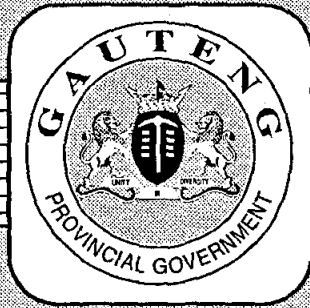


**THE PROVINCE OF  
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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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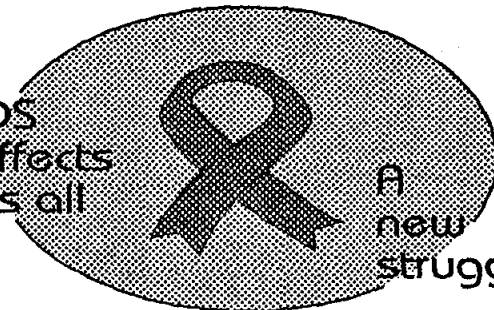
Vol. 11

PRETORIA, 23 NOVEMBER 2005

No. 499

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
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struggle

**Prevention is the cure**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 3004

#### EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bedfordview Extension 465 Township 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 PATRICIA JOAN THORPE (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 815 OF THE FARM ELANDSFONTEIN 90 IR, PROVINCE GAUTENG, HAS BEEN GRANTED:**

**1 CONDITIONS OF ESTABLISHMENT.**

**1.1 NAME.**

The name of the township shall be: "BEDFORDVIEW EXTENSION 465"

**1.2 DESIGN.**

The township shall consist of erven and streets as indicated on General Plan No. S.G. No. 3967/2002

**1.3 ENDOWMENT.**

The township owner shall, in terms of the provisions of Section 92 of the Town Planning and Townships Ordinance, 25 of 1965 (as amended), and Regulation 44 of the Town Planning and Townships Regulations, pay a contribution to the City Council for the provision of land for a park. (Public Open Space).

**1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

All erven shall be made subject to existing conditions and servitudes, if any, excluding servitude vide diagram SG No. A 2249/1946 deed of servitude No. K 347/1947s which only affects Disa Road.

**1.5 REMOVAL OF LITTER.**

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the City Council.

**1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.**

1.6.1 If, for some reason due to the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.6.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the City Council.

**1.7 DEMOLITION OF BUILDINGS OR STRUCTURES.**

1.7.1 The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves, or over the common boundaries to be demolished to the satisfaction of the City Council.

1.7.2 The township owner shall at his own expense cause all buildings on the erf that are not to be demolished to comply with the Bedfordview Town Planning Scheme, 1995, as well as the National Building Regulations, to the satisfaction of the City Council. The township owner shall at his own expense cause all buildings which do not conform to either the Town Planning Scheme or the National Building Regulations to be demolished to the satisfaction of the City Council.

1.7.3 The township owner shall at his own expense draw up and submit acceptable building plans to the City Council, for approval in terms of the provisions of the National Building Regulations, for all buildings on the erf for which no building plans have been approved by the City Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the City Council.

## **1.8 ENGINEERING SERVICES.**

The township owner is responsible for making the necessary arrangements for the provision of all engineering services in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

## **1.9 FORMATION AND OUTIES OF THE HOME OWNERS ASSOCIATION TO BE CONSTITUTED AFTER THE SUBDIVISION OF ERVEN 2386 AND 2387**

1.9.1 Upon the subdivision of Erven 2386 and 2387 the township owner shall at this own expense, properly and legally constitute a home owners association for the subdivided portions (association incorporated under Section 21 of Act 61 of 1973), prior to, or simultaneously with the sale of the first subdivided portions.

1.9.2 Each and every owner of a subdivided residential portion of Erven 2386 and 2387 shall become a member of the home owners association upon transfer of the portion.

1.9.3 The home owners association shall be fully responsible for the functioning and proper maintenance of the portion for roadway purposes, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the City Council.

1.9.4 The home owners association shall have the legal power of levy from each and every member of the home owners association, the costs incurred in fulfilling its functions, and shall have legal recourse to recover such fees in the event of a default in payment by any member.

1.9.5 The construction and the maintenance of the roadway portion within the subdivision of Erven 2386 and 2387 shall be the responsibility of the township owner until such time that the roadway portion is transferred to the home owners association.

## **2. CONDITIONS OF TITLE.**

### **2.1 SERVITUDES**

2.1.1 All erven are subject to a servitude, 2 m wide, in favour of the City Council, for sewerage and other municipal purposes, along any two boundaries of the erf 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 City Council. Provided that the City Council may dispense with any such servitude.

2.1.2 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 there from.

2.1.3 The City Council shall be entitled to temporarily deposit 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 City Council.

- 2.1.4 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the City Council, registered in favour of the City Council, as and when required by the City Council, by the owner at his own expense.

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**LOCAL AUTHORITY NOTICE 3005**

**NOTICE OF APPROVAL  
BEDFORDVIEW AMENDMENT SCHEME 1318**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance 15 of 1986, declares that it has approved an amendment scheme being an amendment to the Bedfordview Town Planning Scheme 1995, comprising the same land as included in the township of Bedfordview Extension 465 Township.

Map 3 documentation and Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, Civic Centre, Van Riebeeck Avenue, Edenvale are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1318.

**PAUL MASEKO, City Manager**  
Civic Centre, P O Box 25, Edenvale, 1610  
Date :  
Notice no :

02020000

# IMPORTANT NOTICE

The  
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**NEW PARTICULARS ARE AS FOLLOWS:****Physical address:**

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149 Bosman Street  
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**Postal address:**

Private Bag X85  
Pretoria  
0001

**New contact persons:** Awie van Zyl Tel.: (012) 334-4523  
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Mrs S. M. Milanzi Tel.: (012) 334-4734  
Mrs J. Wehmeyer Tel.: (012) 334-4753  
Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance  
before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

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