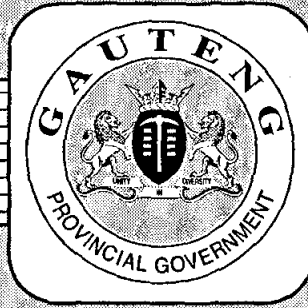


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

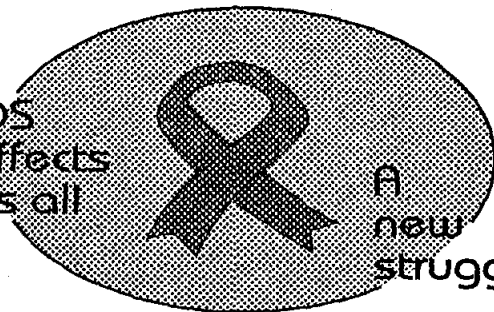
Vol. 11

PRETORIA, 10 NOVEMBER 2005

No. 478

We all have the power to prevent AIDS

AIDS
affects
us all



A
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struggle

Prevention is the cure

**AIDS
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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2809

EKHURHULENI METROPOLITAN MUNICIPALITY PROPOSED PARKRAND EXTENSION 5 TOWNSHIP DECLARATION OF APPROVED TOWNSHIP

In terms of the provisions of section 103 (1) of the Town-planning and Townships Ordinance, 1986 the Ekurhuleni Metropolitan Municipality hereby declares Parkrand Extension 5 township, situate on Portion 135 of the farm Leeuwpoot 113 IR to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by Prostart Investments 1 (Pty) Ltd in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for permission to establish a township on Portion 135 of the farm Leeuwpoot 113 IR, Gauteng has been approved.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Parkrand Extension 5.

1.2 DESIGN

The township shall consist of the erven as indicated on General Plan S G No. 808/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals, but excluding:

1.3.1 The following servitudes, which do not affect the township area:

- (a) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 3271,3106 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K509/58S subject to a servitude in perpetuity over an area of land 89 square metres in favour of the Town Council of Boksburg for purposes of construction of a transformer house, as will more appear from reference to the said Notarial Deed. (Condition 3 Title Deed T180884/2004).
- (b) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 3252,9503 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1349/59S subject to a servitude in perpetuity for the purpose of erecting an electricity substation with ancillary rights in favour of the Town Council of Boksburg as will more fully appear from reference to the said Notarial Deed. (Condition 4 Title Deed T180884/2004).
- (c) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2764,9172 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1080/67S subject to a servitude for the conveyance of electricity and substation with ancillary rights in favour of the Town Council of Boksburg as will more fully appear from reference to the said Notarial Deed. (Condition 5 Title Deed T180884/2004).
- (d) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2615,6776 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K184/73S subject to a servitude in perpetuity to convey and transmit water by means of

pipelines in favour of the Rand Water Board, as will more fully appear from reference to the said Notarial Deed and diagram. (Condition 6 Title Deed T180884/2004).

- (e) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2615,6776 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K568/73S dated 24 August 1972 subject to right in perpetuity to construct, reconstruct, use, maintain, repair, lay, re-lay, alter, inspect and remove overhead electric power lines in favour of the Electricity Supply Commission, as shown by the letters ABCDE and FGHIJ and KLMNOP on Diagram S G No. A.6438/70, together with ancillary rights, as will more fully appear from the said Notarial Deed and Diagram (Condition 7 Title Deed T180884/2004).
- (f) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2531,5096 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1414/73S subject to a right in perpetuity to convey and transmit gas in favour of the Die Suid Afrikaanse Gas-Distribusie Korporasie Beperk as will more fully appear from reference to the said Notarial Deed and Diagram S G No. A.6441/70. (Condition 8 Title Deed T180884/2004).
- (g) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2531,5096 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1415/73S subject to a perpetual servitude to convey and transmit water along a strip of ground 15,24 metres wide, represented by the line AB on Diagram S G No A.6624/72, in favour of the Rand Water Board as will more fully appear from reference to the said Notarial Deed (Condition 9 Title Deed T180884/2004).
- (h) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2717,9847 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1636/71S subject to a sewerage servitude as indicated by the figure ABCDEFJHKWTOPQRSTUVWXYZ/ABCDEFHIJKLMNOPQRSTU VW on Diagram S G No. A.6440/70 in favour of the Town Council of Boksburg, as will more fully appear from reference to the said Notarial Deed. (Condition 10 Title Deed T180884/2004).
- (i) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2717,9847 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1637/71S subject to a servitude for sewerage storm water purposes as indicated by the figures ABCDEFGHIJKLMN and OPQRSTU V on Diagram S G No.6437/70 in favour of the Town Council of Germiston, as will more fully appear from reference to the said Notarial Deed. (Condition 11 Title Deed T180884/2004).
- (j) The former remaining extent of the farm Leeuwpoot 113 IR, measuring 2334,8767 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K788/76S subject to a servitude in perpetuity to deviate the pipeline on it along another route in favour of the Rand Water Board, as will more fully appear from reference to the said Notarial Deed. (Condition 12 Title Deed T180884/2004).
- (k) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2334,8767 hectares (a portion whereof is hereby

