

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

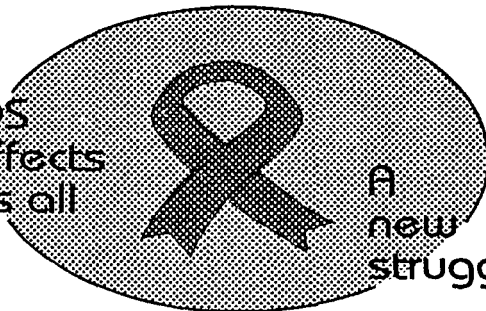
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PRETORIA, 23 AUGUST
AUGUSTUS 2006

No. 311

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LOCAL AUTHORITY NOTICE

NOTICE 2450 OF 2006

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1184C

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 Die Hoewes Extension 199, 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 Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1184C.

(13/2/Die Hoewes x199)
__ August 2006

Acting Head: Legal and Secretarial Services
(Notice No 987/2006)

KENNISGEWING 2450 VAN 2006

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1184C

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 Die Hoewes Uitbreiding 199, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoof: Regs- en Sekretariële Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1184C.

(13/2/Die Hoewes x199)
__ Augustus 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
(Kennisgewing No 987/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE HOEWES EXTENSION 199 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 Die Hoewes Extension 199 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x199)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY METRO MECCA PROPERTY DEVELOPERS (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF CHAPTER C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 235 (A PORTION OF PORTION 230) OF THE FARM LYTTTELTON 381JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 199.

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1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 8599/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes.

1.4 ENDOWMENT

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

1.5 ACCESS

No ingress from Provincial Road P158-1 to the township and no egress to Provincial Road P158-1 from the township shall be allowed.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the stormwater drainage of the township to fit in with that of Road P158-1 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.7 PRECAUTIONARY MEASURES

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

1.7.1 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

1.7.2 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.

1.8 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality.

1.9 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 and/or Telkom services, the cost thereof shall be borne by the township owner.

1.10 ERVEN SUBJECT TO SPECIAL CONDITIONS

Erven 513 and 514 shall be transferred at the cost of the township owner to a Company registered in terms of Section 21 of the Companies Act, 1973.

1.11 RESTRICTION ON THE ALIENATION OF LAND

Regardless of 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 1.12.1 to 1.12.7 inclusive below.

1.12 THE DEVELOPER'S OBLIGATIONS

1.12.1 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 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 engineering services of the development (ie water, sewerage, electricity, and the road and stormwater 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.

1.12.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the 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.

1.12.3 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 sewers, 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 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 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.

1.12.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (ie 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 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.

1.12.5 COMPLETION OF THE SCHEME

The developer remains liable for the development of the entire housing scheme in accordance with the approved site development plan, provided that the scheme may also be developed in phases with the consent of the Municipality, and provided further that the entire development takes place under the supervision of one architectural firm. If another architect or architectural firm is appointed at any stage during the execution of the scheme, the Municipality must be notified of this without delay.

1.12.6 APPROVAL OF BUILDING PLANS

Before any erf is transferred, the developer must have building plans approved at the Municipality in respect of every erf.

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

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1.12.7 PROOF OF DEED OF SALE AND FINANCING

The developer must submit proof that there is a valid and enforceable deed of sale between the developer and the buyer with regard to the sale of the relevant erf and the development of the erf by the developer in accordance with the approved plan. The developer must also provide proof that a loan for the proposed development has been approved in respect of each erf. If the buyer himself or herself is to finance the proposed development, satisfactory proof must be provided in respect of this financing.

2. CONDITIONS OF TITLE**2.1 THE ERVEN MENTIONED HEREUNDER ARE SUBJECT TO THE CONDITIONS AS IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):****2.1.1 ALL ERVEN**

2.1.1.1 The erven is subject to a servitude, 3m wide, in favour of the Municipality, 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 Municipality: Provided that the Municipality may dispense with any such servitude.

2.1.1.2 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 2 (two) metres thereof.

2.1.1.3 The Municipality 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 Municipality.

2.1.2 ERVEN 496, 497, 499, 500, 503, 504, 507, 508, 510, 511 AND 514

The erven is subject to a servitude, in favour of the local authority, as indicated on the general plan.

2.1.3 ERF 514

The erf is subject to a servitude for stormwater purposes, in favour of the local authority, as indicated on the general plan.

