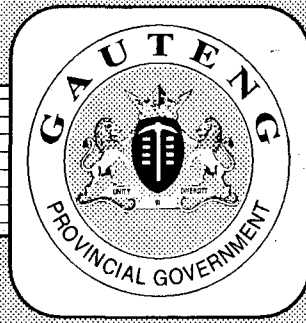


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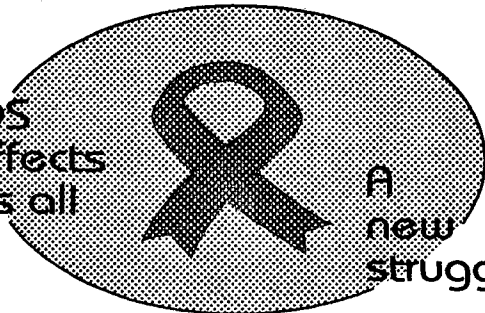
Vol. 11

**PRETORIA, 22 FEBRUARY
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No. 69

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 391

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1308C

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 13, 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 1308C.

(16/3/1/568)
 ___ February 2005

General Manager: Legal Services
 (Notice No 408/2005)

PLAASLIKE BESTUURSKENNISGEWING 391

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1308C

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 13, 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 1308C.

(16/3/1/568)
 ___ Februarie 2005

Hoofbestuurder: Regsdienste
 (Kennisgewing No 408/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF KOSMODAL EXTENSION 13 AS APPROVED TOWNSHIP

In terms of section 103(1) 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 13 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/568)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY VALLEY VIEW ESTATE (SAMRAND) (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION A AND C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 245 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTBOSCH 389-JR HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be Kosmosdal Extension 13.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan 2960/2004.

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 rights to minerals, but excluding:

- (a) the following servitudes which do not affect the township area:
- (i) "The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng, whereof the property hereby registered forms a portion, was subject to Notarial Deed K155/74S, registered on 28th January 1974 whereby the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from the said Notarial Deed and by virtue of Notarial Deed of Amendment of Servitude K2445/1979S the route is established, as will more fully appear from the said Notarial Deed of Amendment of Servitude."
 - (ii) "Die vorige Resterende gedeelte van Gedeelte 2 van die plaas Olievenhoutbosch 389, Registrasie afdeling J.R., Provinsie van Gauteng, Groot 645,0113 hektaar (waarvan die eiendom hiermee getranspoteer deel vorm) is onderhewig aan 'n serwituu gebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte t.g.v. Stadsraad van Centurion soos meer volledig sal blyk uit Notariële Akte van serwituu K8139/1996 geregistreer op 20 November 1996."
 - (iii) "The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng,; measuring 593,4822 Hectares, whereof the property hereby registered forms a portion, is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, 2,00 (TWO) metres wide as will more fully appear from Notarial Deed of Servitude K2944/99S."
 - (iv) "The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng,; measuring 593,4822 Hectares, whereof the property hereby registered forms a portion, is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, 5,00 (FIVE) metres wide, as will more fully appear from Notarial Deed of Servitude K2945/99-S."
- (b) the following servitude which only affects a street in the township:
- (i) Kragtens Notariële Akte van Serwituu K2674/98-S gedateer 19 Februarie 1998, verleen die eienaar van die binne gemelde eiendom aan die Stadsraad van Centurion 'n ewigdurende serwituu van reg van weg, groot 14, 5714hektaar, soos aangedui deur die letters ABC DEFGHJKL MNabcdefghijklmn pqrWXA, soos meer volledig sal blyk uit onderverdelingsdiagram S.G. Nr 2619/1999 hierby aangeheg.

- (c) the following servitude which shall not be passed to erven in the township:

Condition 6 of Deed of Transfer T148028/03:

"Further subject to the following conditions laid down and enforceable by the Town Council of Centurion : namely that the transferee may only erect buildings on the property on an area which is geological suitable for building purposes."

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 ERVEN 2646-2655

The erven shall be transferred to a company registered in terms of Section 21 of the Companies Act 1973 or to a legal similar entity which company or entity shall be administered by a Members Association.

1.6 RESTRICTION ON THE ALIENATION OF LAND

Regardless 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 erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 1.7(i) to 1.7(iv) inclusive below.

1.7 DEVELOPER'S OBLIGATIONS**(i) ASSOCIATION AND STATUTES**

The developer must register a Section 21 Company (homeowner's 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 Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

Association and Statutes must clearly state that the main objective of the homeowner's 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.

(ii) 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 storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

(iii) 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 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.