transferred) is by virtue of Notarial Deed K2713/76S subject to a pipeline servitude in favour of Die Suid-Afrikaanse Gas Distribusie Korporasie Beperk as will more fully appear from reference to the said Notarial Deed and Diagram. (Condition 13 Title Deed T180884/2004).

(l) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2020,0312 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K3132/84S subject to a servitude to convey electricity in favour of Eskom together with ancillary rights and subject to conditions, as will more fully appear from reference to the said Notarial Deed. (Condition 14 Title Deed T180884/2004).

(m) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2020,0312 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K3133/84S subject to a servitude to convey electricity in favour of Eskom together with ancillary rights and subject to conditions, as will more fully appear from reference to the said Notarial Deed. (Condition 15 Title Deed T180884/2004).

(n) The former remaining extent of the farm Leeuwpoot 113 IR, measuring 2133,4632 hectares (of which the property hereby transferred forms a portion) is subject to the following conditions:-

By virtue of Notarial Deed K2077/80S the right has been granted to Eskom to convey electricity over the former Remaining Extent of the farm Leeuwpoot 113, Registration Division I R Transvaal, measuring 2133,4632 hectares, together with ancillary rights, and by Notarial Deed K1665,85S the exact route of the servitude granted under the said Notarial Deed K2077/80S has been defined as the line DE on the annexed Diagram S G No. A7833/90 which indicates the south-western boundary of a 3 metre wide servitude of underground cable traversing the property and the line ADE on Diagram S G No. A7493/1982 attached to Notarial Deed of Servitude K2077/80S which indicates the middle line of servitude of an overhead transmission line 11 metres wide on either side thereof as will more fully appear from the said Notarial Deed of Servitude K2077/80S (Condition 16 Title Deed T180884/2004).

(o) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 1931,2949 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K2440/87S subject to a servitude in favour of the Town Council of Boksburg as indicated by the figures ABCDEF on Diagram S G No A5439/86, as will more fully appear from reference to the said Notarial Deed. (Condition 17 Title Deed T180884/2004).

(p) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 1918,6408 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K2213/90S subject to a servitude to convey electricity in favour of Eskom together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed and Diagram. (Condition 19 Title Deed T180884/2004).

(q) Subject to Expropriation Notice EX298/1982 in terms of which a portion measuring approximately 16,60 hectares of the property

has been expropriated by the South African Railways and Harbours Administration. (Condition 20 Title Deed T180884/2004).

- (r) Subject to Expropriation Notice EX322/85 in terms of which a portion measuring approximately 22,00 hectares of the property has been expropriated by SA Vervoerdienste in terms of Section 31(6)(a) of Act 47 of 1937.

1.3.2 the following servitude which affects Erf 1318 (Private Open Space) in the township only:-

An electric power transmission servitude, measuring 11 metres on each side of the lines S1, S2, S3, S4, S5, S6, and S8 as indicated on sub-division diagram S G No. 807/2004 (*vide* also diagram S G No 7459/1998) and more fully set out in Notarial Deed of Servitude No. K2779/2002S

1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.5 OBLIGATIONS IN REGARD OF ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision and the construction of engineering services, as previously agreed upon between the township owner and the local authority. In this regard the township owner is *inter alia* responsible for the provision of turning lanes in Van Wyk Louw Drive as well as the internal storm-water drainage system.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense 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, within a period of six (6) months from the date of publication of this notice.

