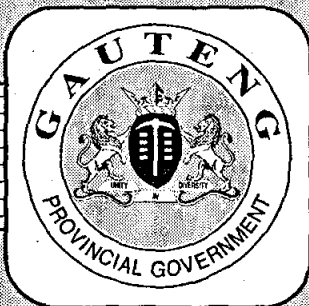


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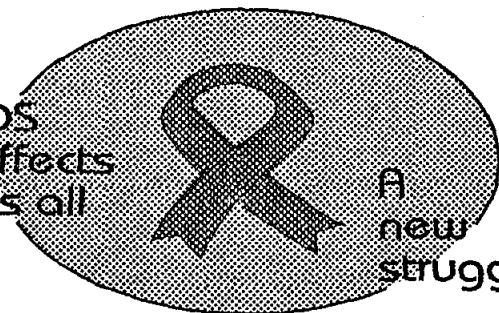
Vol. 11

PRETORIA, 2 DECEMBER 2005
DESEMBER

No. 519

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 3157

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1468C

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 Celtisdal Extension 20, being an amendment of the Centurion Town-planning Scheme, 1992.

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 Centurion Amendment Scheme 1468C.

(13/2/Celtisdal x20)
 __ November 2005

Acting General Manager: Legal Services
 (Notice No 1135/2005)

PLAASLIKE BESTUURSKENNISGEWING 3157

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1468C

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 Celtisdal Uitbreiding 20, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 Centurion-wysigingskema 1468C.

(13/2/Celtisdal x20)
 __ November 2005

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No 1135/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF CELTISDAL EXTENSION 20 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 Celtisdal Extension 20 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Celtisdal x20)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HEUWELSIG ESTATE (PTY) LTD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 14 OF THE FARM BRAKFRONTEIN 399 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Celtisdal Extension 20.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG Nr 8380/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1.1 The following conditions which shall not be transferred to the erven in the township:

"A Die Resterende Gedeelte van die bogemelde plaas BRAK-FONTEIN nr. 399 groot as sodanig 902,1251 Hektaar (Gedeelte 14 waarvan hierby getranspoteer word) is onderworpe aan 'n Serwituut van Deurgangsreg vir die geleiding van elektriese krag en bykomende regte ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit Notariele Serwituutakte van Deurgang nr 739/45S geregistreer op 6 Julie 1965."

"B. Die voormalige resterende Gedeelte van bogemelde plaas BRAK-FONTEIN nr. 399, groot as sodanig 902,1251 Hektaar (waarvan Gedeelte 14 hiermee getranspoteer, 'n gedeelte is) is onderworpe aan die voorwaardes opgele deur die Beherende Gesag, wat betrekking het op die oprigting van geboue, soos meer ten volle sal blyk van die Aanhangsel tot Akte van Transport Nr. 3684/1948, en wat as volg lees:

No building or any structure whatsoever shall be erected within a distance of 94,46 metres from the centre line of the National road, without the written approval of the Controlling Authority as defined in Act 21 of 1940, read in conjunction with Act No. 44 of 1948."

1.4 PRECAUTIONARY MEASURES

1.4.1 The township owner shall appoint a competent person(s) to:-

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN; and
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.4.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

- (i) water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (ii) trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

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

1.6 REMOVAL OF LITTER

The township owner shall at its 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.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

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

1.8 ACCESS

No ingress from Provincial Roads P102-1, K52 and K71 to the township and no egress to Provincial Roads P102-1, K52 and K71 from the township shall be allowed.

Unless the consent in writing of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works has been obtained, no ingress from Roads P102-1, K52 and K71 to the township and no egress to Roads P102-1, K 52 and K71 shall be allowed.

- (a) Ingress from Roads P102-1, K52 and K71 to the township and egress to Roads P102-1, K52 and K71 from the township shall be restricted to the approved access points as indicated on the lay-out plan.
- (b) The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Department of Public Transport, Roads and Works.

1.9 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Roads P102-1, K52 and K71 and he shall receive and dispose of the storm water running off or being diverted from the road.

1.10 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

1.12 RESTRICTION ON THE ALIENATION OF ERF 936

The township owner shall not offer for sale or alienate Erf 936 within a period of 12 months after the declaration of the township an approved township to any person or body other than the State, unless the Department of Education and Training has indicated in writing that the Department does not wish to acquire the erf.

