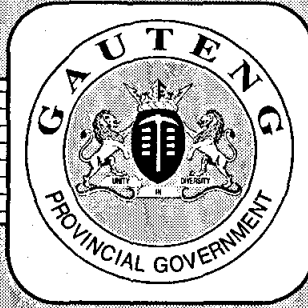


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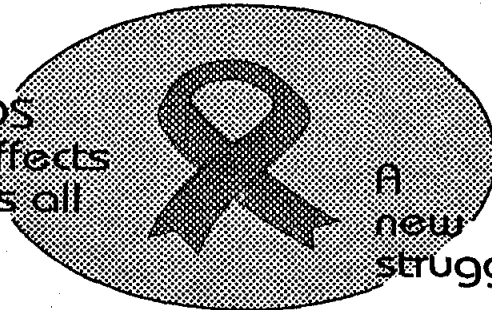
Vol. 11

PRETORIA, 5 DECEMBER
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No. 525

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 3167
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1449C

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 Kosmosdal Extension 61, 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 1449C.

(CPD9/1/1/1-KMDX61 330 (1449C))
 ___ November 2005

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

PLAASLIKE BESTUURSKENNISGEWING 3167
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1449C

Hierby word ingevoelge 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 Kosmosdal Uitbreiding 61, 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 1449C.

(CPD9/1/1/1-KMDX61 330 (1449C))
 ___ November 2005

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No /2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
DECLARATION OF KOSMOSDAL EXTENSION 61 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 Kosmosdal Extension 61 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD9/1/1/1-KMDX61 330 (1449C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SAFRICH RPP JOINT VENTURE (PTY) LTD IN TERMS OF 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 PORTION 301 (A PORTION OF PORTION 290) OF THE FARM OLIEVENHOUTBOSCH 389 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Kosmosdal Extension 61.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 5389/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following servitudes that do not affect the erven in the township:

- 1.3.1 B Kragtens Notariële Akte Nr. K49/1972S is die reg aan Eskom verleen om elektrisiteit oor die hierin gemelde eiendom te vervoer tesame met bykomende regte en onderhewig aan die kondisies soos meer volledig sal blyk uit gesegde Notariële Akte geregistreer op die 19de Januarie 1972.
- 1.3.2 C Kragtens Notariële Akte Nr K1500/1983S is die hierinvermelde eiendom onderhewig aan 'n serwituut om water deur middel van pyplyne te vervoer ten gunste van die Randse Waterraad soos meer volledig sal blyk uit die gemelde Notariële Akte en Kaart L.G. Nr A1382/1977 geregistreer op die 8ste Januarie 1983", welke serwituut aangedui word deur figuur r.s.t.u.v.w.r. op diagram S.G. 3695/2004.
- 1.3.3 D Kragtens Notariële Akte Nr K839/1971S is die reg aan die Eskom verleen om elektrisiteit oor die hierin gemelde eiendom te vervoer tesame met bykomende regte en onderhewig aan die kondisies soos meer volledig sal blyk uit gesegde Notariële Akte geregistreer op die 21ste Julie 1971", welke serwituut aangedui word deur figuur mn op diagram S.G. 3695/2004.
- 1.3.4 E By virtue of Notarial Deed of Servitude K3602/97S dated 6 June 1997 the within mentioned property is subject to a perpetual servitude for municipal purposes and a right of way, 2867 square metres in extent, as indicated by the figure x.y.z.1a. 1b. 1c.x on S.G. 3695/2004 with ancillary rights in favour of the Town Council of Centurion as will more fully appear from the said Notarial Deed.
- 1.3.5 F By Virtue of Notarial Deed of Servitude K6497/2004S the within mentioned property is subject to a sewer servitude, 3 (three) metres wide as indicated by the lines f.g.h.j.k. which lines represent the centre line of a Sewer Servitude 3(three) metres wide as shown on diagram S.G. 3695/2004 in favour of the local council.
- 1.3.6 G By Virtue of Notarial Deed of Servitude K6498/2004S the within mentioned property is subject to a sewer servitude, 3 (three) metres wide as indicated by the lines a.b.c.d.e.f. which lines represent the centre line of a Sewer Servitude 3(three) metres wide as shown on diagram S.G. 3695/2004 in favour of the local council.

