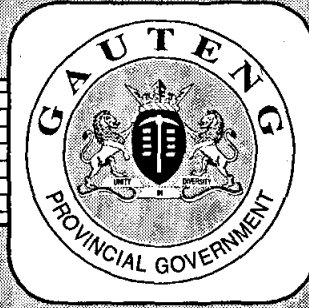


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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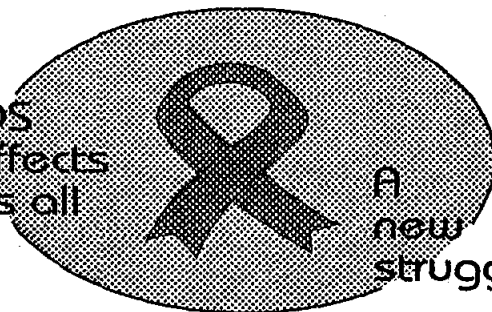
Vol. 11

PRETORIA, 29 NOVEMBER 2005

No. 510

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
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DEPARTMENT OF HEALTH



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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 3081

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA-SOSHANGUVE AMENDMENT SCHEME 0225A

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 Ninapark Extension 35, being an amendment of the Akasia/Soshanguve Town-planning Scheme, 1996.

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

This amendment is known as Akasia-Soshanguve Amendment Scheme 0225A.

(13/2/Ninapark x35 (0225A))
__ November 2005

Acting General Manager: Legal Services
(Notice No 1134/2005)

PLAASLIKE BESTUURSKENNISGEWING 3081

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA-SOSHANGUVE WYSIGINGSKEMA 0225A

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 Ninapark Uitbreiding 35, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, goedgekeur het.

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

Hierdie wysiging staan bekend as Akasia-Soshanguve-wysigingskema 0225A.

(13/2/Ninapark x35 (0225A))
__ November 2005

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 1134/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF NINAPARK EXTENSION 35 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 Ninapark Extension 35 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Ninapark x35)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 527 NINAPARK CC UNDER 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 THE REMAINDER OF PORTION 527 OF THE FARM WITFONTEIN 301JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Ninapark Extension 35.

1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan SG No 2622/2005.

1.3 ENDOWMENT

The township owner shall, in terms of the provisions of section 98(2) and (3) of the Townplanning and Townships Ordinance, 1986 pay a lump sum endowment of **R170 000,00** (VAT inclusive) to the local authority which amount shall be used by the local authority for the provision of land for parks (open spaces) in or for the township.

Such endowments shall be payable in terms of the provisions of section 81 of the said ordinance read with section 95 thereof.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.4.1 The following rights, as indicated in Certificate of Consolidated Title Nr T021788/03, which shall not be passed on to the erven in the township:

"B. the property hereby transferred is subject to the right to convey electricity and telephone lines with ancillary rights across it in favour of:

- (a) Portion 97 of Portion C of Portion B of the farm Witfontein No 301, Registration Division JR, Pretoria, measuring 8,0766 hectares, as held under Deed of Transfer T23854/1949, dated 8th November 1949.
- (b) Portion 98 of Portion C of Portion B of the farm Witfontein, Registration Division JR, Pretoria, measuring 8,5728 hectares, as held under Deed of Transfer T15060/1946, dated 21st May 1946;
- (c) Portion 99 of Portion C of Portion B of the farm Witfontein No 301 Registration Division JR, Pretoria, measuring 8,8832 hectares, as held under Deed of Transfer T 10458/1950 dated 10th June 1950;
- (d) Portion 100 of Portion C of Portion B of the farm Witfontein, Registration Division JR Pretoria, measuring 8,5745 hectares, as held under Deed of Transfer T25161/1949 dated 26th November 1949."

