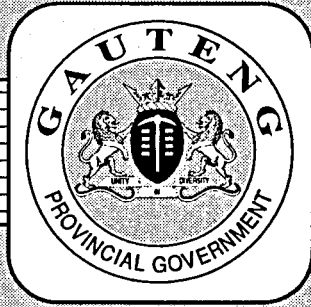


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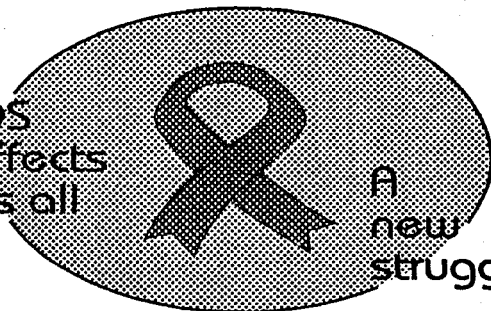
Vol. 12

PRETORIA, 18 SEPTEMBER 2006

No. 351

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## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 2697

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### PRETORIA AMENDMENT SCHEME 9649P

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 Ekklesia Extension 5, being an amendment of the Pretoria Town-planning Scheme, 1974.

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 Pretoria Amendment Scheme 9649P.

(13/2/Ekklesia x5 (9649P))  
 \_\_\_ September 2006

Acting Head: Legal and Secretarial Services  
 (Notice No 812/2006)

### LOCAL AUTHORITY NOTICE 2697

#### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### PRETORIA WYSIGINGSKEMA 9649P

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 Ekklesia Uitbreiding 5, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, 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 Pretoria-wysigingskema 9649P.

(13/2/Ekklesia x5 (9649P))  
 \_\_\_ September 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste  
 (Kennissgewing No 812/2006)

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF EKKLESIA EXTENSION 5 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 Ekklesia Extension 5 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Ekklesia x5 (9649P))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WERNER STANDER DEVELOPMENT CC IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 259 OF THE FARM DERDEPOORT 326JR, PROVINCE GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Ekklesia Extension 5.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No 1995/2006.

**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 –

**1.3.1** the following condition which shall not be transferred to the erven in the township;

- A "DE EIGENDOM mitz deze getransporteerd zyn onderworpen aan de konditie dat de transportnemer niet gerechtigd zal zyn 'n gebouwp op voormelde eiendom te richten minder in waarde dan R400."

**1.4 ENDOWMENT**

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment a total amount of R41 000,00 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).

**1.5 RECEIVING AND DISPOSAL OF STORMWATER**

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Uil Street and he shall receive and dispose of the stormwater running off or being diverted from the road.

**1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**1.7 DEMOLITION OF BUILDINGS AND STRUCTURES**

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the City of Tshwane Metropolitan Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

**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 AND/OR REPLACEMENT OF ESKOM POWER LINES**

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**1.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES**

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

## **1.11 THE DEVELOPER'S OBLIGATIONS**

### **1.11.1 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.

### **1.11.2 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.

### **1.11.3 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.

### **1.11.4 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.

### **1.11.5 APPROVAL OF BUILDING PLANS**

Before any erf is transferred, the developer must have building plans approved at the Municipality in respect of every erf, in accordance with the approved site development plan. The Power of Attorney to transfer the erven must be endorsed by the Municipality.

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

### **1.11.6 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 BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN 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 shall be subject to a servitude, 2 metre wide, for municipal services (water, sewerage, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metre wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

2.1.1.2 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 metre from it.

2.1.1.3 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.

### 2.1.2 SERVITUDES TO BE REGISTERED

2.1.2.1 The figure y-z-za-zb represents a 3m wide stormwater servitude and shall be registered over the proposed Erf 83 in favour of the Tshwane Metropolitan Municipality.

2.1.2.2 The figure zd-ze-zf-zg-zh-zj-w-v-zc-zd represents a right of way servitude for access and shall be registered over Erven 74, 75 and 76 in favour of Erven 75 and 77.

2.1.2.3 The figure vv-ww-zd-dd-vv represents a 2m wide servitude for services and shall be registered over the proposed Erf 74 in favour of the Tshwane Metropolitan Municipality.

2.1.2.4 The figure e-m-l-k-j-q-p-o-n-r-s-aa-bb-cc-t-uu-tt-ss-rr-u-v-w-x-f-e represents a 2m wide sewer servitude and shall be registered over Erven 77, 79, 80, 83, 84, 85, 86, 87, 88, 89, 92, 93, 96 and 97 in favour of the Tshwane Metropolitan Municipality.

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## STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

### VERKLARING VAN EKKLESIA UITBREIDING 5 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 Ekklesia Uitbreiding 5 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Ekklesia x5 (9649P))

### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WERNER STANDER DEVELOPMENT CC INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL A EN C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 259 VAN DIE PLAAS DERDEPOORT 326JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Ekklesia Uitbreiding 5.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 1995/2006.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

1.3.1 die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie;

A. "DE EIGENDOM mitz deze getransporteerd zyn onderworpen aan de konditie dat de transportnemer niet gerechtigd zal zyn 'n gebou op voormelde eiendom te richten minder in waarde dan R400."