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

(iv) MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering service (i.e. water, sewerage, electricity, and the road and stormwater 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 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.

2. CONDITIONS OF TITLE

THE UNDERMENTIONED ERVEN 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 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. Where the erf is actually affected by a Council sewer line it must be protected by a 3 metre wide 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 2461 AND 2655

The erf is subject to a servitude, 4m wide for municipal purposes in favour of the local authority as indicated on the General Plan.

2.3 ERVEN 2442, 2446, 2449, 2452, 2457, 2461, 2515 AND 2573

The erf is subject to a servitude, 3 m wide for services in favour of the Section 21 Company and the local authority as indicated on the General Plan.

2.4 ERF 2504 AND 2505

The erf is subject to a servitude, 8m wide for services in favour of the Section 21 Company and the local authority as indicated on the General Plan.

2.5 ERVEN 2646-2648, 2652-2655

The erf is subject to a general servitude for services in favour of the local authority as indicated on the General Plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
VERKLARING VAN KOSMOSDAL UITBREIDING 13 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Kosmosdal Uitbreiding 13 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1/568)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR VALLEY VIEW ESTATE (SAMRAND) (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS GEDEELTE A EN C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 245 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTBOSCH 389 JR, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Kosmosdal Uitbreiding 13.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No No 2960/2004.

1.3 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van regte op minerale maar uitgesonderd:

(a) die volgende serwitute wat nie die dorp raak nie:

(i) "The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng, whereof the property hereby registered forms a portion, was subject to Notarial Deed K155/74S, registered on 28th January 1974 whereby the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from the said Notarial Deed and by virtue of Notarial Deed of Amendment of Servitude K2445/1979S the route is established, as will more fully appear from the said Notarial Deed of Amendment of Servitude.

(ii) "Die vorige Resterende gedeelte van Gedeelte 2 van die plaas Olievenhoutbosch 389, Registrasie afdeling J.R., Provinsie van Gauteng, Groot 645,0113 hektaar (waarvan die eiendom hiermee getransporeer deel vorm) is onderhewig aan 'n serwituut gebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte t.g.v. Stadsraad van Centurion soos meer volledig sal blyk uit Notariele Akte van serwituut K8139/1996 geregistreer op 20 November 1996."

(iii) "The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng,; measuring 593,4822 Hectares, whereof the property hereby registered forms a portion, is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, 2,00 (TWO) metres wide as will more fully appear from Notarial Deed of Servitude K2944/99S."

(iv) "The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng,; measuring 593,4822 Hectares, whereof the property hereby registered forms a portion, is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, 5,00 (FIVE) metres wide, as will more fully appear from Notarial Deed of Servitude K2945/99-S."

(b) die volgende serwituut wat slegs 'n straat in die dorp raak:

(i) Kragtens Notariele Akte van Serwituut K2674/98-S gedateer 19 Februarie 1998, verleen die eienaar van die binnegemelde eiendom aan die Stadsraad van Centurion 'n ewigdurende serwituut van reg van weg, groot 14, 5714hektaar, soos aangedui deur die letters ABC DEFGHJKLMNabcdefghijklmn pqrWXA, soos meer volledig sal blyk uit onderverdelingsdiagram S.G. Nr 2619/1999 hierby aangeheg.

(c) Die volgende voorwaarde wat nie na erwe in die dorp oorgedra sal word nie:

Voorwaarde 6 in Akte van Transport T148028/03:

"Further subject to the following conditions laid down and enforceable by the Town Council of Centurion: namely that the transferee may only erect buildings on the property on an area which is geological suitable for building purposes."

1.4 VOORKOMENDE MAATREËLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

- (i) water nie opdam nie, dat die hele oppervlakte van die dorp behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of bitumen geseël word; en
- (ii) sote en uitgrawings vir fundamente, 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 ERWE 2646-2655

Die erwe in die dorp sal oorgedra word aan 'n maatskappy geregistreer in terme van Artikel 21 van die Maatskappywet, 1973 of aan 'n soortgelyke entiteit, sodanige maatskappy of entiteit sal geadmistreer word deur 'n Eienaarsvereniging.

1.6 BEPERKING OP DIE VERKOOP EN ONTWIKKELING VAN GROND

Ten spyte van die uitreiking van die sertifikaat soos uiteengesit in Artikel 82(1)(b)(ii)(cc) van die Ordonnansie op Dorpe en Dorpsbeplanning, 1986 (Ordonnansie 15 van 1986) mag geen erf in die dorp getranspoteer word of mee gehandel word tensy die Tshwane Metropolitaanse Raad gesertifiseer het dat die ontwikkelaar voldoen het aan die vereistes van voorwaardes 1.7(i) tot 1.7 (iv) ingesluit soos hieronder uiteengesit.