1.4.2 The following servitude, as indicated in Certificate of Consolidated Title Nr T021788/03, which affects Erven 1012 and 1013 in the township only:

"C Daardle gedeelte van die voormalige gedeelte GEDEELTE 526 ('n gedeelte van gedeelte 327) van die plaas WITFONTEIN 301, Registrasie Afdeling JR, provinsie Gauteng aangedui deur die figuur AcdeFGA op Kaart LG Nr 4533/2002 hierby aangeheg is onderhewig aan die volgende voorwaarde:

Kragtens Notariële Akte van serwituut K.2499/1991S is die hierin-vermelde eiendom onderhewig aan 'n serwituut van waterleiding 6 (ses) meter wyd waarvan die Oostelike grens aangedui word deur die lyn ab op Kaart LG Nr 4535/2002 ten gunste van die Stadsraad van Akasia, soos meer volledig sal blyk uit gemelde Notariële Akte."

1.5 CANCELLATION OF ROAD PROCLAMATION

On proclamation of the township area, with the written consent of the local authority, Road Proclamation A7283/89 to fall within Edelvalk Avenue road reserve can be cancelled, as found to be appropriate.

1.6 ACCESS

No Ingress from Provincial Road P106-1 to the township and no egress to Provincial Road P106-1 from the township shall be allowed.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Provincial Road P106-1 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.8 FILLING IN OF EXISTING DITCHES OR DONGAS

The township owner shall at his own expense cause the existing ditches or dongas affecting Erven 1012 and 1013 to be filled in and levelled to the satisfaction of the local authority, when required to do so by the local authority.

1.9 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 local authority, when required by the local authority to do so.

1.10 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.11 OBLIGATIONS WITH REGARDS TO ESSENTIAL ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfill its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as well as the construction of the roads and stormwater drainage system as agreed upon between the township owner and the local authority and stipulated in approval of township dated 4 February 2002.

1.12 MINIATURE SUBSTATIONS

If it should become necessary to place miniature substations within a 13m road reserve or smaller, the servitudes inside the erven shall be registered in favour of the Council.

1.13 RESTRICTION ON THE ALIENATION OF LAND

Regardless of the issuing of a certificate as contemplated in Section 82(1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no portion in the township shall be transferred or be dealt with otherwise, unless the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 1.14.1 to 1.14.7 below.

1.14 THE DEVELOPER'S OBLIGATIONS

1.14.1 ASSOCIATION AND STATUTES

The developer must register a Section 21 Company (Homeowners' Association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm water sewers). The developer is deemed to be a member of the section 21 company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.14.2 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed.

The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

1.14.3 COMPLETION OF THE SCHEME

The developer remains liable for the development of the entire housing scheme in accordance with the approved site development plan, provided that the scheme may also be developed in phases with the consent of the City of Tshwane Metropolitan Municipality, and provided further that the entire development takes place under the supervision of one architectural firm. If another architect or architectural firm is appointed at any stage during the execution of the scheme, the City of Tshwane Metropolitan Municipality must be notified of this without delay.

1.14.4 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points, which must accompany every building plan, and complete engineering drawings in respect of the internal road and stormwater sewers.

1.14.5 PROVISION OF ENGINEERING CERTIFICATES

Before any portion of the development is transferred, the City of Tshwane Metropolitan Municipality must be provided with a engineering certificates for water, sewerage, electricity, and the internal road and storm water sewers, in which is certified that the internal engineering services have been completed and that the engineers accept liability for the services.

The Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognised financial institution.

1.14.6 APPROVAL OF BUILDING PLANS

Before any portion of the development is transferred, the developer must have building plans approved at the City of Tshwane Metropolitan Municipality in respect of every portion.

1.14.6 PROOF OF DEED OF SALE AND FINANCING

The developer must submit proof that there is a valid and enforceable deed of sale between the developer and the buyer with regard to the sale of the relevant portion and the development of the portion by the developer in accordance with the approved plan. The developer must also provide proof that a loan for the proposed development has been approved in respect of each portion. If the buyer himself or herself is to finance the proposed development, satisfactory proof must be provided in respect of this financing.