1.4 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpselenaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R41 000,00 betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

1.5 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpselenaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Uilstraat en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.6 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpselenaar gedra word.

1.7 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpselenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.8 VERWYDERING VAN ROMMEL

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

1.9 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpselenaar gedra word.

**1.10 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE**

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

**1.11 DIE ONTWIKKELAAR SE VERPLIGTINGE****1.11.1 VOORSIENING VAN INGENIEURSTEKENINGE**

Die dorpselenaar moet volledige ingenieurstekeninge met betrekking tot die interne rioleringsstelsel en rioolaansluitingspunte en volledige ingenieurstekeninge 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.

**1.11.2 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 dorpselenaar aan die Munisipaliteit 'n omdemering gee dat die dienste voltooi sal wees teen 'n vasgestelde datum en moet die ontwikkelaar 'n waarborg dienoreenkomstig 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).

**1.11.3 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 dorpselenaar 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.

**1.11.4 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.

**1.11.5 GOEDKEURING VAN BOUPLANNE**

Voordat enige erf oorgedra word, moet die ontwikkelaar bouplanne by die Munisipaliteit laat goedkeur ten opsigte van elke erf, ooreenkomstig die goedgekeurde terreinontwikkelingsplan. Die volmag om die erwe oor te dra moet deur die Munisipaliteit bevestig word.



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

#### 1.11.6 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, 2 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, 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.

2.1.1.2 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.

2.1.1.3 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.

##### 2.1.2 SERWITUTE WAT GEREGISTREER MOET WORD

2.1.2.1 Figuur y-z-za-zb verteenwoordig 'n 3m bree stormwater serwituut en moet oor die voorgestelde Erf 83 geregistreer word, ten gunste van die Tshwane Metropolitaanse Munisipaliteit.

2.1.2.2 Figuur zd-ze-zf-zg-zh-zj-w-v-zc-zd verteenwoordig 'n reg van weg serwituut vir toegang en moet oor Erwe 74, 75 en 76 geregistreer word, ten gunste van die Erwe 75 en 77.

2.1.2.3 Figuur vv-ww-zd-dd-vv verteenwoordig 'n 2m bree serwituut vir dienste en moet oor die voorgestelde Erf 74 geregistreer word, ten gunste van die Tshwane Metropolitaanse Munisipaliteit.

2.1.2.4 Figuur e-m-l-k-j-q-p-o-n-r-s-aa-bb-cc-t-uu-tt-ss-rr-u-v-w-x-f-e verteenwoordig 'n 2m bree riool serwituut oor Erwe 77, 79, 80, 83, 84, 85, 86, 87, 88, 89, 92, 93, 96 en 97 geregistreer word, ten gunste van die Tshwane Metropolitaanse Munisipaliteit.