1.13 RESTRICTION ON THE ALIENATION OF ERF 936

The township owner shall not offer for sale, alienate or develop Erf 936 for "Residential 3" development in excess of 10 units per hectare, until it can be proven that the site is suitable for development from a geotechnical point of view, to the satisfaction of the Municipality and the Council for Geoscience.

1.14 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOME OWNERS' ASSOCIATION)

Erven 938 up to and including 944, erven 945 up to and including 971 shall be transferred to the Section 21 Company (homeowners' association) or to a Company registered in terms of Section 21 of the Companies Act, 1973 by and at the expense of the township owner.

1.15 THE DEVELOPER'S OBLIGATIONS

1.15.1 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). All the owners of erven and/or units in the township must become members of the section 21 company. 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 road. 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.

1.15.2 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 and complete engineering drawings in respect of the internal road and stormwater sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

1.15.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan 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 City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

1.15.4 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 Municipality and the Section 21 Company with a maintenance guarantees, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, 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.

1.15.5 ERVEN 560 UP TO AND INCLUDING 893, 894, 895, 897 up to and including 922, 924 - 935 and 936

Upon transfer, the owner of each erf must automatically become a member of the section 21 Company or to a Company registered in terms of Section 21 of the Companies Act, 1973, and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

1.15.6 OBLIGATIONS OF THE APPLICANT IN REGARD TO ESTHETICAL TREATMENT AND NOISE ABATEMENT MEASURES ALONG ROAD P66-1 (K71), P102-1 AND K52

- (i) Provision shall be made for the planting of trees along road P66-1 (K71) to the satisfaction of the City of Tshwane Metropolitan Municipality.
- (ii) A 2m high wall must be constructed on the erven along the boundaries of the erven with Roads P66-1 (K71), P102-1 and K52 to the satisfaction of the Chief Executive, Gauteng Department of public Transport, Roads and Works and the City of Tshwane Metropolitan Municipality.

2. CONDITIONS OF TITLE

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

2.1 ALL ERVEN

2.1.1 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 3m 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.

2.1.2 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 thereof.

2.1.3 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.

2.2 ERVEN 575, 576, 588 – 595, 599, 600, 603, 604, 607, 608, 620, 621, 774 – 785, 861, 894, 895, 896 – 898, 901 – 903, 924, 926, 927, 929, 956, 957

The erf is subject to a 3m wide stormwater servitude, in favour of the City of Tshwane Metropolitan Municipality as indicated on the General Plan.

2.3 ERVEN 629 – 638, 899, 900, 903 – 905, 912 – 914, 915 AND 953

The erf is subject to a 3m wide electrical servitude, in favour of the City of Tshwane Metropolitan Municipality as indicated on the General Plan.

2.4 ERVEN 779 – 785, 895 – 898, 926, 927, 929 AND 957

The erf is subject to a 3m wide sewerage servitude, in favour of the City of Tshwane Metropolitan Municipality as indicated on the General Plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN CELTISDAL UITBREIDING 20 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Celtisdal Uitbreiding 20 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Celtisdal x20)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HEUWELSIG ESTATE (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 14 VAN DIE PLAAS BRAKFORTEIN 399 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Celtisdal Uitbreiding 20.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedul op Algemene Plan LG No 8380/2005.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

1.3.1 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:

1.3.1.1 Die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:

"A Die Resterende Gedeelte van die bogemelde plaas BRAKFORTEIN nr. 399 groot as sodanig 902,1251 Hektaar (Gedeelte 14 waarvan hierby getransporteer word) is onderworpe aan 'n Serwituut van Deurgangsreg vir die geleiding van elektriese krag en bykomende regte ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit Notariele Serwituutakte van Deurgang nr 739/455 geregistreer op 6 Julie 1965."

"B. Die voormalige resterende Gedeelte van bogemelde plaas BRAKFORTEIN nr. 399, groot as sodanig 902,1251 Hektaar (Waarvan Gedeelte 14 hiermee getransporteer, 'n gedeelte is) is onderworpe aan die voorwaardes opgele deur die Beherende Gesag, wat betrekking het op die oprigting van geboue, soos meer ten volle sal blyk van die Aanhangel tot Akte van Transport Nr. 3684/1948, en wat as volg lees:

"No building or any structure whatsoever shall be erected within a distance of 94,46 metres from the centre line of the National road, without the written approval of the Controlling Authority as defined in Act 21 of 1940, read in conjunction with Act No. 44 of 1948."

1.4 VOORSORG MAATREËLS

1.4.1 Die dorpseienaar sal die volgende bevoegde persoon(e) aanstel vir:

- (i) die samestelling van 'n volledige RISIKO BESTUURSPLAN en NATDIENSTE PLAN; en
- (ii) die uitvoering en samestelling van 'n konstruksie verslag ten einde te verseker dat die voorwaardes op die erf en die posisionering van strukture en natdienste ooreenkomstig gesertifiseer is.

1.4.2 Die dorpseienaar is verantwoordelik om die proses te fassiliteer van die oordrag van verantwoordelikhede en bestuur van die Risiko Bestuursplan na 'n verteenwoordigende Huiseienaarsvereniging of soortgelyke entiteit, soos van toepassing.

1.4.3 Die dorpseienaar sal, op sy eie onkoste, reëlings tref met die Stadsraad, om te verseker dat:

- (i) water nie opdam nie, die totale oppervlakte van die dorp behoorlik dreineer en dat alle strate effektief verseël is met teer, sement of bitamen; en

- (ii) slote en uitgraving vir fondasies, pype en kables of enige ander doeleindes, behoorlik hervul word met nat grond in lae nie dikker as 150mm en gekompakteer word tot dieselfde graad van kompaksie as die omliggende grond.

1.5 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpselenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes en oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.6 VERWYDERING VAN ROMMEL

Die dorpselenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.7 VERSKUIWING OF VERVANGING VAN MUNISIPALE EN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale en Telkom dienste te verskuif of te vervang moet die koste daarvan deur die dorpselenaar gedra word.

1.8 TOEGANG

Geen toegang vanaf Provinsiale Paaie P102-1, K52 en K71 na die dorp en geen uitgang na Provinsiale Paaie P102-1, K52 en K71 van die dorp sal toegelaat word nie.

Tensy die geskrewe toestemming van die Hoof van die Departement Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke ontvang is sal geen ingang vanaf Paaie P102-1, K52 en K71 na die dorp en geen uitgang na Paaie P102-1, K52 en K71 toegelaat word nie.

- (a) Toegang van Paaie P102-1, K52 en K71 na die dorp en uitgang na Paaie P102-1, K52 en K71 van die dorp sal beperk word tot die goedgekeurde toegangspunte soos aangedui op die uitlegplan.
- (b) Die dorpselenaar sal op sy eie onkoste reël vir 'n geometriese uitleg ontwerp (Skaal 1:500) van die in- en uitgange verwys na in (a) hierbo en spesifikasies vir die konstruksie om opgestel en ingedien te word by die Hoof van die Departement Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke vir goedkeuring. Nadat die ontwerp en spesifikasies goedgekeur is, sal die dorpselenaar verantwoordelik wees vir die konstruksie van die ingange op sy eie kostes en tot bevrediging van die Hoof van die Departement Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke.

1.9 ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpselenaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Paaie P102-1, K52 en K71 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

1.10 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpselenaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die versperring in 'n goeie toestand instand hou tot tyd en wyl die erwe in die dorp oorgedra word aan die toekomstige grondeienaars waarna die verantwoordelikheid vir die instandhouding van die heining of versperring by die toekomstige eienaar sal berus.

1.11 VOLDOENING AAN VOORWAARDES OPGELEË DEUR GDLBO

Die dorpselenaar sal op eie koste voldoen aan al die voorwaardes wat opgelê is deur Gauteng Departement van Landbou, Bewaring, Omgewing en Grondsake met die voldoening aan die bepalings van Regulasies 1182 en 1183 gepromulgeer ingevolge Artikels 21, 22 en 26 van die Wet op Omgewingsbewaring, vir die ontwikkeling van die dorpsgebied.

1.12 BEPERKING OP DIE VERVREEMDING VAN ERF 936

Die dorpseienaar mag nie Erf 936 binne 'n tydperk van twaalf (12) maande nadat die dorp tot goedgekeurde dorp verklaar is die erf aan enige persoon of liggaam anders as die Staat te koop aanbied of vervreem nie tensy die Departement van Onderwys en Opleiding skriftelik aangedui het dat die Departement nie die erf wil aanskaf nie.

1.13 BEPERKING OP DIE VERVREEMDING VAN ERF 936

Die dorpseienaar mag nie Erf 936 te koop aanbied, vervreem of ontwikkel vir "Residensieel 3" ontwikkeling teen meer as 10 eenhede per hektaar, totdat dit bewys kan word dat Erf 936 uit 'n geotegniese oogpunt ontwikkelbaar is tot die bevrediging van die Stadsraad en die Raad van Geowetenskappe.

1.14 GROND WAT OORGEDRA WORD NA DIE ARTIKEL 21 MAATSKAPPY (HUISEIENAARS VERENIGING)

Erwe 938 tot en met en insluitend 944, erwe 945 tot en met en insluitend 971 sal oorgedra word na die Artikel 21 Maatskappy (huisseienaars vereniging) of na 'n Maatskappy geregistreer in terme van Artikel 21 van die Maatskappy Wet, 1973 op die onkoste van die dorpseienaar.

1.15 ONTWIKKELAAR SE VERPLIGTINGE**1.15.1 VERENIGING EN STATUTE**

Die ontwikkelaar moet 'n Artikel 21 Maatskappy registreer (huisseienaars vereniging) in terme van die voorwaardes van die Maatskappy Wet, 1973 (Wet 61 van 1973). Al die eienaars van erwe en/of eenhede in die dorp moet lede van die Artikel 21 Maatskappy word. 'n Afskrif van die geregistreerde Akte van Assosiasie (CM4) van die Maatskappy se statute moet ingedien word by die Stad van Tshwane Metropolitaanse Munisipaliteit.

Die Vereniging en Statute moet duidelik stel dat die hoof doelwit van die huiseienaarsvereniging die instandhouding van die interne pad is. Die ontwikkelaar word geag 'n lid te wees van die Artikel 21 maatskappy, met al die regte en verpligtinge van 'n gewone lid, tot tyd en wyl die laaste erf oorgedra is.

1.15.2 VOORSIENING VAN INGENIEURS TEKENINGE

Die ontwikkelaar moet die Stad van Tshwane Metropolitaanse Munisipaliteit voorsien van 'n volledige stel tekeninge van interne rirole en riool aansluitingspunte en volledige ingenieurs tekeninge van die interne pad en stormwater rirole so wel as water en elektriese dienste, voor daar begin word met die konstruksie van die gemelde dienste.

1.15.3 VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESSIONELE INGENIEUR

Alvorens enige erf oorgedra word, moet die Stad van Tshwane Metropolitaanse Munisipaliteit voorsien word van 'n sertifikaat deur 'n Professionele Ingenieur vir water, riool, elektrisiteit, en die interne pad en stormwaterriole waarin gesertifiseer word dat die interne ingenieursdienste voltooi is en dat die ingenieurs aanspreeklikheid aanvaar het vir die dienste. Die stad van Tshwane Metropolitaanse Munisipaliteit mag volgens sy eie diskresie, 'n uitsondering toelaat met betrekking tot die interne pad en stormwaterriole. Indien dit die geval is, moet die ontwikkelaar die Stad van Tshwane Metropolitaanse Munisipaliteit 'n onderneming gee dat die ontwikkelaar die diens sal voltooi voor 'n sekere datum en van 'n waarborg voorsien uitgereik deur 'n erkende finansiële instelling. Geen bouplanne mag goedgekeur word alvorens die dienste voltooi is en (indien van toepassing) oorgeneem is deur die Dienste Departemente.

1.15.4 INSTANDHOUDINGS PERIODE EN WAARBORG

'n Instandhoudingsperiode van 12 (twaalf) maande begin wanneer die laaste van die interne ingenieurs dienste (nl. water, riool, elektrisiteit, en die pad en stormwaterriole) voltooi is. Die ontwikkelaar moet die Stadsraad en die Artikel 21 Maatskappy voorsien van 'n instandhoudings waarborg, uitgereik deur 'n erkende finansiële instelling, met betrekking tot swak vakmanskap en / of materiale met betrekking tot siviele ingenieursdienste en elektriese dienste wat 'n waarborg moet wees vir 'n bedrag gelykstaande aan 5% van die kontrakkostes van die siviele dienste en 10% van die kontrakkostes van die elektriese dienste en 'n bewys hiervan moet by die Stad van Tshwane Metropolitaanse Munisipaliteit ingedien word.

1.15.5 ERWE 560 TOT EN MET EN INSLUITEND 893, 894, 895, 897 TOT EN MET EN INSLUITEND 922, 924 – 935 EN 936

Met oordrag word die eienaars van elke erf automaties lede van die Artikel 21 Maatskappy of 'n Maatskappy geregistreer in terme van Artikel 21 van die Maatskappy Wet, 1973, en sal 'n lid bly totdat hy/sy nie meer die geregistreerde eienaar van die erf is, waarvan die voorwaarde ingesluit moet word in die Akte van die erf.

1.15.6 VERPLIGTINGE VAN DIE AANSOEKER MET BETREKKING TOT DIE ESTETIESE BEHANDELING EN GERAASBEHEER MAATREËLS LANGS PAD P66-1 (K71), P102-1 EN K52

- (i) Voorsiening sal gemaak word vir die plant van bome langs Pad P66-1 (K52) tot bevrediging van die Stad van Tshwane Metropolitaanse Munisipaliteit.
- (ii) 'n 2m hoë muur moet opgerig word op die grense van erwe langs Pad 66-1 (K71), P102-1 en K52 tot bevrediging van die Hoof Uitvoerende Beampte, Gauteng Departement van Openbare Vervoer, Paaie en Werke en die Stad van Tshwane Metropolitaanse Munisipaliteit.

2. TITELVOORWAARDES

Die erwe gelys hieronder is onderworpe aan die voorwaardes soos opgelê deur die plaaslike bestuur in terme van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

2.1 ALLE ERWE

2.1.1 Die erwe is onderworpe aan 'n serwituut, 2 meter breed, vir riolerings- en ander munisipale doeleindes en 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 3 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.

2.1.3 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 goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde 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.

2.2 ERWE 575, 576, 588 – 595, 599, 600, 603, 604, 607, 608, 620, 621, 774 – 785, 861, 894, 895, 896 – 898, 901 – 903, 924, 926, 927, 929, 956, 957

Die erwe is onderworpe aan 'n 3m wye stormwater serwituut, ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit soos aangedui op die Algemene Plan.

2.3 ERWE 629 – 638, 899, 900, 903 – 905, 912 – 914, 915 EN 953

Die erwe is onderworpe aan 'n 3m wye elektriese serwituut, ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit soos aangedui op die Algemene Plan.

2.4 ERWE 779 – 785, 895 – 898, 926, 927, 929 EN 957

Die erwe is onderworpe aan 'n 3m wye riool serwituut, ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit soos aangedui op die Algemene Plan.

