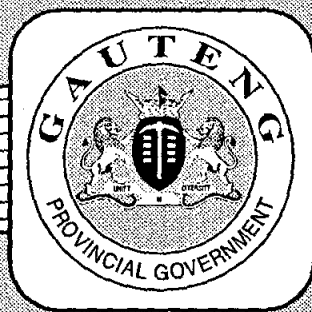


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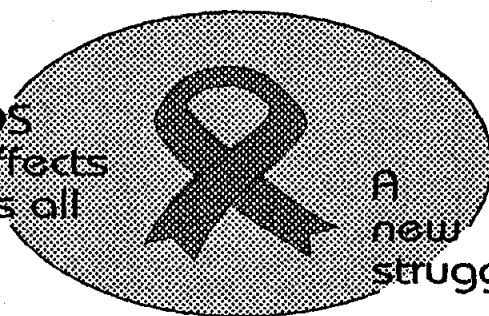
Vol. 11

PRETORIA, 22 NOVEMBER 2005

No. 497

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with effect from **3 May 2005**.

For enquiries and information:

**Mr M Z Montjane**  
Tel: (012) 334-4653  
Cell: 083 640 6121

## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 3000

#### EKURHULENI METROPOLITAN MUNICIPALITY

#### DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the Ekurhuleni Metropolitan Municipality hereby declares the township Southdowns Extension 1, to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

PROPOSED CONDITIONS UNDER WHICH THE APPLICATION MADE BY ALBERTSDAL UITB 4 PTY LTD UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 44 OF THE FARM PALMIETFONTEIN 141 - I.R, IN THE DISTRICT AND MUNICIPALITY OF THE EKURHULENI METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be **SOUTHDOWNS EXTENSION 1**.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on Plan SG 5289/2005.

#### 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

The erven shall be made subject to existing conditions and servitudes in the Deed of Transfer T16578/92.

#### 4. ACCESS

- (1) A servitude of right of way shall be registered over Park Erf 1849 Albertsdal Extension 6 to the satisfaction of the Local Authority if and when required.
- (2) Access from JG Strijdom Road shall be limited to a single access over Erf 1849 Albertsdal Extension 6 in favour of Erf 188 Southdowns Extension 1.

#### 5. CONDITIONS OF TITLE

*The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Council in terms of the Town Planning and Townships Ordinance, 1986.*

##### (1) All Erven:

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, 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 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 Owner's Association and be subject to its constitution until he/she ceases to be an owner of aforesaid. 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 such Association to become a Member of the Home Owner's Association.
- (e) 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 a Clearance Certificate from the Home Owner's Association that the provisions of the Articles of Association of the Home Owner's Association have been complied with.
- (f) The term "Home Owner's Association" in the aforesaid conditions of Title shall mean the home owners association of Southdowns Extension 1 (an association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended.

(2) **Erf 188**

- (a) A servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authorities personnel and vehicles in order to carry out repair and maintenance work to the water, sewer and electrical networks (excluding street lights) after they have been taken over by the local authority must be registered over the entire erf.
- (b) The erf shall be registered in the name of an association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973).
- (c) A right of way servitude, which shall include an access control structure, in favour of all the other erven in the township as indicated on the general plan must be registered over the entire erf to guarantee access to a public road to all the residents.

(3) **Erf 56**

- (a) The erf shall be registered in the name of an association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973).

**CIVIC CENTRE  
ALWYN TALJAARD AVENUE  
ALBERTON**

**P MASEKO  
CITY MANAGER**

**30 NOVEMBER 2005  
NOTICE NO. A147/2005**

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**LOCAL AUTHORITY NOTICE 3001****EKURHULENI METROPOLITAN MUNICIPALITY****ALBERTON AMENDMENT SCHEME 1656**

The Ekurhuleni Metropolitan Municipality hereby in terms of the provision of section 125(1)(a) of the Town Planning and Townships Ordinance, No. 15 of 1986, declares that it has approved an amendment of the Alberton Town-Planning Scheme, 1979, comprising the same land as included in the township of Southdowns Extension 1.

Map 3s and the scheme clauses of the amendment scheme are filed with the Director-General, Gauteng Provincial Administration: Development Planning and Local Government, 8<sup>th</sup> floor, Corner House, 63 Fox Street, Johannesburg and the Acting Manager: Alberton Customer Care Centre and are open for inspection at all reasonable times.

This amendment is known as Alberton Amendment Scheme 1656.

**P. MASEKO, City Manager**  
Civic Centre, Alwyn Taljaard Avenue, Alberton

30 November 2005

NOTICE A148/2005

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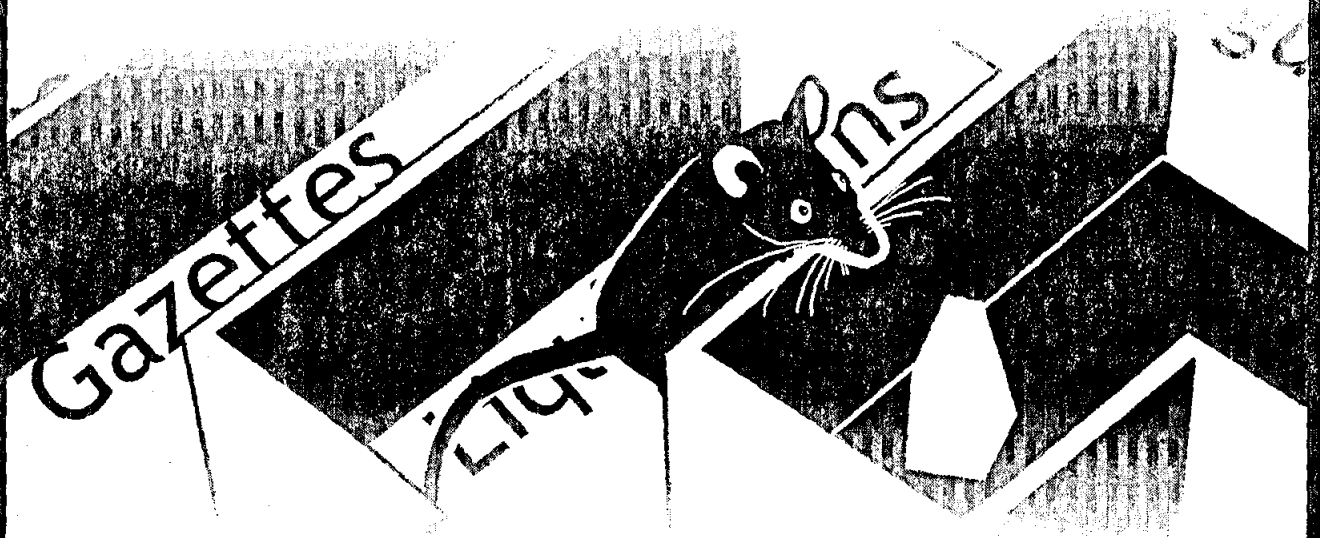
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