1.7 ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay to the local authority as an endowment the amount of R56 000,00 which amount shall be used by the local authority for the provision of land for parks and/or public open spaces in or for the township.

Such endowment is payable in terms of the provisions of section 81 read with section 95 of the said Ordinance.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:-

2.1 ALL ERVEN

- (a) As the erf forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking, whereby damage may be caused to surface, buildings or structures erected thereon, the Surface Owner shall not at any time be entitled to require from the Mining Title Holder, or from the Inspector of Mines, that any provision for the protection of the surface of the erf or to any building or structures thereon shall be made, and the Surface Owner shall accept all risk or damage to such surface, building or structure which may be caused by mining operation or by operations of whatsoever nature incidental thereto, past, present or future, either underneath the erf or elsewhere.

- (b) As the erf forms part of land which may be subject to dust pollution and noise due to mining activities past, present or future in the vicinity thereof, the owner accepts all liability for any inconvenience which may be experienced as a result of such mining activities.
- (c) The surface owner shall accept every risk which may arise or result from the occupation or use of the surface of the erf by him, his employees or others, and the surface owner indemnifies and holds the Mining Title Holder harmless against any claim by him, his employees or other persons going onto the surface of the erf, for any loss and/or damage which may be sustained either to themselves, their property or assets, as a result of mining operations carried on, or to be carried on, under the erf or in, on or under any adjoining property or erf.

2.2 ALL ERVEN , EXCLUDING ERVEN 1316 AND 1317 (Private Roads)

- (a) The erf is subject to a servitude, 2m 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 2m wide across the access portion of the erf 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 2m 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 course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (d) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a member of the Home Owners' Association established for the township and be subject to its constitution until he/she ceases to be an owner of aforesaid.
- (e) Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself / herself to the satisfaction of the Home Owners' Association established for the township to become a member of such Association .
- (f) The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without written confirmation from the Home Owners' Association that the provisions of the Articles of Association of the Home Owners' Association have been complied with.
- (g) The term "Home Owners' Association" in the preceding conditions of title shall mean the home owners association of Villa Antonio (an Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended or a duly constituted universitas personarum .)

2.3 ERF 1316 (Private Road)

- (a) The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

(b)The entire erf is subject to a right-of-way servitude in favour of Erven 1288 up to and including 1315 and Erf 1319 in the township.

2.4 ERF 1317 (Private Road)

(a)The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

(b)The entire erf is subject to a right-of-way servitude in favour of Erven 1288 up to and including Erf 1315 and Erf 1319 in the township and all erven in the proposed Parkrand Extensions 6, 7 and 8 townships.

2.5 ERVEN 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305 and 1318

The erf is subject to a servitude 3m wide for stormwater purposes in favour of the local authority parallel to and all along the northern boundary thereof, as indicated on the general plan.

2.6 ERF 1299

The erf is subject to a servitude 3m wide for stormwater purposes in favour of the local authority parallel to and all along the eastern boundary thereof, as indicated on the general plan.

PAUL MAVI MASEKO
10 NOVEMBER 2005

CITY MANAGER

CIVIC CENTRE

BOKSBURG

PLAASLIKE BESTUURSKENNISGEWING 2809

EKURHULENI METROPOLITAANSE MUNISIPALITEIT VOORGESTELDE DORP PARKRAND UITBREIDING 5 VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge die bepalings van artikel 103 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, hierby die dorp Parkrand Uitbreiding 5 geleë op Gedeelte 135 van die plaas Leeuwoort 113 IR, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur Prostart Investments (Edms) Bpk ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe 1986 (Ordonnansie nr 15 van 1986) om toestemming om 'n dorp op Gedeelte 135 van die plaas Leeuwoort 113 IR Gauteng, te stig, toegestaan is.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Parkrand Uitbreiding 5.