2.1.4 ERVEN 504, 505, 502, 503 AND 514

The erven is subject to a building line servitude in favour of the City of Tshwane Metropolitan Municipality as indicated by the area A d1 e1 126 125 124 123 122 121 120 119 f1 g1 DE which represents a building line servitude and affects Erven 502-505 and 514, vide diagram SG No 8598/2003, as

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN DIE HOEWES UITBREIDING 199 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 Die Hoewes Uitbreiding 199 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Die Hoewes x199 (1184C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR METRO MECCA PROPERTY DEVELOPERS (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN HOOFSTUK C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 235 (GEDEELTE VAN GEDEELTE 230) VAN DIE PLAAS LYTTELTON 381JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Die Hoewes Uitbreiding 199.

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No 8599/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute.

1.4 BEGIFTIGING

Die dorpseienaar moet 'n bedrag vir begiftiging aan die Stad Tshwane Metropolitaanse Munisipaliteit betaal, welke bedrag nog bepaal moet word, en wat deur die Stad Tshwane Metropolitaanse Munisipaliteit gebruik sal word vir die aankoop van grond vir die doeleindes van 'n park- en/of 'n openbare oopruimte.

1.5 TOEGANG

Geen ingang van Provinsiale Pad P158-1 tot die dorp en geen uitgang tot Provinsiale Pad P158-1 uit die dorp word toegelaat nie.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad P158-1 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 VOORKOMENDE MAATREËLS

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

1.7.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.7.2 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.

1.8 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE EN/OF TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Munisipale en/of Telkom dienste te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

1.10 ERWE ONDERWORPE AAN SEKERE VOORWAARDES

Erwe 513 en 514 sal op die dorpseienaar se koste oorgedra word na 'n Maatskappy geregistreer in terme van Artikel 21 van die Wet op Maatskappye, 1973.

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1.11 BEPERKING OP DIE VERVREEMDING VAN GROND

Ongeag die uitreiking van 'n sertifikaat soos voorgestel in Artikel 82(1)(b)(ii)(cc) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), sal geen erf in dorp oorgedra word of mee gehandel word anderste totdat die Stad Tshwane Metropolitaanse Munisipaliteit gesertifiseer het dat die ontwikkelaar die bepalings van voorwaardes 1.12.1 tot 1.12.7 ingesluit onderstaande, nagekom het.

1.12 DIE ONTWIKKELAAR SE VERPLIGTINGE

1.12.1 OPRIGTING EN STATUTE

Die dorpseienaar moet 'n Artikel 21 Maatskappy (huseienaarsvereniging) registreer in terme van 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.

Akte van Oprigting en Statute moet duidelik stipuleer dat die hoofdoelwit van die huseienaarsvereniging die instandhouding van die interne ingenieursdienste van die dorp is (bv water, riool, elektrisiteit, paale en stormwater riolering). Die dorpseienaar moet 'n lid van die Artikel 21 Maatskappy wees, met alle regte en verpligte van 'n gewone lid tot en met die oordrag van die laaste erf.

1.12.2 VOORSIENING VAN INGENIEURSTEKENINGE

Die dorpseienaar moet volledige ingenieurstekeninge met betrekking tot die interne rioleringstelsel en rioolaansluitingspunte en volledige ingenieurs-tekeninge met betrekking tot die interne paale en stormwaterdreinerings asook water en elektrisiteitsdienste by die Stad Tshwane Metropolitaanse Munisipaliteit indien alvorens konstruksie aan enige van die gemelde dienste begin mag word.

1.12.3 VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESSIONELE INGENIEUR

'n Ingenieursertifikaat voorsien deur 'n Professionele Ingenieur moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word alvorens enige van erwe oorgedra mag word, met betrekking tot water, riool, elektrisiteit en interne paale en stormwaterdreinerings wat sertifiseer dat die interne ingenieursdienste voltooi is en dat die ingenieur verantwoordelikheid aanvaar vir alle dienste. Die Munisipaliteit mag op eie diskresie 'n uitsondering maak met betrekking tot interne paale en stormwaterdreinerings. 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).

