the township not been completed before 14 September 2008, 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.

(9) 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 all stormwater running off or being diverted from the road, shall be received and disposed of.

(10) Removal or replacement of existing services

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

(11) Safeguarding the shaft

The vertical shaft which is situated adjacent to the north eastern boundary of the township, as well as any other holings which may be discovered during development of the property on which the township has been established, shall be rehabilitated and sealed to the satisfaction of the Department of Minerals and Energy. Building or machine foundations shall not be placed within 2m from any internal face of the shaft, unless otherwise directed by the said Department.

(12) 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 the local authority requires it.

(13) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the mineral rights.

(14) Restriction on the transfer of erven

The erven in the township shall not be transferred or alienated, unless proof of the safeguarding of the shaft as contemplated in clause (11) above, has been submitted to the local authority and a certificate to that effect had been issued to the Registrar of Deeds.

(15) 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 stormwater drainage and the installation of systems therefor, 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 purchaser prior to the local authority certifying that sufficient guarantees /cash contributions in respect of the supply of services by the township owner were submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

(A) CONDITION IMPOSED BY THE DIRECTOR: MINERAL DEVELOPMENT (GAUTENG REGION) OF THE DEPARTMENT OF MINERALS AND ENERGY IN TERMS OF SECTION 68 (1) OF THE MINERAL ACT, 1991 (ACT 50 OF 1991) AS AMENDED

All erven

As each erf forms part of an area which is shallowly undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the registered owner thereof accepts all liability for any damage thereto or to any structure thereon which may result from such subsidence, settlement, shock or cracking and no liability for any such damage whatsoever shall devolve on the State or its employees.

(B) CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.

(1) All Erven

(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 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 local authority.

(2) Erf 27

The erf is subject to a servitude for overhead electrical powerlines in favour of ESKOM, as indicated on the General Plan.

(3) Erf 28

The erf is subject to a servitude for overhead electrical powerlines in favour of ESKOM, as indicated on the General Plan.

(4) Erf 29

The erf is subject to a servitude of right of way, 20m X 9m, in favour of iProp Limited, as indicated on the General Plan: Provided that this servitude may be cancelled with the written consent of iProp and at the cost of the registered owner, should the servitude no longer be required.

P. Moloi, City Manager

(Notice No. 432/2005)

May 2005

PLAASLIKE BESTUURSKENNISGEWING 1473

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 **Crown Uitbreiding 9** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR INDUSTRIAL ZONE BEPERK (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 341 ('N GEDEELTE VAN GEDEELTE 10) VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Crown Uitbreiding 9.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 7013/2001.

(3) Stormwaterdreinerings en straatbou

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

(b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(c) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(d) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig sub-klousule (c) gebou is.

(e) Indien die dorpseienaar versuim om aan die bepalings van sub-klousules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) Water en riolering

Die dorpseienaar moet 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986);
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede" (Departement van Gemeenskapsontwikkeling, 1983) soos van tyd tot tyd gewysig;
- (c) Voormalige Randburg Raadsbesluit Nr A10023 gedateer 30 April 1986.

(5) Elektrisiteit

Waar privaat kontrakteurs die elektrisiteits-installasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteitsverspreiding- en retikulasiestelsel sodra die krag aansluiting 800 kVA oorskry of waar 'n medium spanning installasie deel vorm van die retikulasiestelsel. Die elektriese installasie moet in ooreenstemming met die volgende gedoen word:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986);
- (b) SABS Kode 0142 soos van tyd tot tyd gewysig;
- (c) "Riglyne vir die Voorsiening van Ingenieurs- dienste in Residensiële Dorpsgebiede" (Departement van Gemeenskapsontwikkeling, 1983)"soos van tyd tot tyd gewysig.

(6) Voorsiening en installering van dienste

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

(7) Toegang

(a) Toegang tot of uitgang vanuit die dorp langs die lyn ABCDE op die goedgekeurde uitlegplan van die dorp, moet tot tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk wees.

(b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyn EFGA op die goedgekeurde uitlegplan van die dorp, indien die voorgestelde M2 Motorweg gebou word.

(8) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor 14 September 2008 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.

(9) Ontvangs en versorging van stormwater

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

(10) Verwydering of vervanging van bestaande dienste

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

(11) Beveiliging van die skag

Die vertikale skag wat aangrensend aan die noordoostelike grens van die dorp geleë is, asook enige ander openinge wat ontdek mag word tydens die ontwikkeling van die eiendom waarop die dorp gestig is, moet tot tevredenheid van die Departement Minerale en Energie gerehabiliteer en verseël word. Bou- of masjienfondamente mag nie binne 2m vanaf die interne aansig van die skag geplaas word, tensy anders aangedui deur die gemelde Departement.

(12) Sloping van geboue en strukture

Die dorpseienaar 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.

(13) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die reserwing van die mineraleregte.

(14) Beperking op die oordrag van erwe

Die erwe in die dorp mag nie vervreem of oorgedra word, tensy bewys van die beveiliging van die skag soos beoog in klousule (11) hierbo, by die plaaslike bestuur ingedien is en 'n sertifikaat tot dië effek aan die Registrateur van Aktes uitgereik is.