1.7 VEPLIGTINGE VAN DIE ONTWIKKELAAR

(i) OPRIGTING EN STATUTE

Die ontwikkelaar moet 'n Artikel 21 maatskappy (huiseienaarsvereniging) stig in terme van die Maatskappywet, 1973 (Wet 61 van 1973). 'n Afskrif van die geregistreerde Akte van Oprigting (CM4) en die Maatskappy Statute moet by die Tshwane Metropolitaanse Raad ingedien word.

Oprigting en Statute moet duidelik stel dat die hoofdoel van die huiseienaarsvereniging is die onderhoud van die interne ingenieursdienste van die ontwikkeling (m.a.w. water, riool, elektrisiteit, en die paaie en stormwaterstelsel). Die Ontwikkelaar sal gereken word as 'n lid van die Artikel 21 maatskappy, met al die regte en verpligtinge van 'n gewone lid, totdat die laaste erf getranspoteer is.

(ii) VOORSIENING VAN INGENIEURSTEKENINGE

Die ontwikkelaar sal volledige ingenieurstekeninge by die Tshwane Metropolitaanse Raad indien ten aansien van interne riool en rioolaansluitingspunte en volledige ingenieurstekeninge ten aansien van interne paaie en stormwaterstelsels sowel as water- en elektrisiteitsdienste, voor die konstruksie van sodanige dienste.

(iii) VOORSIENING VAN 'N SERTIFIKAAT VAN 'N PROFESSIONELE INGENIEUR

Voordat enige erf getranspoteer word, moet die Tshwane Metropolitaanse Raad van 'n sertifikaat deur 'n professionele ingenieur vir water, riool, elektrisiteit, en die interne pad- en stormwaterstelsel, voorsien word, waarin gesertifiseer is dat die interne ingenieursdienste voltooi is, en dat die ingenieurs aanspreeklikheid aanvaar vir die dienste. Die Stadsraad mag op sy eie diskresie pad en stormwaterstelsels kwytsteld. Indien dit die geval is, moet die ontwikkelaar die Stadsraad 'n onderneming gee dat die dienste teen of op 'n sekere datum voltooi sal wees en moet die Stadsraad voorsien van 'n waarborg uitgereik deur 'n erkende finansiese instelling.

Geen bouplanne sal goedgekeur word tensy die dienste voltooi is en (indien van toepassing) deur die Stadsraad oorgeneem is.

(iv) ONDERHOUDSTYDPERK EN WAARBORG

'n OnderhoudswaARBORGperiode van 12 (twaalf) maande begin wanneer die laaste van die interne ingenieursdienste (m.a.w. water, riool, elektrisiteit, en die paaie en stormwaterstelsel) voltooi is. Die ontwikkelaar moet die Artikel 21 Maatskappy voorsien van 'n onderhoudswaARBORG, uitgereik deur 'n erkende finansieële instelling ten aansien van swak vakmanskap, en/of materiale ten aansien van ingenieursdienste en elektrisiteitsdienste en bewys hiervan moet aan die Tshwane Metropolitaanse Raad gelewer word.

2. TITELVOORWAARDES

ALLE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÉ DEUR DIE PLAASLIKE BESTUUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986:

2.1 ALLE ERWE

2.1.1 Die erwe is onderworpe aan 'n serwituut 2m 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 pypsteel-erf, 'n addisionele serwituut vir munisipale doeleindes 2m 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. Waar 'n erf werklik deur 'n Stadsraad rioollyn geaffekteer word, moet dit beskerm word deur 'n 3m wye serwituut.

2.1.2 Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvandaan 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 rioolhoofpypleidings en ander werke wat hy volgens goeie doedunke 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.

2.2 ERF 2461 EN 2655

Die erwe is onderworpe aan 'n serwituut, 4m wyd, vir munisipale doeleindes ten gunste van die Plaaslike Owerheid soos aangedui op die Algemene Plan.

2.3 ERWE 2442, 2446, 2449, 2452, 2457, 2461, 2515 EN 2573

Die erwe is onderworpe aan 'n serwituut, 3m wyd, vir dienste ten gunste van die Artikel 21 Maatskappy en die Plaaslike Owerheid soos aangedui op die Algemene Plan.