1.12.4 INSTANDHOUDINGSTERMYN EN WAARBORG

'n Twaalf (12) maande instandhoudingstermyne wat 'n aanvang neem met die voltooiing van die laaste interne ingenieursdienste (bv. water, riool, elektrisiteit en die paale en stormwaterriolering) sal gehandhaaf word. Die dorpseienaar moet 'n instandhoudingswaarborg, uitgereik deur 'n erkende finansiële instelling, aan die Artikel 21 Maatskappy voorsien wat vakmanskap en/of materiale waarborg met betrekking tot siviele ingenieursdienste en elektrisiteitsdienste, welke waarborg moet gelykstaande wees aan 'n bedrag wat 5% van die kontrakkoste vir siviele dienste en 10 % van die kontrakkoste vir elektrisiteitsdienste omvang, bewys van die waarborg moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word.

1.12.5 VOLTOOIING VAN DIE SKEMA

Die ontwikkelaar bly aanspreeklik vir die ontwikkeling van die behuisingskema in sy geheel ooreenkomstig die goedgekeurde terreinontwikkelingsplan, met dien verstande dat die skema ook met die Munisipaliteit se toestemming in fases ontwikkel kan word, en met dien verstande verder dat die ontwikkeling

in sy geheel onder toesig van een argiteksfirma plaasvind. Indien 'n ander argitek of argiteksfirma in enige stadium gedurende die uitvoering van die skema aangestel word, moet die Munisipaliteit sonder versuim daarvan in kennis gestel word.

1.12.6 GOEDKEURING VAN BOUPLANNE

Voordat enige erf oorgedra word, moet die ontwikkelaar bouplanne by die Munisipaliteit laat goedkeur ten opsigte van elke erf.

Geen bouplanne sal goedgekeur word voordat die dienste voltooi is en (indien van toepassing) deur die afdelings van die Departement Dienslewering oorgeneem is nie.

1.12.7 BEWYS VAN AKTE VAN VERKOOP EN FINANSIERING

Die ontwikkelaar moet bewys lewer dat daar 'n wettige en afdwingbare akte van verkoop tussen die ontwikkelaar en die koper ten opsigte van die verkoop van die relevante gedeelte en die ontwikkeling van die gedeelte deur die ontwikkelaar is, in ooreenstemming met die goedgekeurde plan. Die ontwikkelaar moet ook bewys lewer dat daar 'n lening vir die voorgestelde ontwikkeling is ten opsigte van elke gedeelte. Indien die koper homself of haarself die finansiering gaan bied vir die voorgestelde ontwikkeling, moet voldoende bewys gelewer word ten opsigte van die finansiering.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale dienste, langs enige twee sygrense, 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 enige sodanige serwituut mag afsien.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituut opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (twee) meter daarvan geplant word nie.

2.1.1.3 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 goeë dunnke 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 wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

2.1.2 ERWE 496, 497, 499, 500, 503, 504, 507, 508, 510, 511 EN 514

Die erwe is onderworpe aan 'n serwituut, ten gunste van die plaaslike owerheid, soos op die algemene plan aangedui.

2.1.3 ERF 514

Die erf is onderworpe aan 'n serwituut vir stormwater doeleindes, ten gunste van die plaaslike owerheid, soos op die algemene plan aangedui.

2.1.4 ERWE 504, 505, 502, 503 EN 514

Die erwe is onderworpe aan 'n boulyn serwituut, ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos aangedui deur die area A d1 e1 126 125 124 123 122 121 120 119 f1 g1 DE wat 'n boulynserwituut verteenwoordig en Erwe 502-505 en 514 raak, vide diagram LG No 8598/2003, soos op die algemene plan aangedui.