1.2 ONTWERP

Die dorp bestaan uit die erwe soos aangedui op Algemene Plan S G Nr 808/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en servitude, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende :-

1.3.1 Die volgende servitude, wat nie die dorp raak nie :-

- (a) The former remaining extent of the said farm Leeuwoort 113 IR, measuring 3271,3106 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K509/58S subject to a servitude in perpetuity over an area of land 89 square metres in favour of the Town Council of Boksburg for purposes of construction of a transformer house, as will more appear from reference to the said Notarial Deed. (Condition 3 Title Deed T180884/2004).
- (b) The former remaining extent of the said farm Leeuwoort 113 IR, measuring 3252,9503 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1349/59S subject to a servitude in perpetuity for the purpose of erecting an electricity substation with ancillary rights in favour of the Town Council of Boksburg as will more fully appear from reference to the said Notarial Deed. (Condition 4 Title Deed T180884/2004).
- (c) The former remaining extent of the said farm Leeuwoort 113 IR, measuring 2764,9172 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1080/67S subject to a servitude for the conveyance of electricity and substation with ancillary rights in favour of the Town Council of Boksburg as will more fully appear from reference to the said Notarial Deed. (Condition 5 Title Deed T180884/2004).
- (di) The former remaining extent of the said farm Leeuwoort 113 IR, measuring 2615,6776 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K184/73S subject to a servitude in perpetuity to convey and transmit water by means of pipelines in favour of the Rand Water Board, as will more fully appear from reference to the said Notarial Deed and diagram. (Condition 6 Title Deed T180884/2004).
- (e) The former remaining extent of the said farm Leeuwoort 113 IR, measuring 2615,6776 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K568/73S dated 24 August 1972 subject to right in perpetuity to construct, reconstruct, use, maintain, repair, lay, re-lay, alter, inspect and remove overhead electric power lines in favour of the Electricity Supply Commission, as shown by the letters ABCDE and FGHJ and KLMNOP on Diagram S G No. A.6438/70, together with ancillary rights, as will more fully appear from the said Notarial Deed and Diagram (Condition 7 Title Deed T180884/2004).
- (f) The former remaining extent of the said farm Leeuwoort 113 IR, measuring 2531,5096 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1414/73S subject to a right in perpetuity to convey and transmit gas in favour of the Die Suid Afrikaanse Gas-Distribusie Korporasie Beperk as will more fully appear from reference to the said Notarial Deed and Diagram S G No. A.6441/70. (Condition 8 Title Deed T180884/2004).
- (g) The former remaining extent of the said farm Leeuwoort 113 IR, measuring 2531,5096 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1415/73S subject to a perpetual servitude to convey and transmit water along a strip of ground 15,24 metres wide, represented by the line AB on Diagram S G No A.6624/72, in favour of the Rand Water Board as will more fully appear from reference to the said Notarial Deed (Condition 9 Title Deed T180884/2004).

- (h) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2717,9847 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1636/71S subject to a sewerage servitude as indicated by the figure ABCDEFJHKWTOPQRSTUVWXYZ/ABCDEFGHIJKLMNOPQRSTUVW on Diagram S G No. A.6440/70 in favour of the Town Council of Boksburg, as will more fully appear from reference to the said Notarial Deed. (Condition 10 Title Deed T180884/2004).
- (i) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2717,9847 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1637/71S subject to a servitude for sewerage storm water purposes as indicated by the figures ABCDEFGHJKLMN and OPQRSTUVWXYZ on Diagram S G No.6437/70 in favour of the Town Council of Germiston, as will more fully appear from reference to the said Notarial Deed. (Condition 11 Title Deed T180884/2004).
- (j) The former remaining extent of the farm Leeuwpoot 113 IR, measuring 2334,8767 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K788/76S subject to a servitude in perpetuity to deviate the pipeline on it along another route in favour of the Rand Water Board, as will more fully appear from reference to the said Notarial Deed. (Condition 12 Title Deed T180884/2004).
- (k) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2334,8767 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K2713/76S subject to a pipeline servitude in favour of Die Suid-Afrikaanse Gas Distribusie Korporasie Beperk as will more fully appear from reference to the said Notarial Deed and Diagram. (Condition 13 Title Deed T180884/2004).
- (l) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2020,0312 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K3132/84S subject to a servitude to convey electricity in favour of Eskom together with ancillary rights and subject to conditions, as will more fully appear from reference to the said Notarial Deed. (Condition 14 Title Deed T180884/2004).
- (m) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 2020,0312 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K3133/84S subject to a servitude to convey electricity in favour of Eskom together with ancillary rights and subject to conditions, as will more fully appear from reference to the said Notarial Deed. (Condition 15 Title Deed T180884/2004).
- (n) The former remaining extent of the farm Leeuwpoot 113 IR, measuring 2133,4632 hectares (of which the property hereby transferred forms a portion) is subject to the following conditions:-

