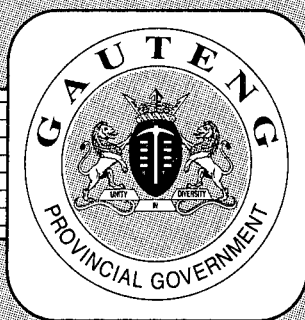


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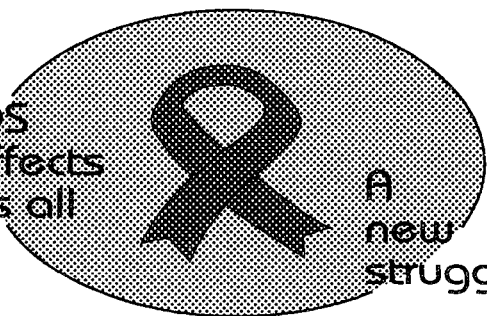
Vol. 11

PRETORIA, 30 JUNE 2005
JUNIE 2005

No. 280

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1546

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9538

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 Annlin Extension 110, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9538.

(K13/2/Annlin x110 (9538))
__ June 2005

(Notice No 348/2005)

General Manager: Legal Services

PLAASLIKE BESTUURSKENNISGEWING 1546

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9538

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 Annlin Uitbreiding 110, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9538.

(K13/2/Annlin x110 (9538))
__ Junie 2005

(Kennisgewing No 348/2005)

Hoofbestuurder: Regsdienste

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF ANNLIN EXTENSION 110 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 Annlin Extension 110 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Annlin x110)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JACOBS PLACE (PROP) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 339 OF THE FARM WONDERBOOM 302JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Annlin Extension 110.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 11927/2004.

1.3 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, excluding –

1.3.1 the following conditions/servitudes that do not influence the township:

1.3.1.1 Condition 2 contained in the Deed of Transfer T23774/97 that reads as follows: "A water pipeline servitude 4 (four) metres wide in favour of the City Council of Pretoria along the line A B C and D E and F G and H J K and L. M and S U as depicted on Diagram SG 5109/1980 and as will more fully appear from Notarial Deed K337/1982S."

1.3.1.2 Condition 3 contained in the Deed of Transfer T23774/97 that reads as follows: "A stormwater pipeline 4 (four) metres wide in favour of the City Council of Pretoria along the line A B C D E F as depicted on Diagram 6078/1977 and as will more fully appear from Notarial Deed K338/1982S."

1.3.1.3 Condition 5 contained in the Deed of Transfer T23774/97 that reads as follows: "A servitude in perpetuity for stormwater in extent 472 (Four Hundred and Seventy Two) square metres as indicated by the figure ABCDEFA on Diagram SG No A10015/1986 in favour of the City Council of Pretoria with ancillary rights as will more fully appear from Notarial Deed K3812/1992S."

1.3.1.4 Condition as contained on page 3 of the Deed of Transfer T23774/97 that read as follows: "VOORMELD gedeelte "a", gedeelte "b", groot 58,2656 hektaar en die resterend gedeelte groot as sulks 228,5270 hektaar, van voormeld gedeelte 2, van gedeelte plaas, gehou respektiewelik onder Sertifikate van Verdelingstitel No's 2568/1925, 2567/1925 en 2569/1925, gedateer 16 Maart 1925, is onderling geregtig tot en onderworpe aan 'n gesamentlike wa weg wat loop oor die drie gedeeltes vanaf die brug in die Aapies Rivier op die resterend gedeelte tot aan die suidelike grens van gedeelte "a"."

1.3.1.5 Condition 1 contained in the Deed of Transfer T23774/97 that reads as follows: "A servitude of way leaver for transmitting electricity 31 (thirty one) metres wide, the middle line which is represented by the line A B on Diagram SG No A7646/1972 in favour of the City Council of Pretoria as will more fully appear from Notarial Deed K3106/1974S."

1.3.1.6 Condition 4 contained in the Deed of Transfer T23774/97 that reads as follows: "An electricity pipeline servitude 59,66 (Fifty Nine comma Six Six) metres wide, the centre line of which is indicated by the letters d e on Diagram SG No A8064/1985 in favour of the City Council of Pretoria as will more fully appear from Notarial Deed K2445/1987S."

1.3.1.7 Subject to a servitude for general/municipal purposes in favour of the CITY COUNCIL OF PRETORIA in extent 1,7895 hectares indicated by the figure AB ab on diagram SG 13163/97 subject to the conditions more fully set out in deed of cession of servitude K1729/1997S."

1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the City of Tshwane Metropolitan Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.6 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality.

1.7 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.8 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing Telkom services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.9 COMPLIANCE TO CONDITIONS IMPOSED BY GDACEL

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agricultural, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of section 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989) for the development of this township.