2.4 ERWE 2504 EN 2505

Die erwe is onderworpe aan 'n serwituut, 8m wyd, vir dienste ten gunste van die Artikel 21 Maatskappy en die Plaaslike Owerheid soos aangedui op die Algemene Plan.

2.5 ERWE 2646-2648, 2652-2655

Die erwe is onderworpe aan 'n algemene serwituut, vir dienste ten gunste van die Artikel 21 maatskappy en die Plaaslike Owerheid soos aangedui op die Algemene Plan.

IMPORTANT NOTICE

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HENNIE MALAN

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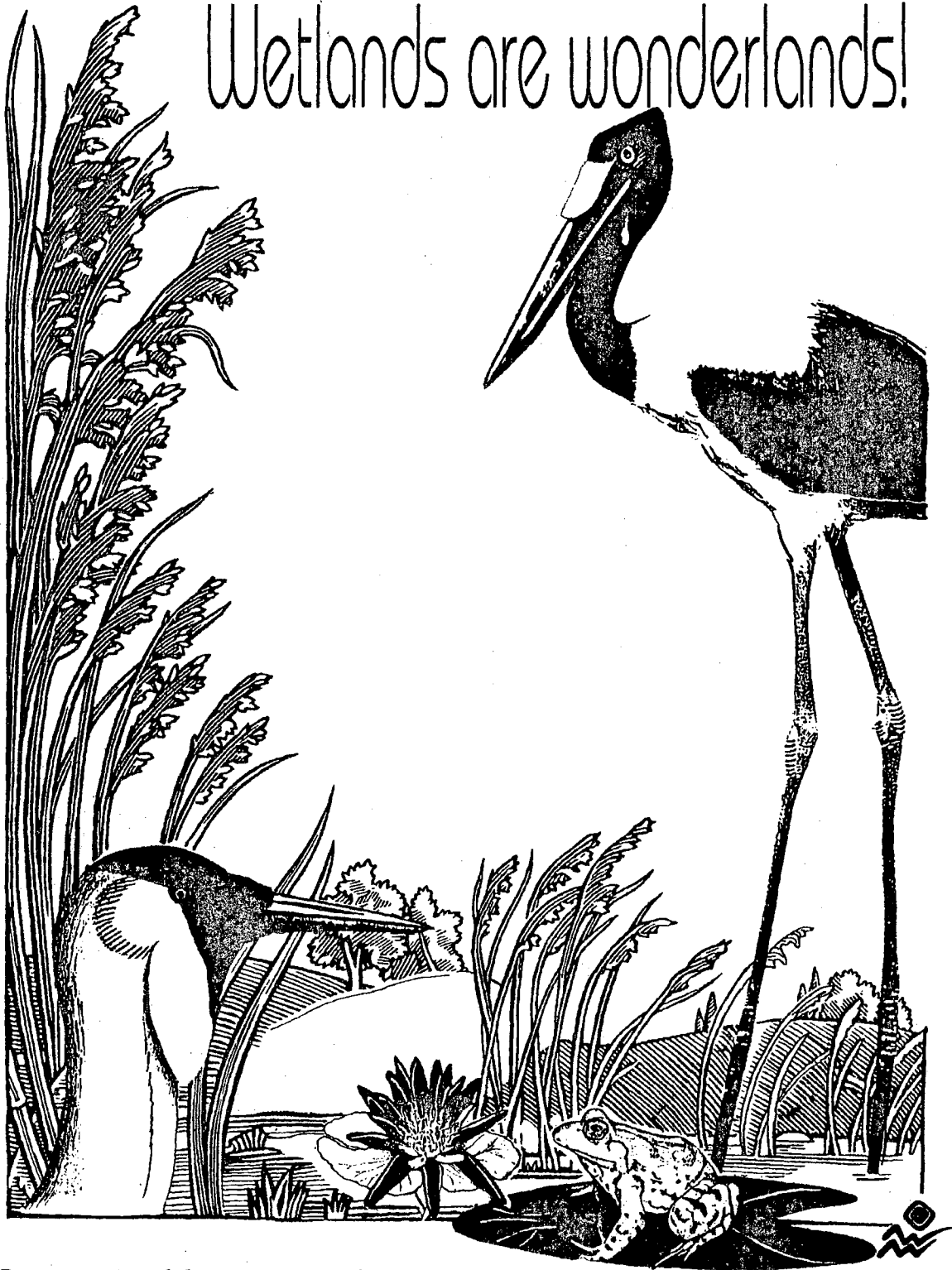