1.4 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority in order to ensure that:

- 1.4.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- 1.4.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, 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 OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES

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

1.7 THE DEVELOPER'S OBLIGATIONS

1.7.1 ASSOCIATION AND STATUTES

The developer must register one Section 21 Company (homeowners association) for both this township as well as Kosmosdal Extension 62 in terms of provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company 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 access control and maintenance of the road, stormwater and electrical services of the development. 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.

1.7.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the Municipality complete engineering drawings in respect of internal services and sewer connection points and complete engineering drawings in respect of the internal road and stormwater services as well as water and electricity services, prior to the commencement of the construction of the said services.

1.7.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and stormwater services, in which it is certified that the internal engineering services, in which it 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 stormwater services.

If this is the case, the developer must give the Municipality an undertaking that the developer will complete these services on or before a certain date and must provide the 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.

1.7.4 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 stormwater services) have been completed. The developer must:

1.7.4.1 furnish the Section 21 company with a maintenance guarantee, 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 Municipality.

1.7.4.2 furnish the municipality with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and / or materials with regard to the sewer and water services, which guarantee must be for an amount that is equal to 10% of the contract cost of these services.

1.8 TRANSFER OF LAND TO THE SECTION 21 COMPANY

Erven 3057, 3058, 3059 and 3061 shall be transferred by and at the cost of the applicant to a homeowners' association (Section 21 Company), registered in terms of the Companies Act, 1973.

1.9 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay to the City of Tshwane Metropolitan Municipality as endowment a total amount of R218 000 which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

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 WITH THE EXCEPTION OF ERVEN 3057 TO 3061

2.1.1 The erf is subject to a servitude, 3m 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.

2.1.2 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 ERF 3061

The entire erf is subject to a servitude for general municipal services in favour of the local authority.

2.3 ERF 2911

The erf is subject to a 3 metre wide stormwater servitude in favour of the local authority.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN KOSMOSDAL UITBREIDING 61 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 Kosmosdal Uitbreiding 61 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SAFRICH RPP JOINT VENTURE (PTY) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 301('N GEDEELTE VAN GEDEELTE 209) VAN DIE PLAAS OLIEVENHOUTBOSCH 389 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Kosmosdal Uitbreiding 61.

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No 5389/2005.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, maar uitgesluit die volgende serwitute wat geen effek op die erwe in die dorp het nie:

1.3.1 B Kragtens Notariële Akte Nr. K49/1972S is die reg aan Eskom verleen om elektrisiteit oor die hierin gemelde eiendom te vervoer tesame met bykomende regte en onderhewig aan die kondisies soos meer volledig sal blyk uit gesegde Notariële Akte geregistreer op die 19de Januarie 1972.

1.3.2 C Kragtens Notariële Akte Nr K1500/1983S is die hierinvermelde eiendom onderhewig aan 'n serwituut om water deur middel van pyplyne te vervoer ten gunste van die Randse Waterraad soos meer volledig sal blyk uit die gemelde Notariële Akte en Kaart L.G. Nr A1362/1977 geregistreer op die 8ste Januarie 1983", welke serwituut aangedui word deur figuur r.s.t.u.v.w.r. op diagram S.G. 3695/2004.

1.3.3 D Kragtens Notariële Akte Nr K839/1971S is die reg aan die Eskom verleen om elektrisiteit oor die hierin gemelde eiendom te vervoer tesame met bykomende regte en onderhewig aan die kondisies soos meer volledig sal blyk uit gesegde Notariële Akte geregistreer op die 21ste Julie 1971", welke serwituut aangedui word deur figuur mn op diagram S.G. 3695/2004.

1.3.4 E By virtue of Notarial Deed of Servitude K3602/97S dated 6 June 1997 the within mentioned property is subject to a perpetual servitude for municipal purposes and a right of way, 2867 square metres in extent, as indicated by the figure x.y.z.1a. 1b. 1c.x on S.G. 3695/2004 with ancillary rights in favour of the Town Council of Centurion as will more fully appear from the said Notarial Deed.