1.10 ENDOWMENT

If Annlin Extension 108 is not proclaimed within 6 months after the proclamation of this township (Annlin Extension 110) endowment is payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) to the City of Tshwane Metropolitan Municipality.

1.11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have the erven in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 2 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.

2.1.1.2 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.

2.1.1.3 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.

2.1.2 ERVEN 1881 AND 1882

2.1.2.1 The erven shall be subject to a 4m stormwater servitude along their southern boundary in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

- 2.1.2.2 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 there from.
- 2.1.2.3 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 essential, 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 provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.
- 2.1.3 ERF 1881
- 2.1.3.1 The erf shall be subject to a 3.1m x 3.1m electrical servitude along its western boundary in favour of the Municipality, as indicated on the general plan.
- 2.1.3.2 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 there from.
- 2.1.3.3 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 essential, 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 provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN ANNLIN UITBREIDING 110 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 Annlin Uitbreiding 110 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Annlin x110)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JACOBS PLACE (PROP) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 339 VAN DIE PLAAS WONDERBOOM 302 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Annlin Uitbreiding 110.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 11927/2004.

1.3 BESIKKING 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, maar uitgesluit -

1.3.1 die volgende voorwaardes/serwitute wat nie die dorp raak nie:

- 1.3.1.1 Condition 2 contained in the Deed of Transfer T23774/97 that reads as follows: "A water pipeline servitude 4 (four) metres wide in favour of the City Council of Pretoria along the line A B C and D E and F G and H J K and L. M and S U as depicted on Diagram SG 5109/1980 and as will more fully appear from Notarial Deed K337/1982S."
- 1.3.1.2 "Condition 3 contained in the Deed of Transfer T23774/97 that reads as follows: "A stormwater pipeline 4 (four) metres wide in favour of the City Council of Pretoria along the line A B C D E F as depicted on Diagram 6078/1977 and as will more fully appear from Notarial Deed K338/1982S."
- 1.3.1.3 "Condition 5 contained in the Deed of Transfer T23774/97 that reads as follows: "A servitude in perpetuity for stormwater in extent 472 (Four Hundred and Seventy Two) square metres as indicated by the figure ABCDEFA on Diagram SG No A10015/1986 in favour of the City Council of Pretoria with ancillary rights as will more fully appear from Notarial Deed K3812/1992S."
- 1.3.1.4 "Condition as contained on page 3 of the Deed of Transfer T23774/97 that read as follows: "VOORMELD gedeelte "a", gedeelte "b", groot 58,2656 hektaar en die resterend gedeelte groot as sulks 228,5270 hektaar, van voormeld gedeelte 2, van gedeelte plaas, gehou respektiewelik onder Sertifikate van Verdelingstitel No's 2568/1925, 2567/1925 en 2569/1925, gedateer 16 Maart 1925, is onderling geregtig tot en onderworpe aan 'n gesamentlike weg wat loop oor die drie gedeeltes vanaf die brug in die Aapies Rivier op die resterend gedeelte tot aan die suidelike grens van gedeelte "a"."
- 1.3.1.5 "Condition 1 contained in the Deed of Transfer T23774/97 that reads as follows: "A servitude of way leaver for transmitting electricity 31 (thirty one) metres wide, the middle line which is represented by the line A B on Diagram SG No A7646/1972 in favour of the City Council of Pretoria as will more fully appear from Notarial Deed K3106/1974S."
- 1.3.1.6 "Condition 4 contained in the Deed of Transfer T23774/97 that reads as follows: "An electricity pipeline servitude 59,66 (Fifty Nine comma Six Six) metres wide, the centre line of which is indicated by the letters d e on Diagram SG No A8064/1985 in favour of the City Council of Pretoria as will more fully appear from Notarial Deed K2445/1987S."
- 1.3.1.7 "Subject to a servitude for general/municipal purposes in favour of the CITY COUNCIL OF PRETORIA in extent 1,7895 hectares indicated by the figure AB ab on diagram SG 13163/97 subject to the conditions more fully set out in deed of cession of servitude K1729/1997S."

1.4 VERSKUIWING EN/OF VERWYDERING 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 dorps-eienaar gedra word.

1.5 SLOPING VAN GEBOUE EN STRUKTURE

Die dorps-eienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.6 VERWYDERING VAN ROMMEL

Die dorps-eienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.7 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorps-eienaar gedra word.

1.8 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

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

1.9 VOLDOENING AAN VOORWAARDES OPGELÊ DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING, OMGEWING EN GRONDSAKE (DLBOG)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBOG) met die aansoek om vrystelling om aan die bepalings van Regulasie 1182 en 1183 gepromulgeer ingevolge artikel 21, 22 en 26 van die Wet op Omgevingsbewaring, 1989 (Wet No 73 van 1989) vir die ontwikkeling van die dorpsgebied.