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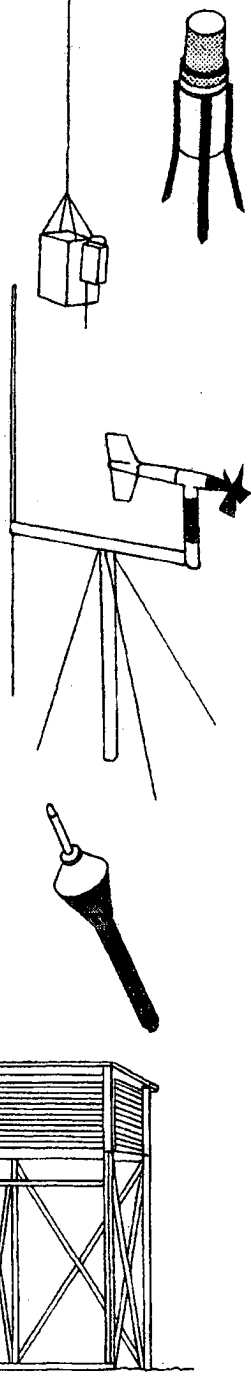
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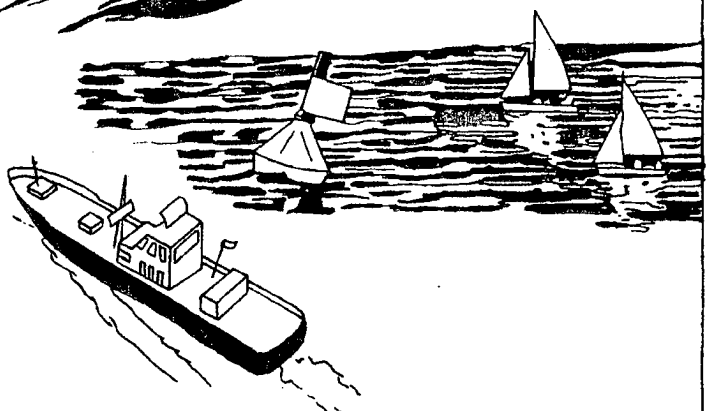
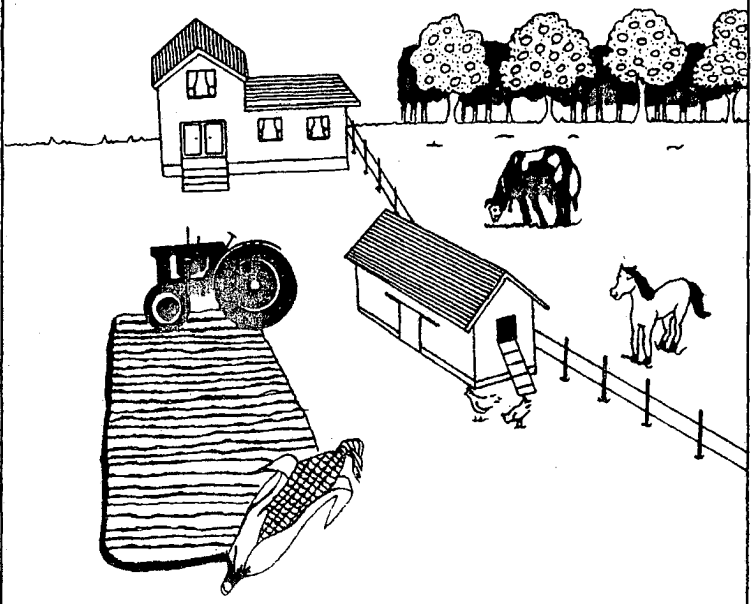
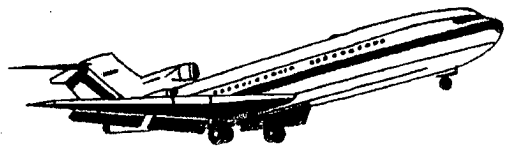
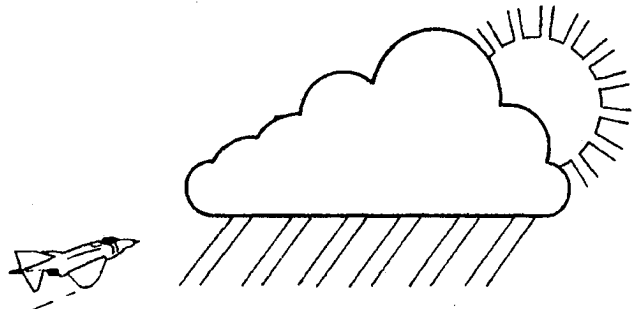


Department of Environmental Affairs and Tourism

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THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



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