By virtue of Notarial Deed K2077/80S the right has been granted to Eskom to convey electricity over the former Remaining Extent of the farm Leeuwpoot 113, Registration Division I R Transvaal, measuring 2183,4632 hectares, together with ancillary rights, and by Notarial Deed K1665,85S the exact route of the servitude

granted under the said Notarial Deed K2077/80S has been defined as the line DE on the annexed Diagram S G No. A7833/90 which indicates the south-western boundary of a 3 metre wide servitude of underground cable traversing the property and the line ADE on Diagram S G No. A7493/1982 attached to Notarial Deed of Servitude K2077/80S which indicates the middle line of servitude of an overhead transmission line 11 metres wide on either side thereof as will more fully appear from the said Notarial Deed of Servitude K2077/80S (Condition 16 Title Deed T180884/2004).

- (o) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 1931,2949 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K2440/87S subject to a servitude in favour of the Town Council of Boksburg as indicated by the figures ABCDEF on Diagram S G No A5439/86, as will more fully appear from reference to the said Notarial Deed. (Condition 17 Title Deed T180884/2004).
- (p) The former remaining extent of the said farm Leeuwpoot 113 IR, measuring 1918,6408 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K2213/90S subject to a servitude to convey electricity in favour of Eskom, together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed and Diagram. (Condition 19 Title Deed T180884/2004).
- (q) Subject to Expropriation Notice EX298/1982 in terms of which a portion measuring approximately 16,60 hectares of the property has been expropriated by the South African Railways and Harbours Administration. (Condition 20 Title Deed T180884/2004).
- (r) Subject to Expropriation Notice EX322/85 in terms of which a portion measuring approximately 22,00 hectares of the property has been expropriated by SA Vervoerdienste in terms of Section 31(6)(a) of Act 47 of 1937.

1.3.2 Die volgende serwituit, wat slegs Erf 1318 (Privaat oopruimte) in die dorp raak :-

An electric power transmission servitude, measuring 11 metres on each side of the lines S1, S2, S3, S4, S5, S6, and S8 as indicated on sub-division diagram S G No. 807/2004 (vide also diagram S G No 7459/1998) and more fully set out in Notarial Deed of Servitude No. K2779/2002S

1.4 VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig word om enige bestaande munisipale dienste te verwyder of te vervang, moet die koste daarvan deur die dorpsieenaars gedra word.

1.5 VERPLIGTING MET BETREKKING TOT INGENIEURSDIENSTE

Die dorpsieenaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening en installering van ingeniersdienste soos voorheen ooreengekom tussen die dorpsieenaars en die plaaslike bestuur, nakom. In die verband is die dorpsieenaar inter alia verantwoordelik vir die voorsiening van draailane in Van Wyk Louw weg, sowel as die interne storm water dreineringsstelsel.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsieenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynsreserwes, kantruimtes of oor gemeenskaplike grense geleë is, tot bevrediging

van die plaaslike bestuur, sloop, binne 'n tydperk van ses (6) maande vanaf datum van publikasie van hierdie kennisgewing.

1.7 BEGIFTIGING

Die dorpsrekenaars moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 as begiftiging aan die plaaslike bestuur die bedrag van R56 000,00 betaal – welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en/of oop-ruimtes in of vir die dorp .

Sodanige begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 gelees met artikel 95 van die gemelde ordonansie.