1.15 IN FAVOUR OF AND ENFORCEABLE BY THE HOMEOWNERS ASSOCIATION

Each owner of a unit in a sectional title scheme or any part of it or of any interest in it will automatically become and remain a member of the original homeowners association of the township Ninapark Extension 33 and be subject to the statutes of the homeowners association until he/she stops being an owner as hereby contemplated. Neither the erf nor any part of it or an interest in it or a unit on it will be transferred to anyone who has not bound himself/herself, to the satisfaction of the homeowners association, to become a member of the association.

2. CONDITIONS OF TITLE

ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986

- 2.1** 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.
- 2.2** 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 (two) metres thereof.
- 2.3** 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.

PLAASLIKE BESTUURSKENNISGEWING 3082**HIERDIE KENNISGEWING VERVANG KENNISGEWING 4264 VAN 2005 SOOS VERSKYN OP 9 NOVEMBER 2005****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Southcrest Uitbreiding 6 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

DPLG 11/3/9/1/A/35

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ERF 311 SOUTHCREST CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 612 ('N GEDEELTE VAN GEDEELTE 110) VAN DIE PLAAS ELANDSFONTEIN NO. 108-I.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Southcrest Uitbreiding 6.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 8567/2004.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keurmure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(e) Die Regulasie 21 Maatskappy sal verantwoordelik wees vir die onderhoud van die interne paaie (insluitend stormwater) en die interne straat ligte (insluitend elektriese krag verbruik).

(4) BESKIKKING 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 uitgesonderd -

- (a) die volgende serwitut wat slegs Erf 982 in die dorp raak:
Die serwitut vir 'n waterpyplyn geregistreer kragtens Notariële Akte K2680/1981S.
- (b) die volgende serwitut wat slegs Erf 982 in die dorp raak:
Die serwitut vir 'n kraglyn geregistreer kragtens Notariële Akte K425/1937S.
- (c) Onderworpe aan 'n serwitut vir reg van weg 3,15 wyd ten gunste van DIE STADSRAAD VAN ALBERTON met aanvullende regte soos meer volledig verwys in Notariële Serwitut Akte Nr. 1356/1958-S geregistreer op 10 Desember 1958 en die betrokke diagram L.G. Nr. A2493/23.
- (d) Onderworpe aan 'n serwitut vir reg van weg vir riooldienste ten gunste van DIE STADSRAAD VAN JOHANNESBURG met aanvullende regte soos meer volledig verwys in Notariële Akte Nr. 384/1962-S geregistreer op 2 Mei 1962 en die betrokke diagram L.G. Nr. A2493/23.

(5) TOEGANG

Geen ingang van die N12 (Nasionale Pad N103) tot die dorp en geen uitgang tot die N12 (Nasionale Pad N103) uit die dorp word toegelaat nie.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van die N12 (Nasionale Pad N103) en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

2. TITELVOORWAARDES

(1) VOORWAARDES OPGELê DEUR DIE NASIONALE VERVOERKOMMISSIE INGEVOLGE DIE WET OP NASIONALE PAAIE, 1971 (WET 54 VAN 1971)

Erwe 935 tot 938 en 939 tot 946 is onderworpe aan die volgende voorwaardes:

- (a) Uitgesonderd enige noodsaaklike stormwaterdreineringsstruktuur, moet geen gebou, struktuur of enigiets wat aan die grond verbonde is, al maak dit nie deel van daardie grond uit nie, opgerig word of enigiets onder of benede die oppervlakte van die erf binne 'n afstand van 20m van die grens van die erf aangrensend aan Pad N103 af gebou of gelê word nie, en geen verandering of toevoeging tot enige bestaande struktuur of gebou wat binne sodanige afstand van sodanige grens geleë is, moet sonder die skriftelike toestemming van die Nasionale Vervoerkommissie aangebring word nie.
- (b) Ingang tot en uitgang van die erf word nie toegelaat langs die grens van die erf aangrensend aan die N12 (Pad N103) nie.

