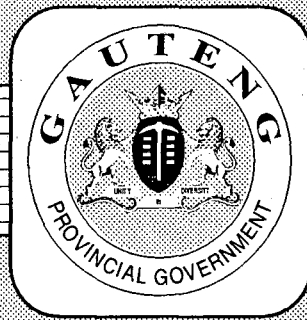


**THE PROVINCE OF  
GAUTENG**



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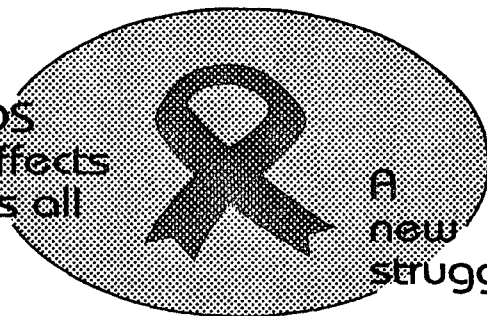
Vol. 11

PRETORIA, 22 FEBRUARY 2005  
FEBRUARIE

No. 68

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## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 390

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### CENTURION AMENDMENT SCHEME 1306

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 52, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1306.

(16/3/1/1079)

\_\_ February 2005

**General Manager: Legal Services**

(Notice No 394/2005)

### PLAASLIKE BESTUURSKENNISGEWING 390

#### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### CENTURION WYSIGINGSKEMA 1306

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 Kosmosdal Uitbreiding 52, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1306.

(16/3/1/1079)

\_\_ Februarie 2005

**Hoofbestuurder: Regsdienste**

(Kennisgewing No 394/2005)

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF KOSMODAL EXTENSION 52 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 52 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/1079)

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SAFRICH RPP JV (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 292 (A PORTION OF PORTION 290) OF THE FARM OLIEVEHOUTBOSCH 389 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Kosmosdal Extension 52.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG Nr. 3699/2004.

### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

#### 1.3.1 The following servitude which only affects Erven 2212, 2270 and 2290:

"2B 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 The following servitude which only effects Erven 2211 and 2212:

"2C Kragtens Notariële Akte Nr K1500/1983S is die hierinvermelde eiendom onderhewig aan 'n serwitut 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 LG Nr A1382/1977 geregistreer op 8ste Januarie 1983."

#### 1.3.3 The following servitude which only affects Erf 2270:

"3B Kragtens Notariële Akte Nr K839/1971S 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 21ste Julie 1971."

#### 1.3.4 A 3 metre wide servitude for sewer purposes in favour of the Local Authority as more fully described in Deed of Servitude No K6498/2004S which only affects Erf 2289.

#### 1.3.5 A 3 metre wide sewer servitude in favour of the Local Authority as more fully described in Deed of Servitude K6497/2004S which only affects Erven 2288, 2289 and 2290.

### 1.4 PRECAUTIONARY MEASURES

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

- (a) water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) 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 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/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 a Section 21 Company (homeowners' association) 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'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 electrical and stormwater and road 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 City of Tshwane Metropolitan 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 City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and stormwater services, 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 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:

- (a) 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 road and stormwater services and the electricity services, which guarantee must be for an amount that is equal to 5% of the contract cost of the road and stormwater 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.
- (b) furnish the Municipality with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the sewer and water services which guarantees must be equal to 10% of the contract cost of these services.

#### 1.8 TRANSFER OF LAND TO THE SECTION 21 COMPANY

Erven 2166, 2170, 2175, 2181, 2226, 2236, 2241, 2275 and 2288 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 LAND FOR MUNICIPAL PURPOSES

Erven 2289 and 2290 and Erven 2212 and 2270 shall be transferred to the Local Authority by and at the expense of the township owner as Parks and Erven for Municipal Purposes respectively.