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

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar 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 dorpseienaar aan die plaaslike bestuur gelewer of betaal is.

2. TITELVOORWAARDES

(A) VOORWAARDE OPGELê DEUR DEUR DIE DIREKTEUR: MINERAAL- ONTWIKKELING (GAUTENG STREEK) VAN DIE DEPARTEMENT VAN MINERALE EN ENERGIE INGEVOLGE ARTIKEL 68(1) VAN DIE WET OP MINERALE, 1999 (WET 50 VAN 1991) SOOS GEWYSIG

Alle erwe

Aangesien elke erf deel vorm van 'n gebied wat oppervlakkig ondermyn is en vatbaar mag wees vir insinking, grondversakking, skok of kraking as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreeerde eienaar daarvan alle verantwoordelikheid vir enige skade daaraan of aan enige struktuur daarop, wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraking en geen aanspreeklikheid hoegenaamd sal op die Staat of sy werknemers oorgaan nie.

(B) VOORWAARDES OP GELê DEUR DIE PLAASLIKE BESTUUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986.

(1) Alle erwe

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut 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 serwituut 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 goeëdunke 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) Erf 27

Die erf is onderworpe aan 'n serwituut vir oorhoofse elektriese kraglyne ten gunste van ESKOM, soos aangedui op die Algemene Plan.

(3) Erf 28

Die erf is onderworpe aan 'n serwituut vir oorhoofse elektriese kraglyne ten gunste van ESKOM, soos aangedui op die Algemene Plan.

(4) Erf 29

Die erf is onderworpe aan 'n serwituut van reg-van-weg, 20m X 9m, ten gunste van iProp Beperk, soos aangedui op die Algemene Plan: Met dien verstande dat hierdie serwituut gekanseleer mag word met die skriftelike toestemming van iProp en op koste van die geregistreerde eienaar, indien die serwituut nie meer benodig word nie.

P. Moloi, Stadsbestuurder

(Kennisgewing Nr 432/2005)

Mei 2005.

LOCAL AUTHORITY NOTICE 1474

AMENDMENT SCHEME 01-0049

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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Crown Extension 9**. 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 01-0049.

P. Moloi, City Manager

(Notice No. 433/2005)

May 2005

PLAASLIKE BESTUURSKENNISGEWING 1474**WYSIGINGSKEMA 01-0049**

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Crown Uitbreiding 9** bestaan, goedgekeur het. Kaart 3 en die skemaklousules 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 01-0049.

