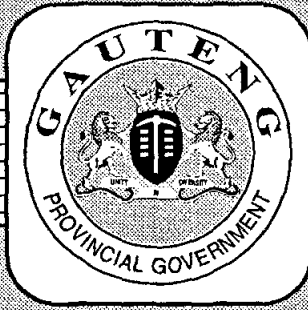


**THE PROVINCE OF
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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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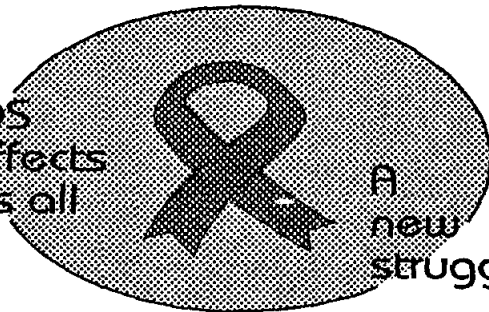
Vol. 11

PRETORIA, 25 NOVEMBER 2005

No. 506

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DEPARTMENT OF HEALTH



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CONTENTS • INHOUD

No.		Page No.	Gazette No.
LOCAL AUTHORITY NOTICES			
3077	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Bedfordview Extension 478	3	506
3078	do.: do.: Bedfordview Amendment Scheme 1290	5	506

IMPORTANT NOTICE!!!

It is announced to the general public that all offices of the **Government Printing Works** will be closed at **12:00** on **2 December 2005** for an official function.

Any inconvenience caused is deeply regretted.

Chief Executive Officer

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3077

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 478 Township to be an approved township subject to the conditions set out in the schedule hereto:

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ANDREAS JOANNI SYNESIOU (HEREAFTER 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 1262 (A PORTION OF PORTION 36) ELANDSFONTEIN 90 IR, GAUTENG PROVINCE, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT.

1.1 Name

The name of the township shall be Bedfordview Extension 478.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 5233/2005.

1.3 Endowment

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), and Regulation 44 of the Town Planning and Townships Regulations, pay a contribution to the Metropolitan Municipality 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.

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 Metropolitan Municipality.

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 Metropolitan Municipality.

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 Metropolitan Municipality.

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 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 Council.

1.8 Engineering Services

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

1.9 Homeowners Association To Be Constituted Upon The Registration Of Erven 2777 To 2784

1.9.1 Upon the registration of Erven 2777 to 2784 the township owner shall at his own expense, properly and legally constitute a homeowners association for the erven (association incorporated under Section 21 of Act 61 of 1973, prior to, or simultaneously with the sale of the first subdivided erf.

1.9.2 Each an every owner of a subdivided residential portion of Erven 2777 to 2784 shall become a member of the homeowners association upon transfer of the erf.

1.9.3 The homeowners association shall be fully responsible for the functioning and proper maintenance of the right of way servitude for road purposes, a guardhouse, as well as the essential services (excluding the sewerage reticulation), contained therein to the satisfaction of the Municipality.

1.9.4 The homeowners association shall have the legal power to levy from each and every member of the homeowners association, the costs incurred in fulfilling its functions, and shall have legal resources 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 and guardhouse on the right of way servitude shall be the responsibility of the township owner until such time that all the erven are transferred from the township owner.

2. CONDITIONS OF TITLE

2.1 All Erven

2.1.1 All erven are subject to a servitude, 2m wide, in favour of the Metropolitan Municipality, 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 2m wide across the access portion of the erf, if and when required by the Metropolitan Municipality: Provided that the Metropolitan Municipality 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 2m therefrom.

2.1.3 The Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the foresaid 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 Metropolitan Municipality.

- 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 Metropolitan Municipality, registered in favour of the Metropolitan Municipality, as and when required by the Metropolitan Municipality, by the owner at his own expense.
- 2.1.5 The erf is be subject to a Right-of-Way servitude in perpetuity for access purposes in favour of the Homeowners Association, as indicated on General Plan.
- 2.1.6 The erf is subject to a servitude for municipal purposes in favour of the Local Authority, as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 3078

**NOTICE OF APPROVAL
BEDFORDVIEW AMENDMENT SCHEME 1290**

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 478 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 1290.

PAUL MASEKO, City Manager

Civic Centre, P O Box 25, Edenvale, 1610

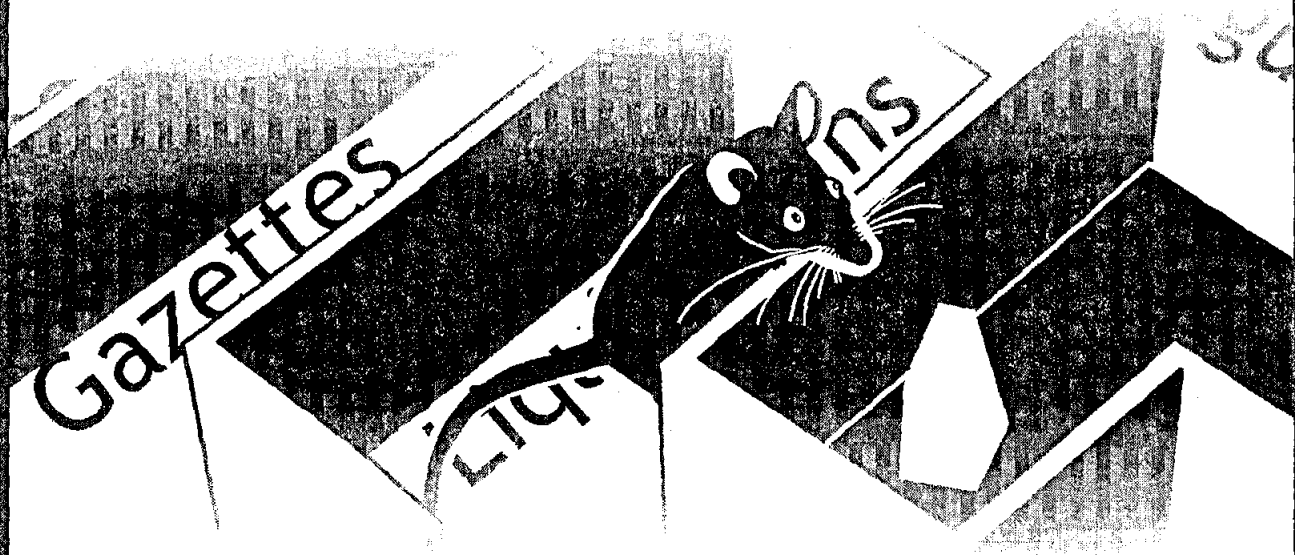
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This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

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)