#### 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 2166, 2170, 2175, 2181, 2212, 2226, 2236, 2241, 2270, 2275, 2288, 2289 AND 2290**

- 2.1.1 The erven are subject to a servitude, 3 metre 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 metre 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 buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 (two) metres thereof.
- 2.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

**2.2 ERF 2288**

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

**2.3 ERVEN 2211, 2217, 2238 AND 2245**

The erven are subject to a servitude for stormwater purposes in favour of the Section 21 Company.

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**VERKLARING VAN KOSMOSDAL UITBREIDING 52 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 52 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1/1079)

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SAFRICH RPP JV (PTY) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 292 ('N GEDEELTE VAN GEDEELTE 290) VAN DIE PLAAS OLIEVENHOUTBOSCH 389 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES**

**1.1 NAAM**

Die naam van die dorp is Kosmosdal Uitbreiding 52.

**1.2 ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 3699/2004.

**1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, uitgesonderd die volgende:

1.3.1 Die volgende serwituut wat slegs Erwe 2212, 2270 en 2290 raak:

2B Kragtens Notariële Akte Nr K49/1972 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 Die volgende serwituut wat slegs Erwe 2211 and 2212:

2C 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 LG Nr A1382/1977 geregistreer op 8ste Januarie 1983.

1.3.3 Die volgende serwituut wat slegs Erf 2270 raak:

3B Kragtens Notariële Akte Nr. K839/1971S 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 21ste Julie 1971.

1.3.4 'n 3 meter wye serwituut vir riool doeleindes ten gunste van die Plaaslike Bestuur soos meer volledig blyk uit Akte van Serwituut No K6498/2004S wat slegs Erf 2289 raak.

1.3.5 'n 3 meter wye serwituut ten gunste van die Plaaslike Bestuur soos meer volledig sal blyk uit Akte van Serwituut K6497/2004S wat slegs Erwe 2288, 2289 en 2290 raak.

1.4 VOORKOMENDE MAATREËLS

Die dorpseienaar 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 butimen geseël word; en

1.4.2 slote en uitgrawings vir fundamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg 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 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 die instandhouding van die interne ingenieursdienste van die dorp is (bv water, riool, elektrisiteit, paaie en stormwater riolering). 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 rioolringstelsel en rioolaansluitingspunte en volledige ingenieurstekening 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 instandhoudingstermyen van 12 (TWAALF) maande daarop van toepassing wees. Die ontwikkelaar moet:

- (a) '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 paaie 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 paaie en stormwaterdienste en elektrisiteitsdienste te herstel. 'n Bewys van hierdie waarborg moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word.
- (b) '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 NA DIE ARTIKEL 21 MAATSKAPPY**

Erwe 2166, 2170, 2175, 2181, 2226, 2236, 2241, 2275 en 2288 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 GROND VIR MUNISIPALE DOELEINDES**

Erwe 2289 en 2290 en Erwe 2212 en 2270 moet deur en op koste van die dorpseienaar aan die Plaaslike Bestuur as Parke en erwe vir Munisipale Doeleindes oorgedra word, onderskeidelik.

**2. TITELVOORWAARDES**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, 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 2166, 2170, 2175, 2181, 2212, 2226, 2236, 2241, 2270, 2275, 2288, 2289 AND 2290

- 2.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit 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 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 goeëddunke 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 2288

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

2.3 ERWE 2211, 2217, 2238 EN 2245

Die erwe is onderworpe aan 'n serwituut vir stormwater doeleindes ten gunste van die Artikel 21 Maatskappy.