1.10 BEGIFTIGING

Indien Annlin Uitbreiding 108 nie binne 6 maande na die proklamasie van hierdie dorp (Annlin Uitbreiding 110) geproklameer is nie is begiftiging betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) aan die Stad Tshwane Metropolitaanse Munisipaliteit.

1.11 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste die erwe in die dorp laat konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 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, 2 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.

2.1.1.2 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.

2.1.1.3 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 goeëdoel 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.

2.1.2 ERWE 1881 EN 1882

2.1.2.1 Die erwe is onderworpe aan 'n 4m stormwater serwituut langs die suidelike grens ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.

2.1.2.2 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.

2.1.2.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige diens en ander werke wat hy na goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde serwituut vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige diens en ander werke veroorsaak word.

2.1.3 ERF 1881

2.1.3.1 Die erf is onderworpe aan 'n 3.1m x 3.1m elektriese serwituut langs die westelike grens ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.

2.1.3.2 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.

2.1.3.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige diens en ander werke wat hy na goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde serwituut vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige diens en ander werke veroorsaak word.

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Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
Mrs J. Wehmeyer Tel.: (012) 334-4753
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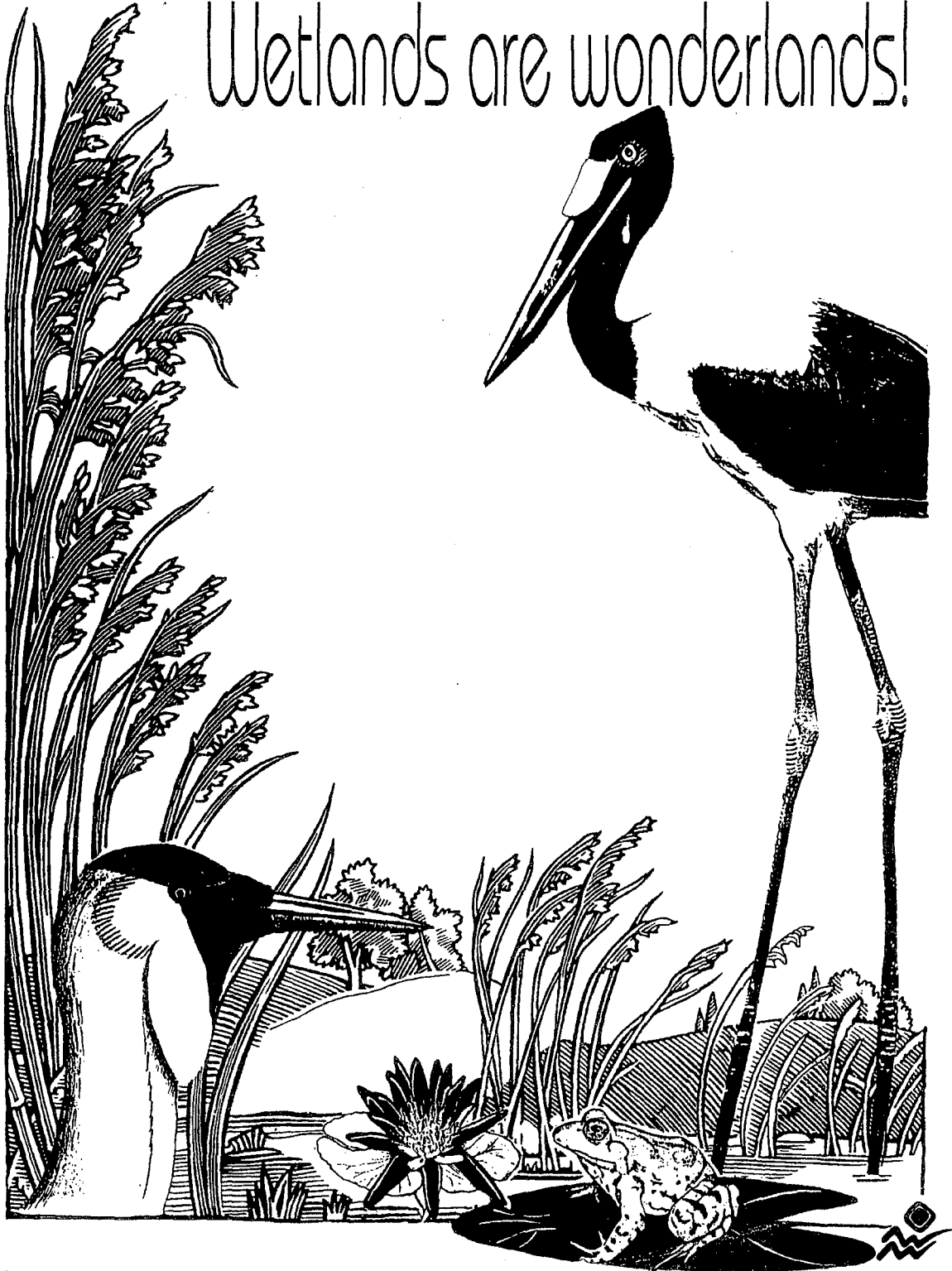
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before being published in the Gazette.*