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1.3.6 G By Virtue of Notarial Deed of Servitude K6498/2004S the within mentioned property is subject to a sewer servitude, 3 (three) metres wide as indicated by the lines a.b.c.d.e.f. which lines represent the centre line of a Sewer Servitude 3(three) metres wide as shown on diagram S.G. 3695/2004 in favour of the local council.

1.4 VOORKOMENDE MAATREËLS

Die dorpselenaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat:

- 1.4.1 water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat die strate doeltreffend met teer, beton, of bitumen geseël word; en
- 1.4.2 slote en uitgrawings vir fondamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.5 SLOPING VAN GEBOUE EN STRUKTURE

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

1.6 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE/TELKOM DIENSTE

Indien, as gevolg van die stigting van die dorp, dit mag nodig word om enige bestaande munisipale/Telkom dienste te verskuif, verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

1.7 VERPLIGTINGE VAN DIE ONTWIKKELAAR

1.7.1 AKTE VAN OPRIGTING

Die dorpseienaar moet 'n Artikel 21 Maatskappy (huiseienaarsvereniging) registreer vir beide hierdie dorpsgebied sowel as Kosmosdal Uitbreiding 62 ingevolge die Maatskappywet, 1973 (Wet 61 van 1973). 'n Kopie van die geregistreerde Akte van Oprigting (CM4) en die Maatskappy Statute moet ingedien word by die Stad Tshwane Metropolitaanse Munisipaliteit.

Die Akte van Oprigting moet duidelik stipuleer dat die hoofdoelwit van die huiseienaarsvereniging is toegangsbeheer en onderhoud van paaie, stormwater en elektriese dienste van die dorp. Die dorpseienaar moet 'n lid van die Artikel 21 Maatskappy wees met alle regte en verpligtinge van 'n gewone lid tot en met die oordrag van die laaste erf.

1.7.2 VOORSIENING VAN INGENIEURSTEKENINGE

Die dorpseienaar moet volledige ingenieurstekening met betrekking tot die interne dienste en rioolaansluitingspunte en volledige ingenieurstekeninge ten opsigte van die interne paaie en stormwaterriolering asook water en elektrisiteitsdienste by die Stad Tshwane Metropolitaanse Munisipaliteit indien alvorens konstruksie aan enige van die gemelde dienste begin mag word.

1.7.3 VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESSIONELE INGENIEUR

'n Ingenieursertifikaat onderteken deur 'n Professionele Ingenieur moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word (alvorens enige erwe oorgedra mag word) met betrekking tot water, riool, elektrisiteit en interne paaie en stormwaterriolering wat sertifiseer dat die interne ingenieursdienste voltooi is en dat die ingenieur verantwoordelikheid aanvaar vir alle dienste. Die munisipaliteit beskik oor die diskresie om 'n uitsondering te maak met betrekking tot interne paaie en stormwaterriolering.

Indien laasgenoemde van toepassing is, moet die dorpseienaar aan die Munisipaliteit 'n onderneming gee dat die dienste voltooi sal wees teen 'n vasgestelde datum en moet die ontwikkelaar 'n waarborg dienooreenkomstig inhandig wat deur 'n erkende finansiële instelling uitgereik is.

Bouplanne sal nie goedgekeur word alvorens die dienste voltooi en deur die Dienste Departemente oorgeneem is nie (indien van toepassing).

1.7.4 INSTANDHOUDINGSTERMYN EN WAARBORG

Na voltooiing van alle interne ingenieursdienste (bv. Water, riool, elektrisiteit en die paaie en stormwaterriolering) sal 'n instandhoudingstermyn van 12 (TWAALF) maande daarop van toepassing wees. Die ontwikkelaar moet:

1.7.4.1 'n Instandhoudingswaarborg aan die Artikel 21 Maatskappy voorsien, uitgereik deur 'n erkende finansiële instelling en gelykstaande aan 5% van die kontrakkoste ten opsigte van die geïnstalleerde paale en stormwaterdienste en 10% van die kontrakkoste ten opsigte van die geïnstalleerde elektrisiteitsdienste, welke waarborg voorsiening maak om enige defektiewe vakmanskap en/of materiale met betrekking tot die paale en stormwaterdienste en elektrisiteitsdienste te herstel. 'n Bewys van hierdie waarborg moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word.