IMPORTANT NOTICE

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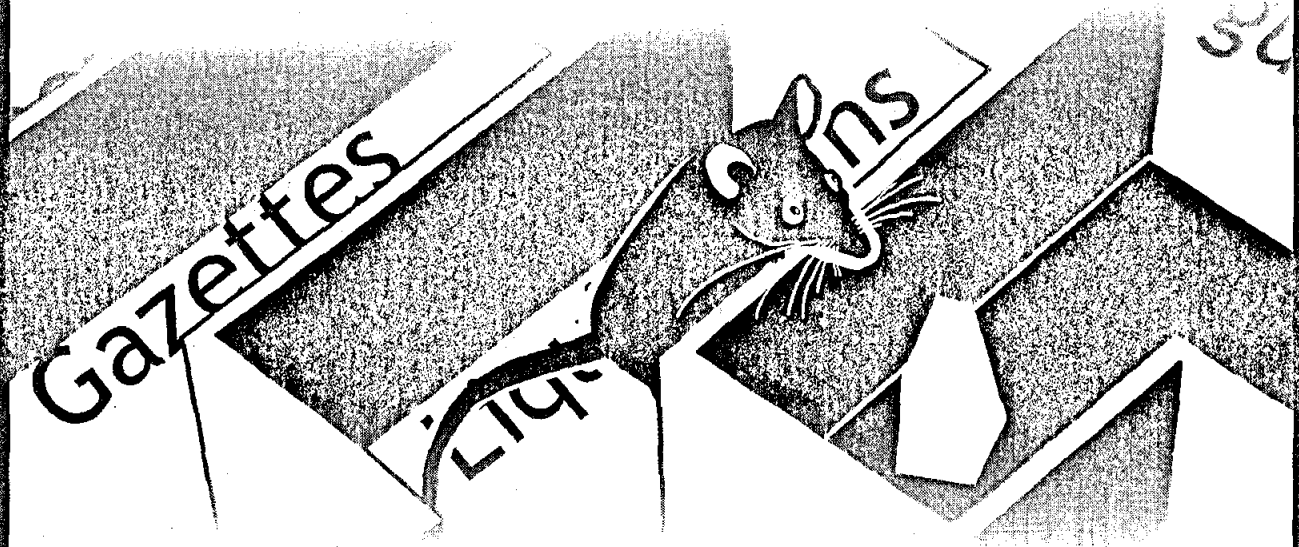
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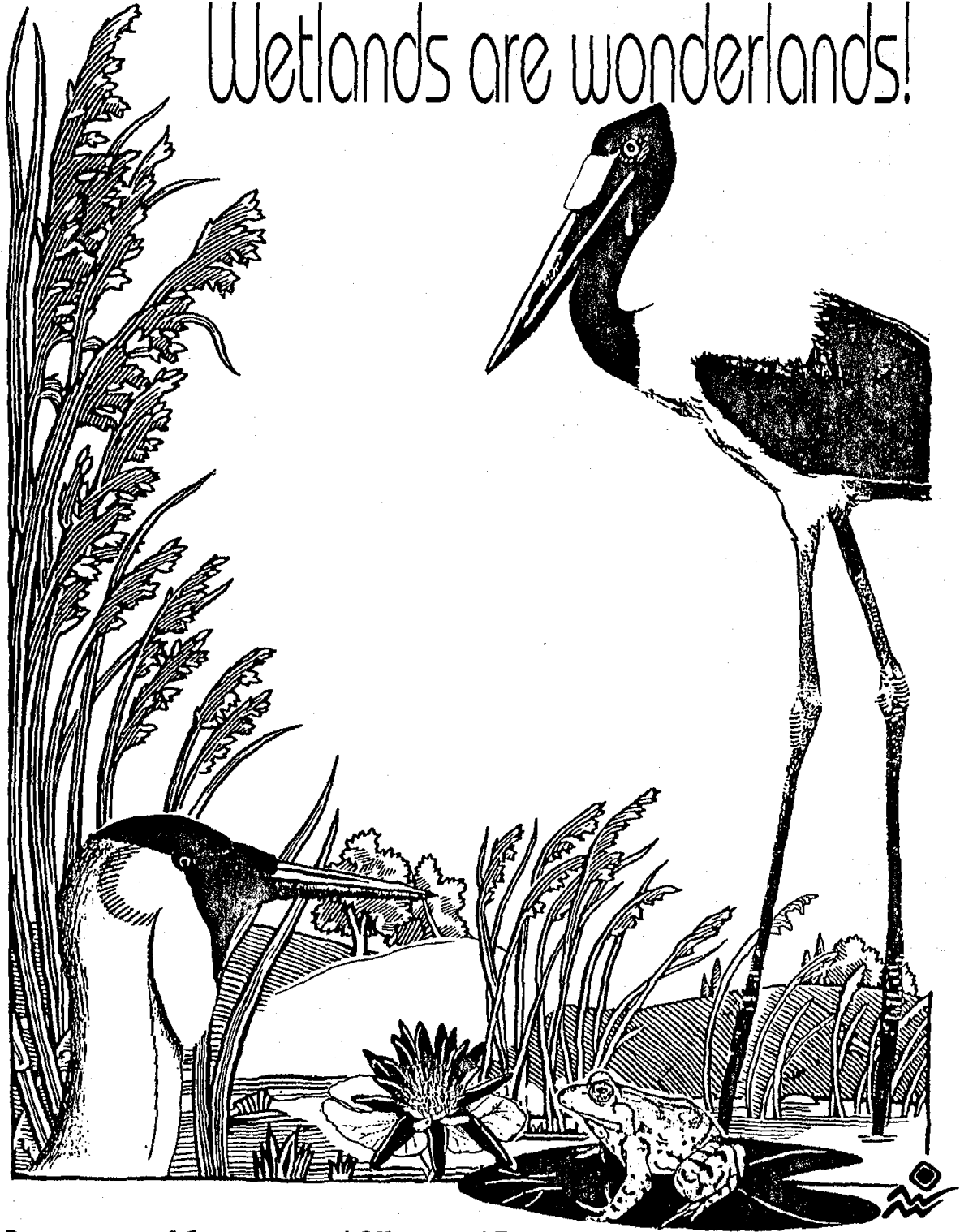
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