(2) VOORWAARDES OPGELê DEUR DIE ADMINISTRATEUR KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 25 VAN 1965

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (a) **Alle erwe**
 - (i) Die erf is onderworpe aan 'n serwitut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd

'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

- (ii) Geen gebou of ander struktuur mag binne die voornoemde 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.
- (iii) 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- (iv) Elke eienaar van die erf, of onderverdeelde gedeelte daarvan, of enige persoon wat 'n belang daarin het, sal 'n lid word van die Huiseienaars Assosiasie word en bly en sal onderworpe wees aan sy konstitusie totdat hy / sy nie meer 'n eienaar van die voorgenoemde is nie. Nie die erf of enige onderverdeelde gedeelte daarvan of enige belang sal aan enige persoon oorgedra word wat homself / haarself nie tot bevrediging van die Assosiasie verbind het om lid te word van die Huiseienaars Assosiasie nie.
- (v) Die eienaar van die erf, of onderverdeelde gedeelte daarvan, of enige persoon wat 'n belang daarin het, sal nie geregtig wees om enige onderverdeelde gedeelte of enige belang daarin oor te dra sonder die Uitklarings Sertifikaat van die Huiseienaars Assosiasie dat die bepalings van die Artikels van die Assosiasie nagekom is nie.

(Die titel "Huiseienaars Assosiasie" in die voorgenoemde Titelvoorwaardes sal beteken die huiseienaars assosiasie van Fair Village [n Assosiasie geïnkorporeer kragtens Artikel 21 van die Maatskappye Wet, 1973 {Wet 61 van 1973}] soos gewysig).

(b) ERF 938 EN 964

Die erf is onderworpe aan 'n 3.00m stormwater serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

(c) ERF 982

Die erf is onderworpe aan 'n kraglyn serwituut, soos op die algemene plan aangedui.

(d) ERF 982

Die erf is onderworpe aan 'n waterlyn serwituut, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 3082**THIS NOTICE REPLACES NOTICE 4264 OF 2005 AS APPEARED ON 9 NOVEMBER 2005****DECLARATION AS APPROVED TOWNSHIP**

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Southcrest Extension 6 township to be an approved township subject to the conditions set out in the Schedule hereto.

DPLG 11/3/9/1/A/35

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 311 SOUTHCREST CC UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 612 (A PORTION OF POPRTION 110) OF THE FARM ELANDSFONTEIN NO. 108-I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Southcrest Extension 6.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8567/2004.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.
- (e) The Section 21 Company will be responsible for the maintenance of the internal roads (including stormwater) and the internal streetlights (including electrical power usage).

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (a) the following servitude which affects Erf 982 in the township only:

The servitude for a water pipeline registered in terms of Notarial Deed K2680/1981S.

- (b) the following servitude which affects Erf 982 in the township only:

The servitude for a powerline registered in terms of Notarial Deed K425/1937S.

- (c) SUBJECT to a servitude of Right of Way 3,15 wide in favour of THE TOWN COUNCIL OF ALBERTON with ancillary rights as will more fully appear from Notarial Ded of Servitude No. 1356/1958-S registered on 10th December 1958, and the said diagram S.G. No. A2493/23.
- (d) SUBJECT to a servitude of right of way for sewer services in favour of THE CITY COUNCIL OF JOHANNESBURG with ancillary rights as will more fully appear from Notarial Deed of Servitude NO. 384/1962-S registered on 2nd May 1962, and the said diagram S.G. No. A2493/23.

(5) ACCESS

No ingress from the N12 (National Road N103) to the township and no egress to the N12 (National Road N103) from the township shall be allowed.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the N12 (Road N103) and for all stormwater running off or being diverted from the road to be received and disposed of.

2. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE NATIONAL TRANSPORT COMMISSION IN TERMS OF THE NATIONAL ROADS ACT, 1971 (ACT 54 OF 1971)

Erven 935 to 938 and 939 to 946 shall be subject to the following conditions:

- (a) Except for any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance of 20m from the boundary of the erf abutting on Road N103 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the National Transport Commission.
- (b) Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on the N12 (Road N103).

(2) CONDITIONS IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 25 OF 1965

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

(a) All erven

- (i) The erf is subject to a servitude, 2 m 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 2 m 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.
- (ii) 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 thereof.
- (iii) 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.