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**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

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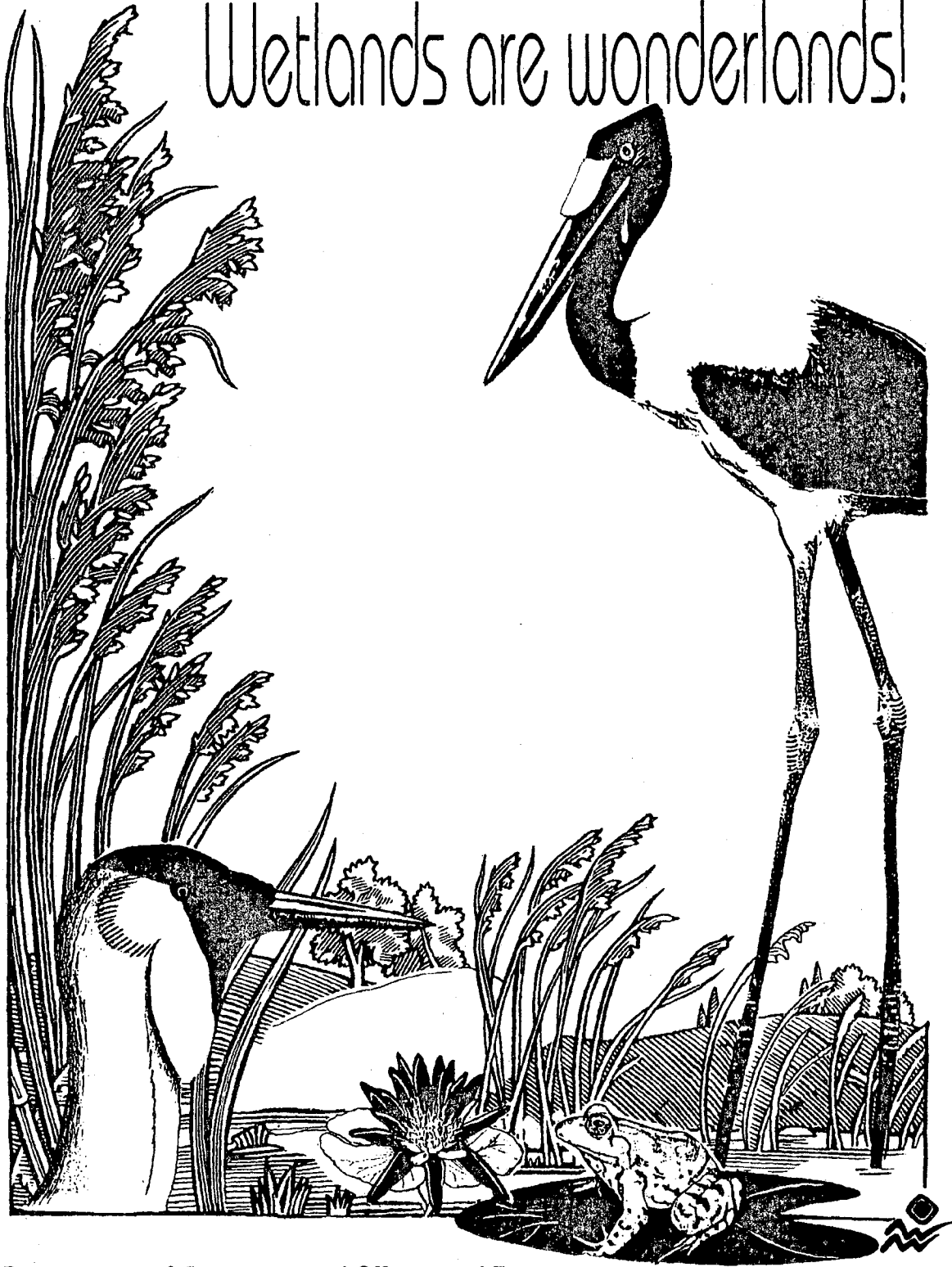
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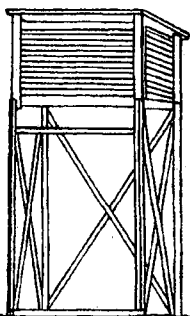
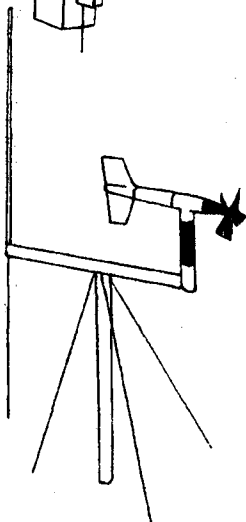
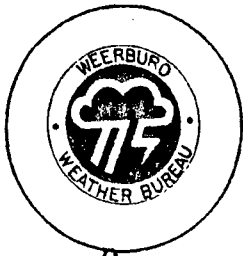
**Sabinet**  
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# Wetlands are wonderlands!