1.7.4.2 'n Instandhoudingswaarborg aan die Stad Tshwane Metropolitaanse Munisipaliteit voorsien, uitgereik deur 'n erkende finansiële instelling welke waarborg gelykstaande moet wees aan 10% van die kontrakkoste van die geïnstalleerde water en riooldienste en welke waarborg voorsiening maak om enige defektiewe vakmanskap en/of materiale met betrekking tot die water en riool dienste te herstel.

1.8 OORDRAG VAN GROND AAN DIE ARTIKEL 21 MAATSKAPPY

Erwe 3057, 3058, 3059 en 3061 moet oorgedra word deur en op koste van die applikant aan 'n huiseienaarsvereniging (Artikel 21 Maatskappy), geregistreer in terme van die Maatskappye Wet, 1973.

1.9 BEGIFTIGING

Betaalbaar aan die Stad van Tshwane Metropolitaanse Munisipaliteit.

Die dorpsligter sal die totale bedrag van R218 000 as begiftiging aan die Stad van Tshwane Metropolitaanse Munisipaliteit betaal, welke bedrag deur die Stad van Tshwane Metropolitaanse Munisipaliteit aangewend sal word vir die verkryging van grond vir 'n park en/of publieke oopruimte doeleindes.

Die gemelde begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedul, opgelê deur die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

2.1 ALLE ERWE, MET DIE UITSONDERING VAN ERWE 3057 TOT 3061

2.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir riool en ander munisipale dienste ten gunste van die Plaaslike Owerheid langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voornoemde 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 Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.2 ERF 3061

Die hele erf is onderworpe aan 'n serwituut vir algemende munisipale dienste ten gunste van die Plaaslike Bestuur.

2.3 ERF 2911

Die erf is onderhewig aan 'n 3 meter wye serwituit ten gunste van die plaaslike regering.

IMPORTANT NOTICE

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Postal address:

Private Bag X85
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 0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
 Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
 Mrs J. Wehmeyer Tel.: (012) 334-4753
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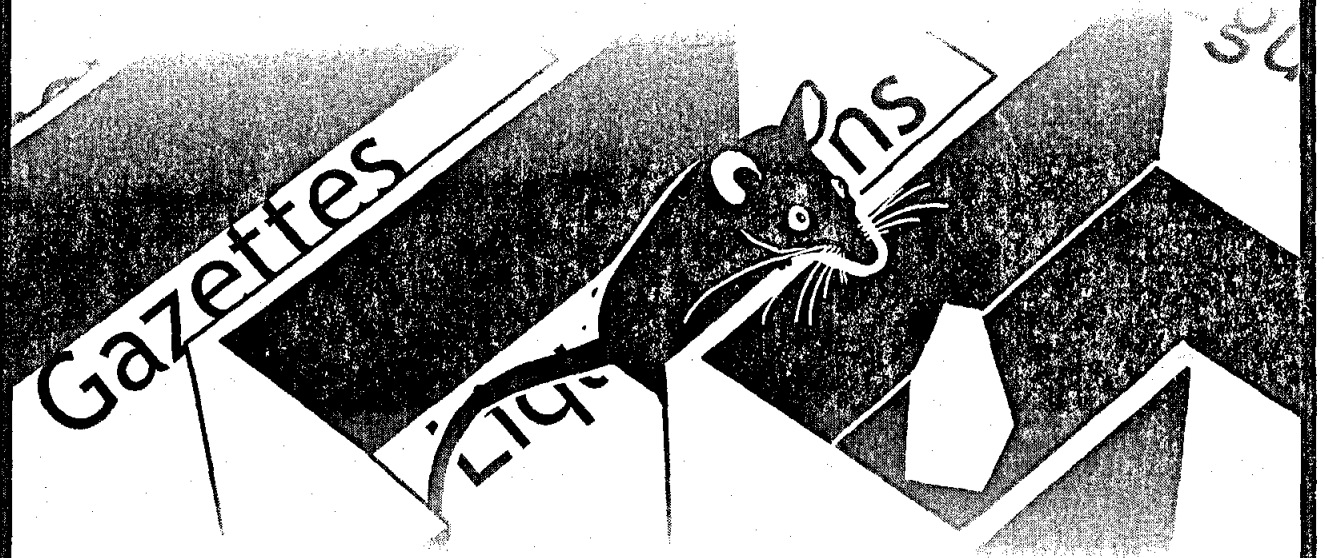
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Director: Financial Management
 Office of the Premier (Gauteng)