- (iv) Every owner of the erf, or 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 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.
- (v) 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 the Clearance Certificate from the Home Owner's Association that the provisions of the Articles of Association have been complied with.

(The term "Home Owner's Association" in the aforesaid Conditions of Title shall mean the home owners association of Fair Village [an Association incorporated in terms of Section 21 of the Companies Act, 1973 {Act 61 of 1973}] as amended).

(b) ERVEN 938 AND 964

The erf is subject to a 3.00m stormwater servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(c) ERF 982

The erf is subject to a powerline servitude, as indicated on the general plan.

(d) ERF 982

The erf is subject to a waterline servitude, as indicated on the general plan.

LOCAL AUTHORITY NOTICE 3083**THIS NOTICE REPLACES NOTICE 4268 OF 2005 AS APPEARED ON 9 NOVEMBER 2005****ALBERTON AMENDMENT SCHEME 1483**

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Alberton Town-planning Scheme 1979, comprising the same land as included in the township of Southcrest Extension 6.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Finance and Economic Affairs), Johannesburg, and the Town Clerk Alberton, and are open for inspection at all reasonable times

The amendment is known as Alberton Amendment Scheme 1483.

DPLG 11/3/14/B/26(1483)**PLAASLIKE BESTUURSKENNISGEWING 3083****HIERDIE KENNISGEWING VERVANG KENNISGEWING 4268 VAN 2005 SOOS VERSKYN OP 9 NOVEMBER 2005****ALBERTON WYSIGINGSKEMA 1483**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Alberton Dorpsbeplanningskema 1979, wat uit dieselfde grond as die dorp Southcrest Uitbreiding 6 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Finansies en Ekonomiese Sake), Johannesburg, en die Stadsklerk Alberton, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Alberton Wysigingskema 1483.

DPLG 11/3/14/B/26(1483)**ID2971**

PLAASLIKE BESTUURSKENNISGEWING 3084

HIERDIE KENNISGEWING VERVANG KENNISGEWING 4265 VAN 2005 SOOS VERSKYN OP 9 NOVEMBER 2005

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Southcrest Uitbreiding 9 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

DPLG 11/3/9/1/A/38

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ERF 311 SOUTHCREST CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 613 ('N GEDEELTE VAN GEDEELTE 110) VAN DIE PLAAS ELANDSFONTEIN NO. 108-I.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Southcrest Uitbreiding 9.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 8568/2004.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpselenaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursneë en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teernacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keurmure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpselenaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpselenaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Indien die dorpselenaar versuim om aan die bepalings van paragrafe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpselenaar te doen.

(e) Die Regulasie 21 Maatskappy sal verantwoordelik wees vir die onderhoud van die interne paaie (insluitend stormwater) en die interne straat ligte (insluitend elektriese krag verbruik).

(4) BESKIKKING 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 uitgesonderd -

- (a) die volgende serwituut wat slegs Erf 1106 in die dorp raak:
Die serwituut vir 'n waterpyplyn geregistreer kragtens Notariële Akte K2680/1981S.
- (b) die volgende serwituut wat slegs Erf 1106 in die dorp raak:
Die serwituut vir 'n kraglyn geregistreer kragtens Notariële Akte K425/1937S.
- (c) Onderworpe aan 'n serwituut vir reg van weg 3,15 wyd ten gunste van DIE STADSRAAD VAN ALBERTON met aanvullende regte soos meer volledig verwys in Notariële Serwituut Akte Nr. 1356/1958-S geregistreer op 10 Desember 1958 en die betrokke diagram L.G. Nr. A2493/23.
- (d) Onderworpe aan 'n serwituut vir reg van weg vir riooldienste ten gunste van DIE STADSRAAD VAN JOHANNESBURG met aanvullende regte soos meer volledig verwys in Notariële Akte Nr. 384/1962-S geregistreer op 2 Mei 1962 en die betrokke diagram L.G. Nr. A2493/23.

2. TITELVOORWAARDES**VOORWAARDES OPGELÊ DEUR DIE ADMINISTRATEUR KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 25 VAN 1965**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

(1) Alle erwe

- (a) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde 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 rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- (d) Elke eienaar van die erf, of onderverdeelde gedeelte daarvan, of enige persoon wat 'n belang daarin het, sal 'n lid word van die Huiseienaars Assosiasie word en bly en sal onderworpe wees aan sy konstitusie totdat hy / sy nie meer 'n eienaar van die voorgenoemde is nie. Nie die erf of enige onderverdeelde gedeelte daarvan of enige belang sal aan enige persoon oorgedra word wat homself / haarself nie tot bevrediging van die Assosiasie verbind het om lid te word van die Huiseienaars Assosiasie nie.
- (e) Die eienaar van die erf, of onderverdeelde gedeelte daarvan, of enige persoon wat 'n belang daarin het, sal nie geregtig wees om enige onderverdeelde gedeelte of enige belang daarin oor te dra

sonder die Uitklarings Sertifikaat van die Huiseienaars Assosiasie dat die bepalings van die Artikels van die Assosiasie nagekom is nie.

(Die titel "Huiseienaars Assosiasie" in die voorgenoemde Titelloosvoordes sal beteken die huiseienaars assosiasie van Fair Village [n Assosiasie geinkorporeer kragtens Artikel 21 van die Maatskappye Wet, 1973 {Wet 61 van 1973}] soos gewysig).

(2) ERWE 1071, 1084 EN 1088

Die erf is onderworpe aan 'n 3.00m stormwater serwitut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

(3) ERF 1083

Die erf is onderworpe aan 'n 4.00m reg van weg serwitut ten gunste van die plaaslike bestuur om toegang tot Erf 1106 te verkry, soos op die algemene plan aangedui.

(4) ERF 1106

Die erf is onderworpe aan 'n kraglyn serwitut, soos op die algemene plan aangedui.

(5) ERF 1106

Die erf is onderworpe aan 'n waterlyn serwitut, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 3084

THIS NOTICE REPLACES NOTICE 4265 OF 2005 AS APPEARED ON 9 NOVEMBER 2005

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Southcrest Extension 9 township to be an approved township subject to the conditions set out in the Schedule hereto.

DPLG 11/3/9/1/A/38

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 311 SOUTHCREST CC UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 613 (A PORTION OF POPRTION 110) OF THE FARM ELANDSFONTEIN NO. 108-I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Southcrest Extension 9.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8568/2004.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.
- (e) The Section 21 Company will be responsible for the maintenance of the internal roads (including stormwater) and the internal streetlights (including electrical power usage).

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (a) the following servitude which affects Erf 1106 in the township only:
The servitude for a water pipeline registered in terms of Notarial Deed K2680/1981S.
- (b) the following servitude which affects Erf 1106 in the township only:
The servitude for a powerline registered in terms of Notarial Deed K425/1937S.
- (c) SUBJECT to a servitude of Right of Way 3,15 wide in favour of THE TOWN COUNCIL OF ALBERTON with ancillary rights as will more fully appear from Notarial Deed of Servitude No. 1356/1958-S registered on 10th December 1958, and the said diagram S.G. No. A2493/23.
- (d) SUBJECT to a servitude of right of way for sewer services in favour of THE CITY COUNCIL OF JOHANNESBURG with ancillary rights as will more fully appear from Notarial Deed of Servitude NO. 384/1962-S registered on 2nd May 1962, and the said diagram S.G. No. A2493/23.

2. CONDITIONS OF TITLE**CONDITIONS IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 25 OF 1965**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

(1) All erven

- (a) The erf is subject to a servitude, 2 m 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 2 m 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 2 m 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 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 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 the Clearance Certificate from the Home Owner's Association that the provisions of the Articles of Association have been complied with.

(The term "Home Owner's Association" in the aforesaid Conditions of Title shall mean the home owners association of Fair Village [an Association incorporated in terms of Section 21 of the Companies Act, 1973 {Act 61 of 1973}] as amended).

(2) ERVEN 1071, 1084 AND 1088

The erf is subject to a 3.00m stormwater servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(3) ERF 1083

The erf is subject to a 4.00m right of way servitude in favour of the local authority to gain access to Erf 1106, as indicated on the general plan.

(4) ERF 1106

The erf is subject to a powerline servitude, as indicated on the general plan.

(5) ERF 1106

The erf is subject to a waterline servitude, as indicated on the general plan.

LOCAL AUTHORITY NOTICE 3085

THIS NOTICE REPLACES NOTICE 4269 OF 2005 AS APPEARED ON 9 NOVEMBER 2005

ALBERTON AMENDMENT SCHEME 1484

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Alberton Town-planning Scheme 1979, comprising the same land as included in the township of Southcrest Extension 9.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Finance and Economic Affairs), Johannesburg, and the Town Clerk Alberton, and are open for inspection at all reasonable times

The amendment is known as Alberton Amendment Scheme 1484.

DPLG 11/3/14/B/25(1484)

PLAASLIKE BESTUURSKENNISGEWING 3085

HIERDIE KENNISGEWING VERVANG KENNISGEWING 4269 VAN 2005 SOOS VERSKYN OP 9 NOVEMBER 2005

ALBERTON WYSIGINGSKEMA 1484

Die Administrateur verklaar hierby, ingevolge die bepalinge van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Alberton Dorpsbeplanningskema 1979, wat uit dieselfde grond as die dorp Southcrest Uitbreiding 9 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Finansies en Ekonomiese Sake), Johannesburg, en die Stadsklerk Alberton, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Alberton Wysigingskema 1484.

DPLG 11/3/14/B/25(1484)