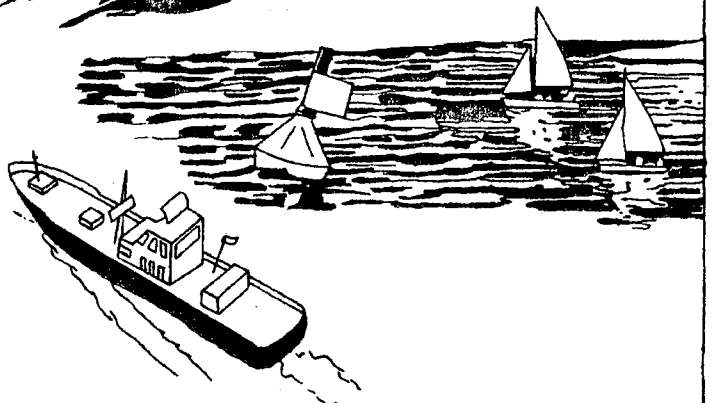
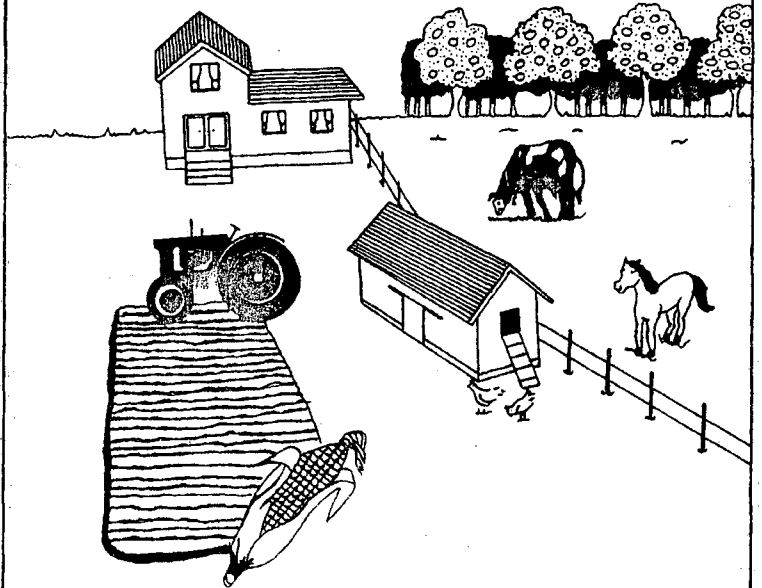
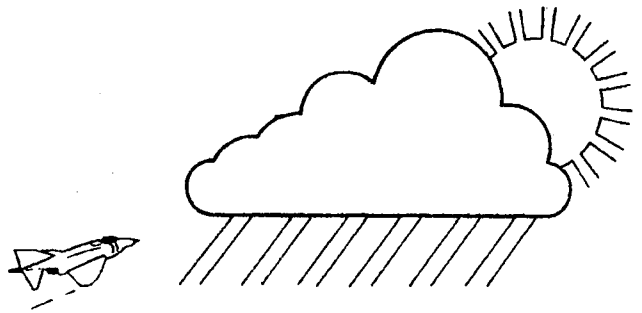


Department of Environmental Affairs and Tourism

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# THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS & TOURISM  
DIE WEERBURO: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME

