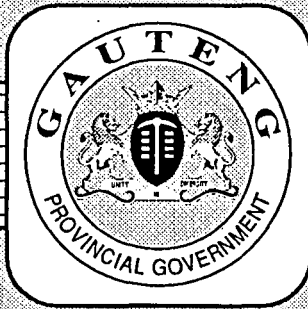


*THE PROVINCE OF
GAUTENG*



*DIE PROVINSIE
GAUTENG*

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

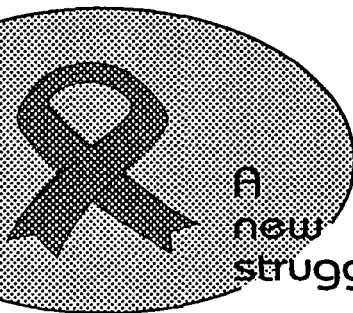
Vol. 12

PRETORIA, 21 AUGUST
AUGUSTUS 2006

No. 310

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH



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3

EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of the provision of section 103(1) of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Beyers Park Extension 96 Township, situated on Portion 912 (a portion of Portion 885) of the Farm Klipfontein 83 - I R to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CHRISTIAAN RUDOLPH OPPERMAN AND RENETTE OPPERMAN AND ANDRE KLEYNHANS AND ELIZABETH JOHANNA KLEYNHANS IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 912 (A PORTION OF PORTION 885) OF THE FARM KLIPFONTEIN 83 - I R, GAUTENG, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be "Beyers Park Extension 96".

1.2 DESIGN

The township shall consist of the Erven and streets as indicated on General Plan S G No.1 0359/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All Erven shall be made subject to existing Conditions of Title and servitudes, if any, including the reservation of rights to minerals.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES.

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished within a period of 6 (six) months from the date of publication of this notice.

1.5 ENDOWMENT

The township owners shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority as an endowment the amount of R 22 943.10 (vat inclusive and valid until 30th June 2007) - which amounts shall be used by the local authority for the construction of roads and/or storm water drainage systems in or for the Township.

The township owners shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R 65000.00 (vat included and valid until 30th June 2006) which amounts shall be used by the local authority for the provision of parks and 1 or open spaces.

Such endowment is payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.

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

1.7 OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES

The township owners shall within such period as the local authority may determine, fulfill their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owners and the local authority.

1.8 ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

2.1 ALL ERVEN (EXCEPT ERF 1894 and 1895 - PRIVATE ROADS)

- (a) 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, provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works on it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by -the local authority.
- (d) The erf is subject to a servitude, 1 m wide, in favour of the local authority for sewerage and other municipal purposes, as indicated on the General Plan.
- (e) The erf may not be transferred without the prior written consent of the Section 21 Company, or the universitas personarum (Home Owner's Association).
- (f) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a member of the Home Owners' Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid.
- (g) The term "Home owners Association" in the aforesaid conditions of Title shall mean the homeowners association of (an Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act 61 of 1973) as amended).

2.2 ERVEN 1878 TO AND INCLUDING ERF 1885

The erf is entitled to a right-of-way servitude over Erf 1895 (Private Road) in the township

2.3 ERVEN 1886 TO AND INCLUDING ERF 1893

The erf is entitled to a right-of-way servitude over Erf 1894 (Private Road) in the township

2.4 ERF 1895 (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 1878 to and including Erf 1885 in the township.
- (b) The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

2.5 ERF 1894 (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 1886 to and including Erf 1893 in the township.
- (b) The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

LOCAL AUTHORITY NOTICE 2449

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1360

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Beyers Park Extension 96.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 2nd floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1360

PATRICK FLUSK, City Manager
Civic Centre, Boksburg 7/2/08/96



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