2. TITEL VOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:-

2.1 ALLE ERWE

- (a) Aangesien die erf deel vorm van grond wat ondermyn is of mag wees en onderworpe is aan versakking, vassakking, skok, of kraking, waardeur skade veroorsaak mag word aan die oppervlak, geboue of strukture daarop, sal die oppervlakeienaar nie daarop geregtig wees om ter enige tyd van die myntitel – houër, of die Inspekteur van Myne, te verlang dat enige voorsiening vir die beskerming van die oppervlak van die erf of enige gebou of struktuur daarop, gemaak word, en die oppervlakeienaar aanvaar alle risiko en skade aan sodanige oppervlak, gebou of struktuur wat veroorsaak mag word deur mynbedrywighede of bedrywighede van welke aard ookal wat daarmee verband hou, in die hede, verlede of toekoms, onder die erf of enige ander plek.
- (b) Aangesien die erf deel vorm van grond wat ondehewig mag wees aan stof-besoedeling en geraas as gevolg van myn bedrywighede in die verlede, hede of toekoms in die omgewing daarvan, aanvaar die eienaar daarvan die verantwoordelikheid vir enige ongerief wat ondervind mag word as gevolg van sodanige myn bedrywighede.
- (c) Die oppervlakeienaar aanvaar enige risiko wat mag ontstaan as gevolg van die okkupasie of die gebruik van die oppervlak van die erf, deur hom, sy werknemers of enige andere, en die oppervlakeienaar vrywaar en stel die myntitelhouër, skadeloos teen enige eis deur hom, sy werknemers of enige ander persoon vir skade en/of verliese wat gely mag word deur hulself, of aan hulle eiendom of bates, as gevolg van mynbedrywighede wat uitgevoer word, of mag word, onder die erf of in, op, of onder enige aanliggende eiendom of erf.

2.2 ALLE ERWE, UITGESONDERD ERWE 1316 EN 1317 (PRIVAAT PAAIE)

- (a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitsonderd 'n straatgrens en in die geval van 'n pypsteel erf, 'n addisionele serwituut vir munisipale doeleindes, 1 meter wyd oor die toegangsgedeelte van die erf, indien en waneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voormelde serwituutgebied opgerig word nie, en geen grootwortelbome mag binne die gebied van sodanige serwituut, of binne 'n afstand van 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 rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot gemelde grond vir die voormelde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- (d) Elke eienaar van die erf of van enige onderverdeelde gedeelte daarvan, of enige persoon wat 'n belang daarin het, sal 'n lid word en bly van die huiseienaarsvereniging gestig vir die dorp, en sal onderworpe wees aan sy konstitusie totdat hy/sy ophou om eienaar te wees van voorgemelde.
- (e) Die erf of enige onderverdeelde gedeelte daarvan of enige belang daarin mag nie getranspoteer word aan enige persoon wat hom of haarself nie tot bevrediging van die huiseienaarsvereniging, gestig vir die dorp, verbind het om 'n lid daarvan te word nie.
- (f) Die eienaar van die erf of enige onderverdeelde gedeelte daarvan, of enige persoon wat 'n belang daarin het, sal nie daarop geregtig wees om die erf of enige onderverdeelde gedeelte daarvan of enige belang daarin te transporteer nie sonder skriftelike bevestiging deur die huiseienaarsvereniging dat die vereistes van die Memorandum van Assosiasie van die huiseienaarsvereniging aan voldoen is nie.
- (g) Die term huiseienaarsvereniging in die voorgaande tittle voorwaardes beteken die huiseienaarsvereniging van Villa Antonio ('n vereniging ingelyf ingevolge artikel 21 van die Wet op Maatskappye, 1973 (Wet nr. 61 van 1973) soos gewysig of 'n behoorlik gekonstitueerde universitas personarum.)

2.3 ERF 1316 (PRIVAAT PAD)

- (a) Die hele Erf is onderhewig aan 'n serwituut vir riolering, waterspreiding, elektriese doeleindes (uitsluitend straat ligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.
- (b) Die hele Erf is onderhewig aan 'n reg-van-weg serwituut ten gunste van Erwe 1288 tot en insluitend 1315 en Erf 1319 in die dorp

2.4 ERF 1317 (PRIVAAT PAD)

- (a) Die hele Erf is onderhewig aan 'n serwituut vir riolering, waterspreiding, elektriese doeleindes (uitsluitend straat ligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.
- (b) Die hele Erf is onderhewig aan 'n reg-van-weg serwituut ten gunste van Erwe 1288 tot en insluitend 1315 en Erf 1319 in die dorp en al die erwe in die voorgestelde Parkrand Uitbreidings 6, 7 en 8 dorpsgebiede.

2.5 ERWE 1298,1299,1300,1301,1302,1303,1304,1305 EN 1318

Die erf is onderworpe aan 'n serwituut 3 m wyd vir storm water dreineringsdoeleindes ten gunste van die plaaslike bestuur, parallel aan en al langs die noordelike grens daarvan soos aangetoon op die algemene plan.