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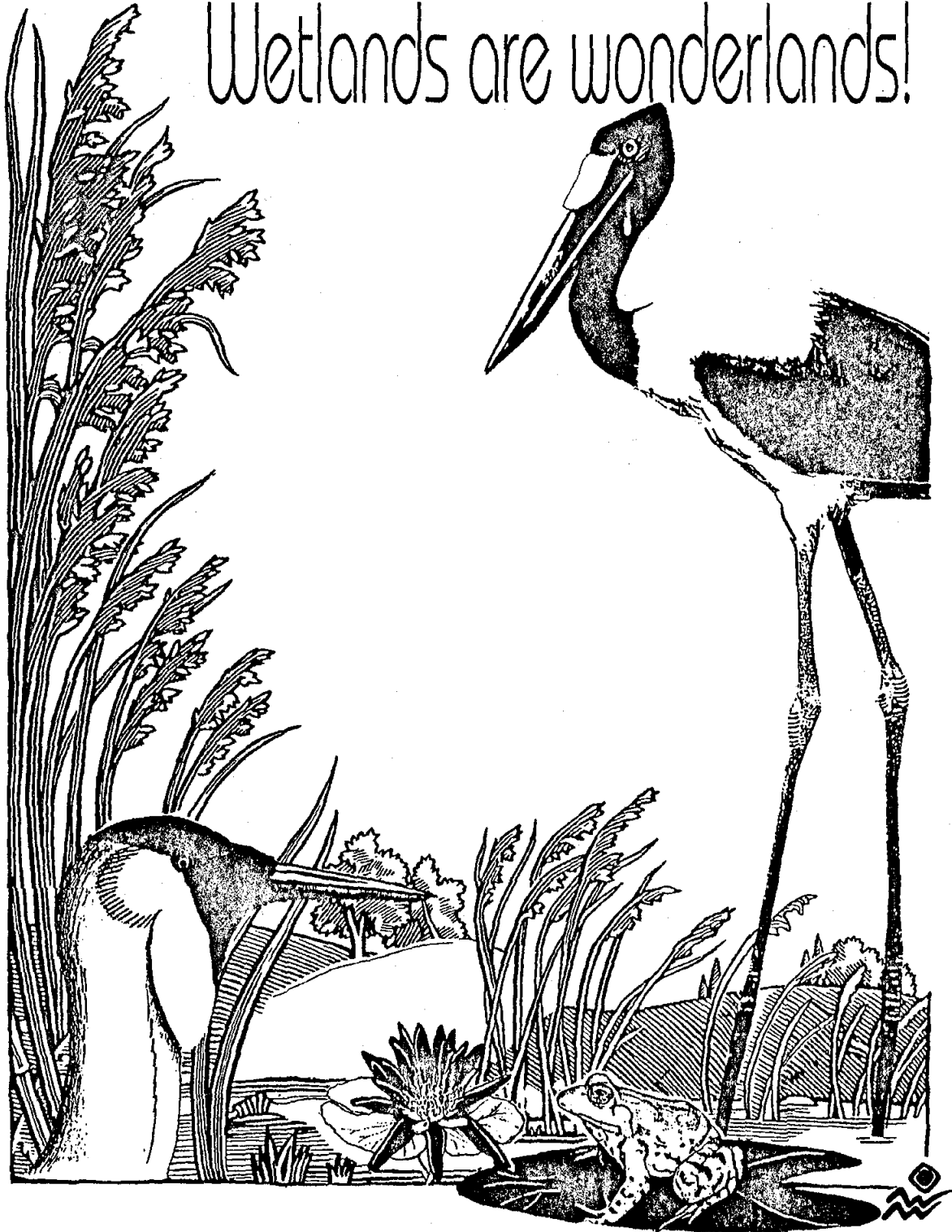
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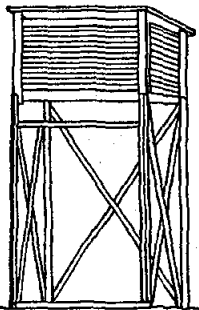
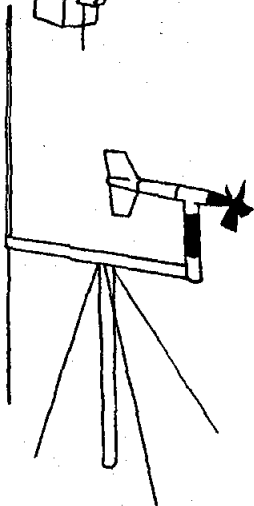
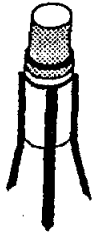
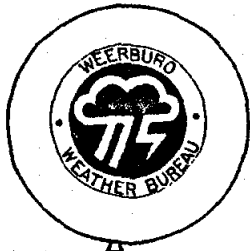