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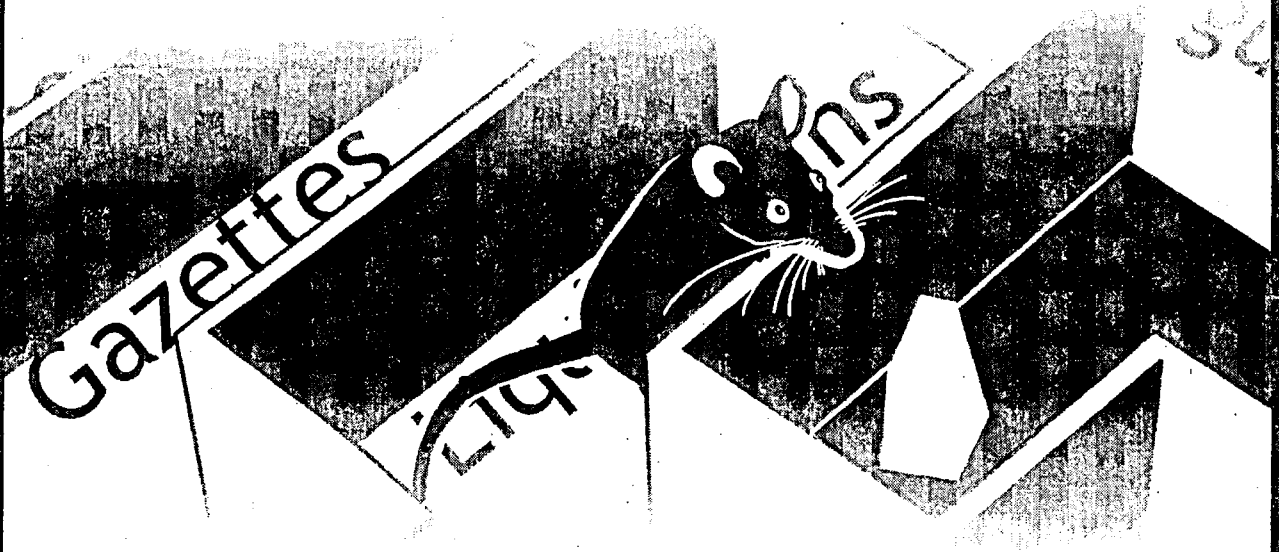
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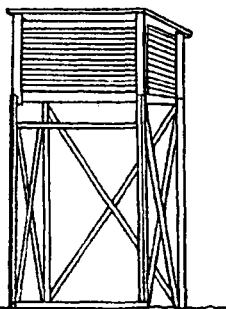
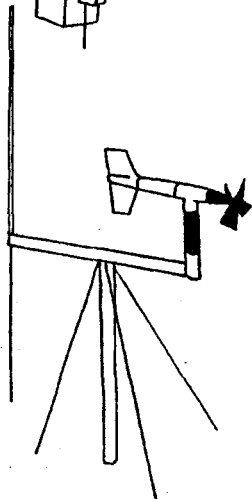
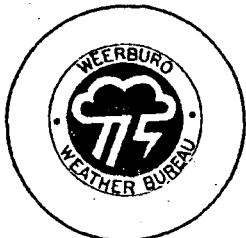
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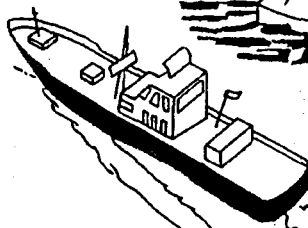
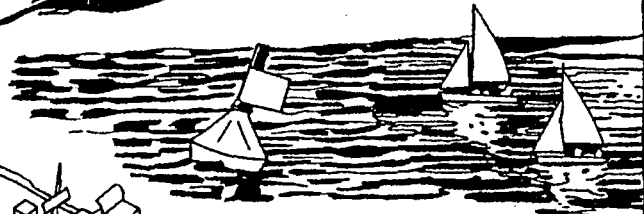
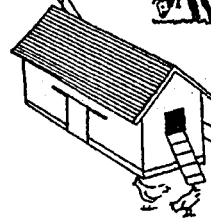
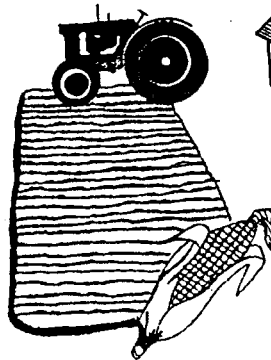
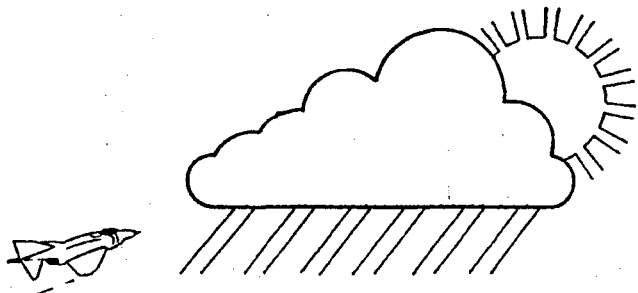
Department of Environmental Affairs and Tourism

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DEPT. OF ENVIRONMENTAL AFFAIRS AND TOURISM · DEPT. VAN OMGEWINGSAKE EN TOERISME

THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



PEANUT BUTTER

COTTON

MAIZE

HONEY

WIND TOTALISATOR

RAIN GAUGE

SUNSHINE RECORDER

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

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