2.6 ERF 1299

Die erf is onderworpe aan 'n serwituut 3 m wyd vir storm water dreineringsdoeleindes ten gunste van die plaaslike bestuur, parallel aan en al langs die oostelike grens daarvan soos aangetoon op die algemene plan.

LOCAL AUTHORITY NOTICE 2810
EKURHULENI METROPOLITAN MUNICIPALITY
BOKSBURG AMENDMENT SCHEME 1116

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986 declares that it has adopted an amendment scheme, being an amendment of the Boksburg Town Planning Scheme, 1991 relating to the land included in Parkrand Extension 5 township

A copy of the said town-planning scheme is open for inspection at all reasonable times at the office of the Area Manager, Development Planning, Civic Centre, Boksburg and the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg.

The said scheme is known as Boksburg Amendment Scheme 1116.

PAUL MAVI MASEKO CITY MANAGER CIVIC CENTRE BOKSBURG
10 NOVEMBER 2005

PLAASLIKE BESTUURSKENNISGEWING 2810
EKURHULENI METROPOLITAANSE MUNISIPALITEIT
BOKSBURG WYSIGINGSKEMA 1116

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 dat dit 'n wysigings van die Boksburg Dorpsbeplanning-skema 1991 wat betrekking het op die grond ingesluit in die dorp Parkrand Uitbreiding 5 aanvaar het.

'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar lê te alle tye ter insae in die kantoor van die Area Bestuurder, Ontwikkelingsbeplanning, Burgersentrum, Boksburg en die kantoor van die Hoof van Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg.

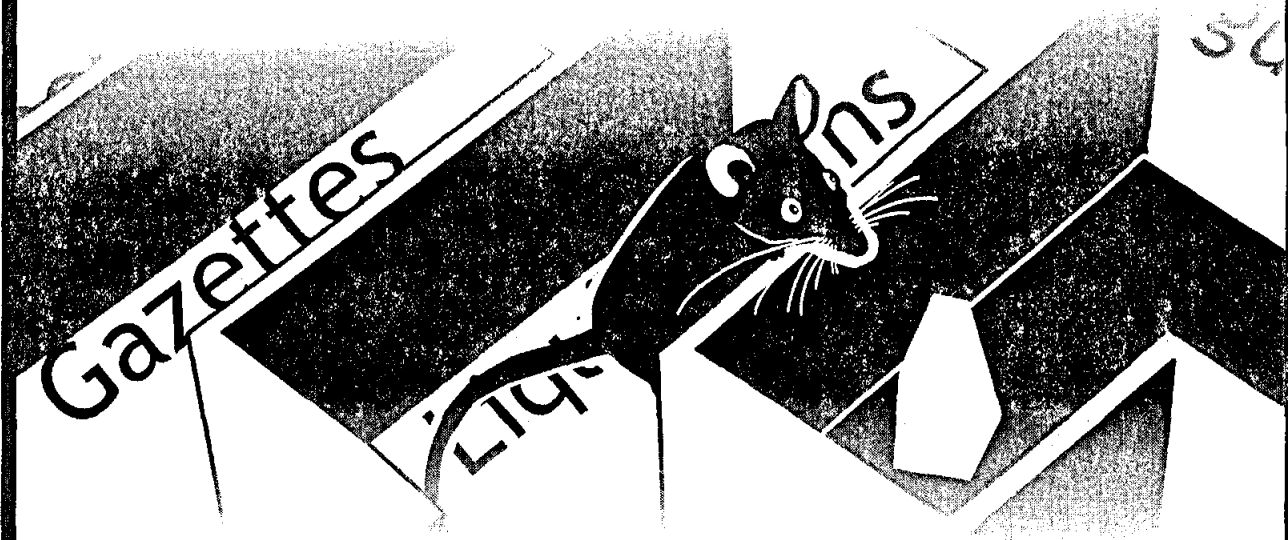
Die gemelde wysigingskema staan bekend as Boksburg-wysigingskema 1116.

PAUL MAVI MASEKO STADSBESTUURDER BURGERSENTRUM BOKSBURG
10 NOVEMBER 2005



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