Wetlands are wonderlands!

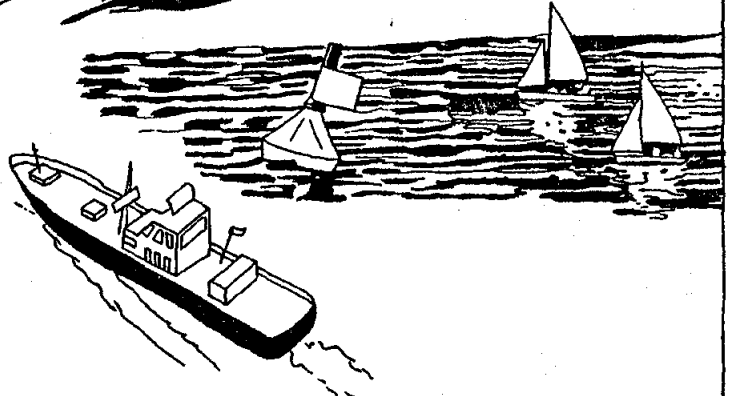
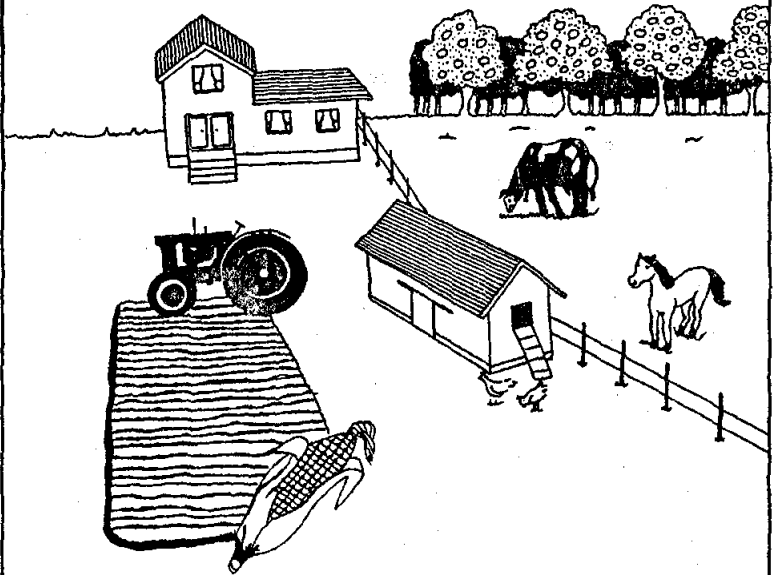
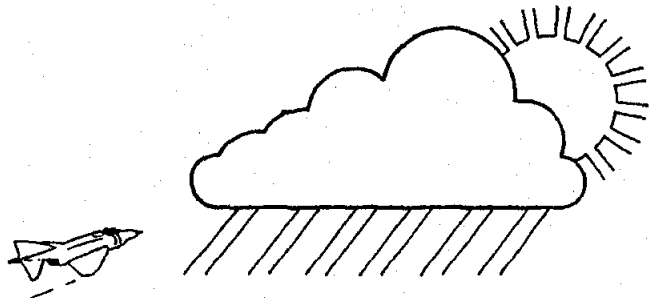


Department of Environmental Affairs and Tourism

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