HENNIE MALAN

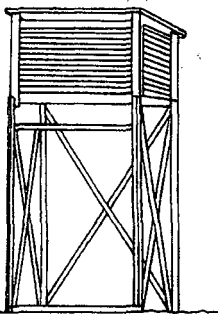
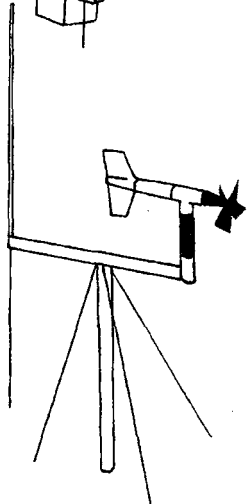
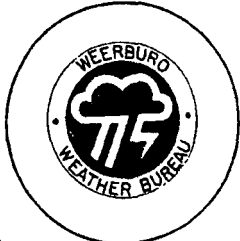
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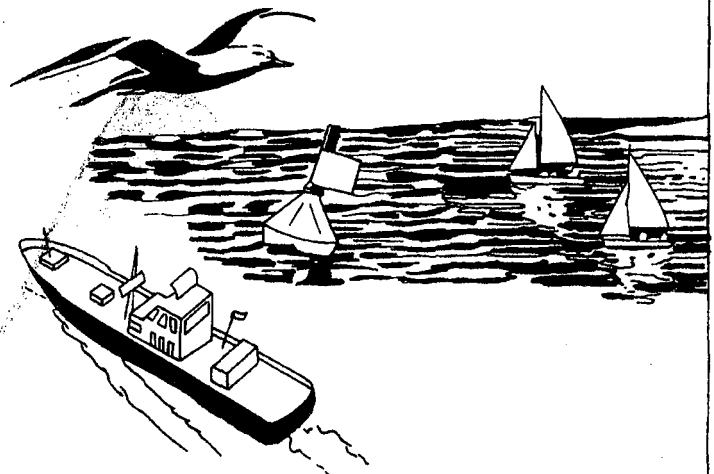
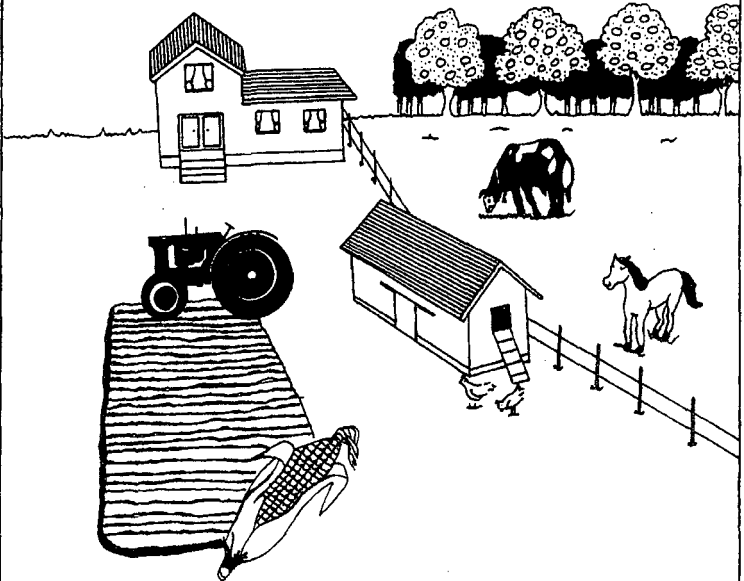
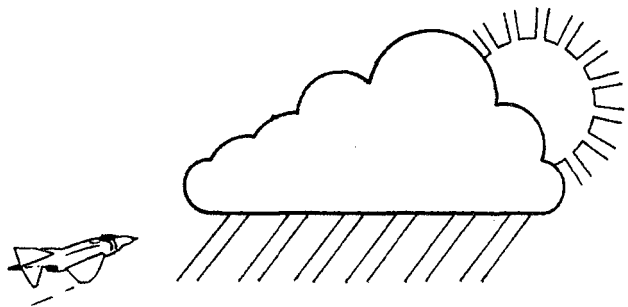


Department of Environmental Affairs and Tourism

SA WEATHER BUREAU SA WEERBURO



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