ID2972

IMPORTANT NOTICE

The
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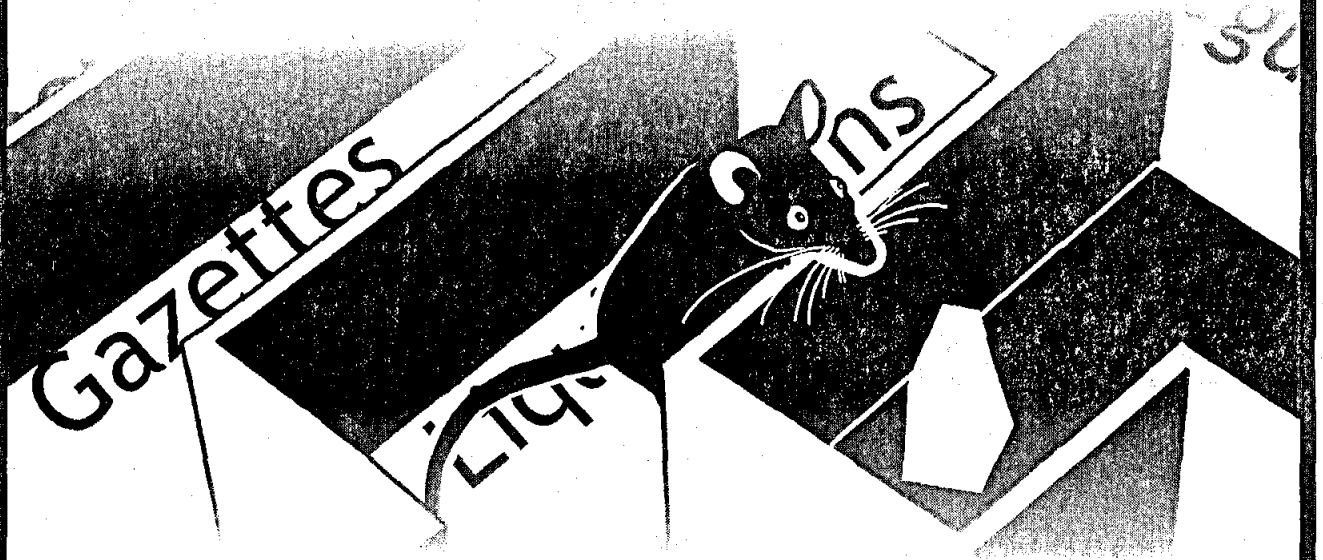
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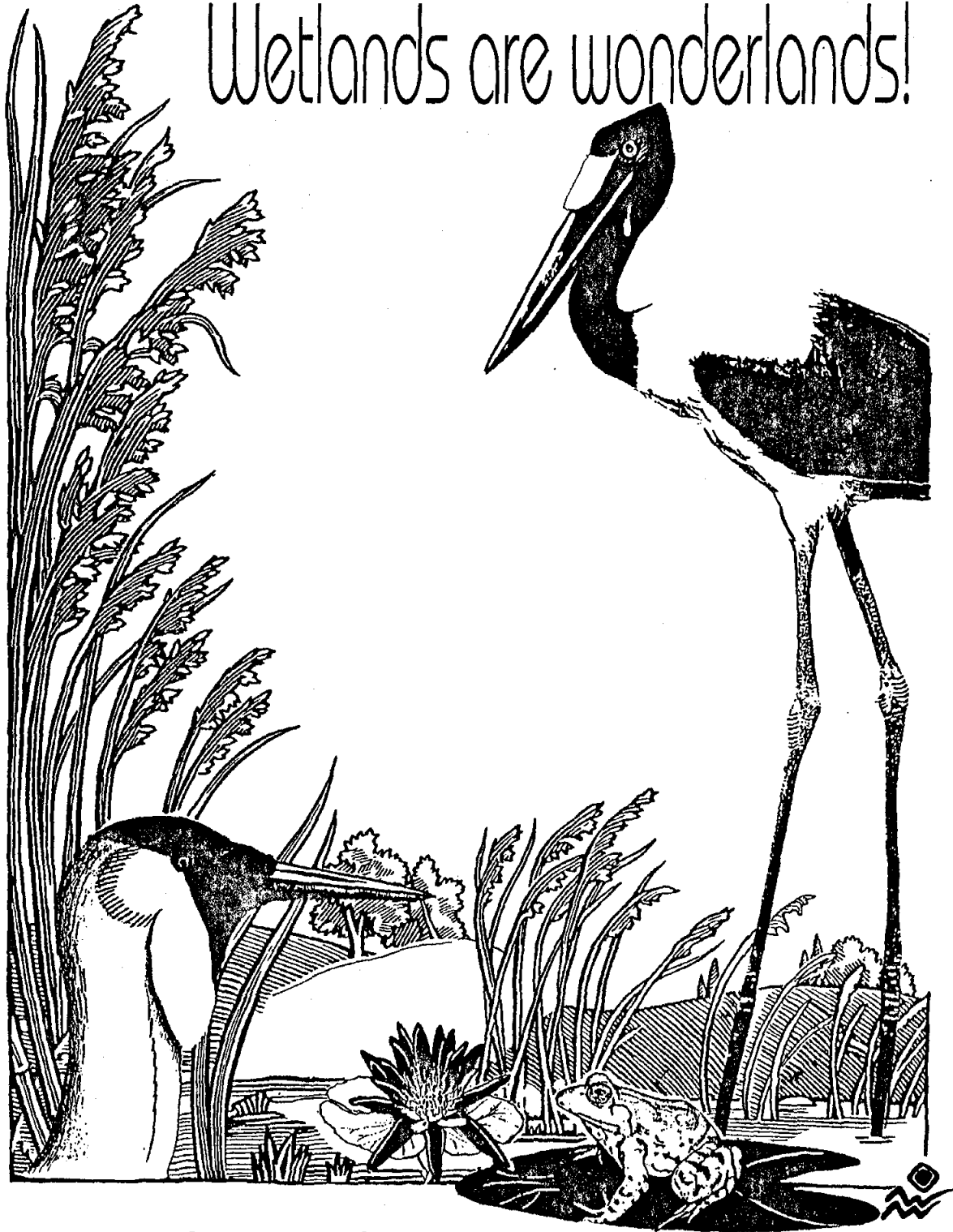
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