P. Moloji, Stadsbestuurder
(Kennisgewing 433/2005)
Mei 2005.



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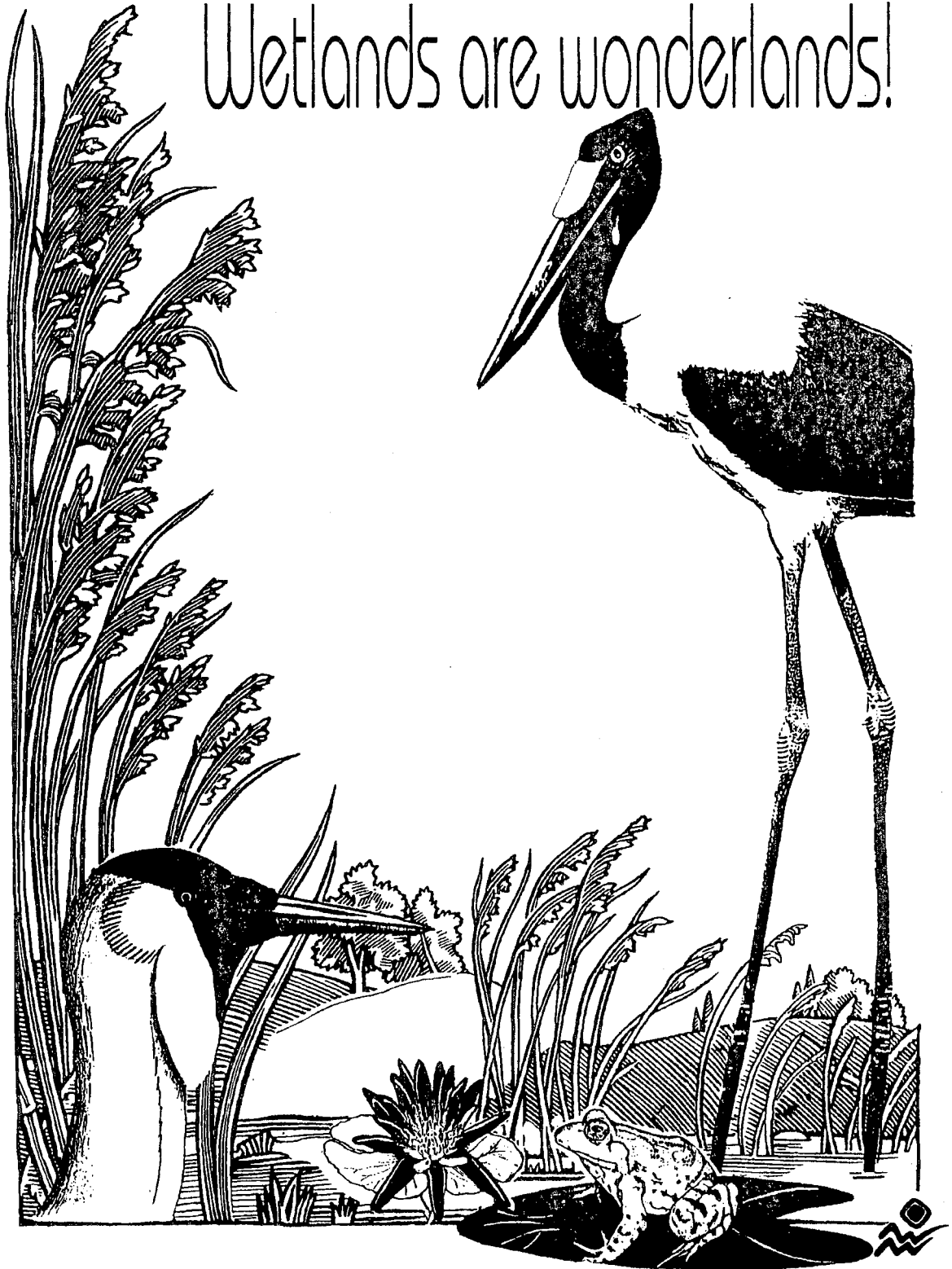
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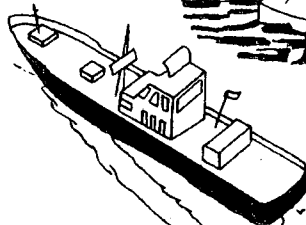
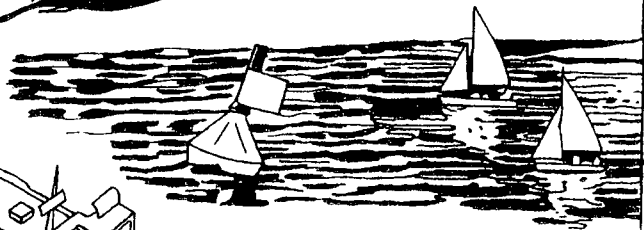
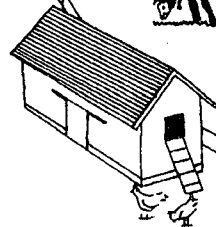
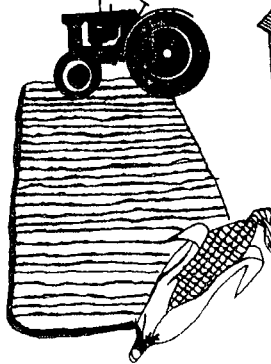
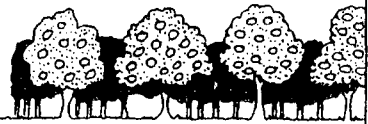
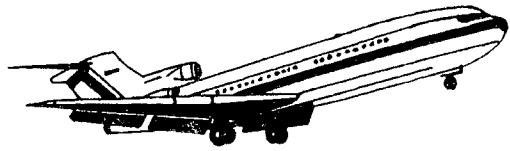
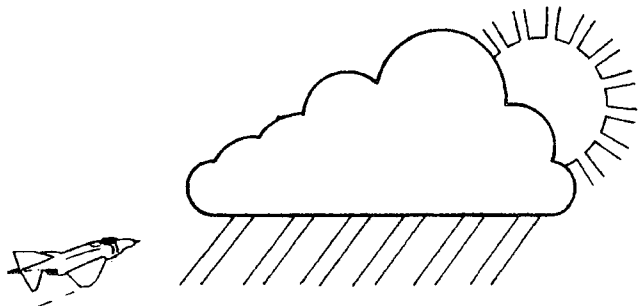
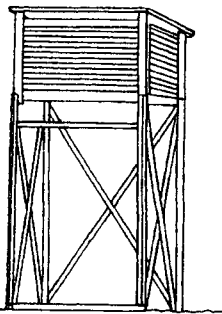
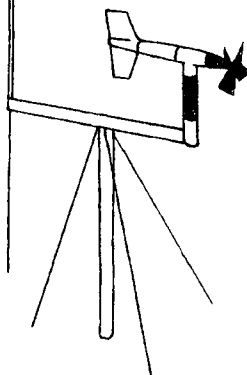
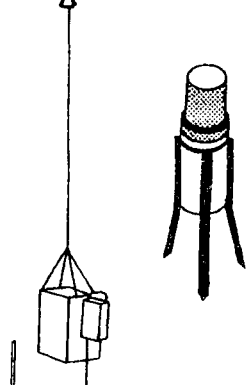
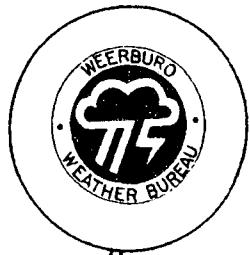
Wetlands are wonderlands!



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