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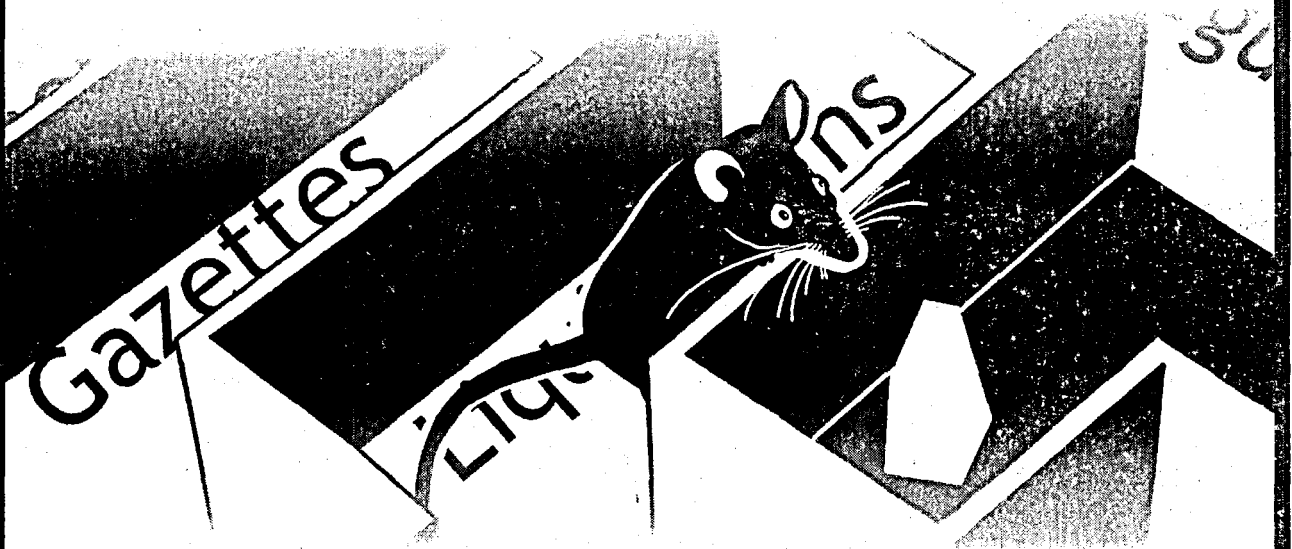
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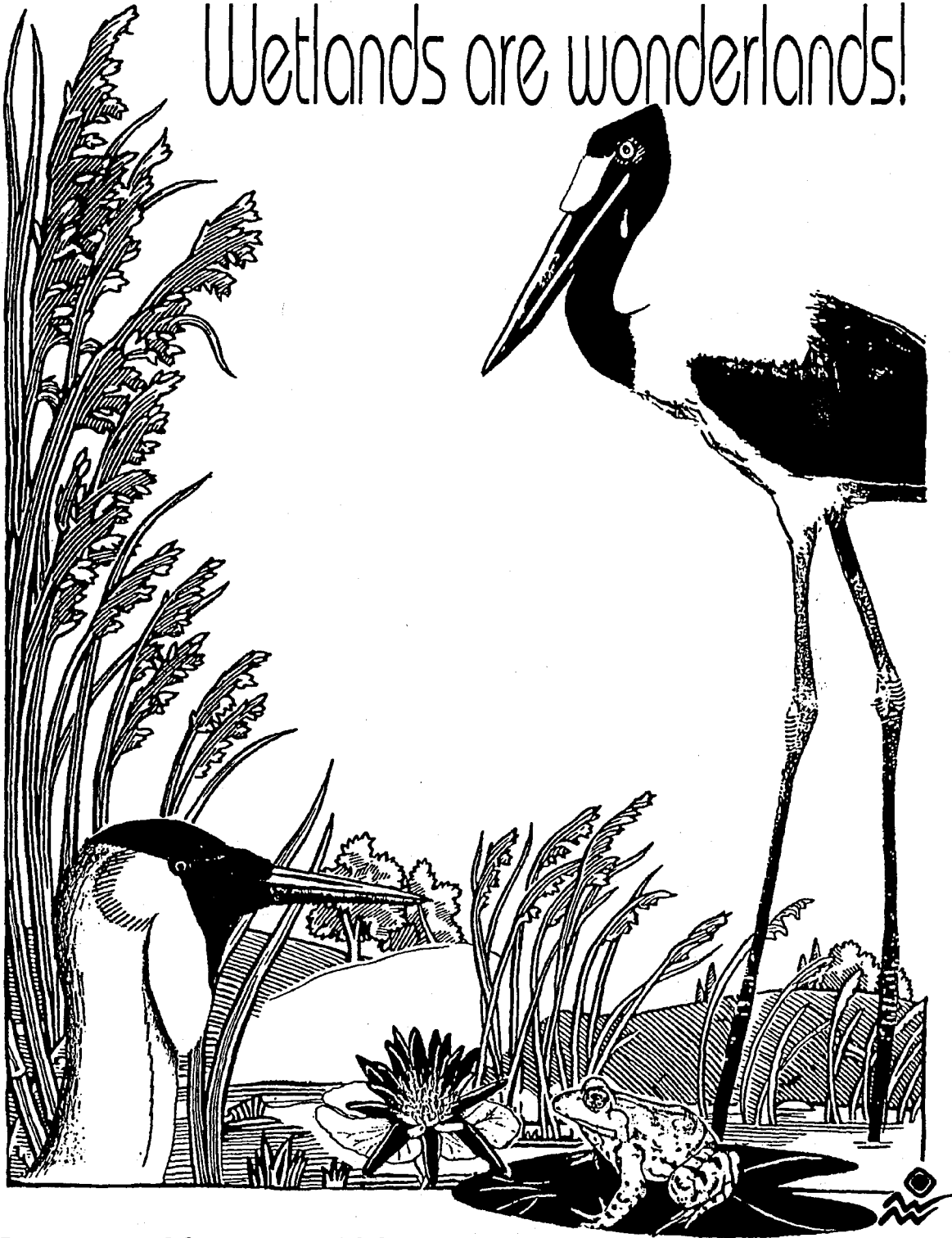
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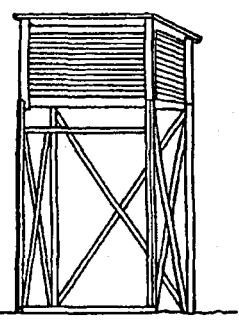
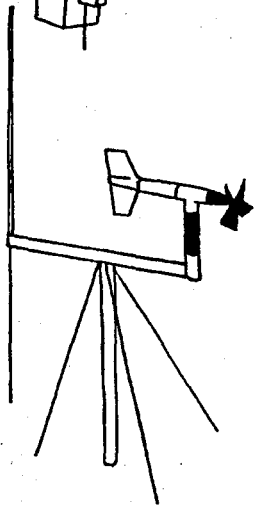
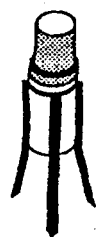
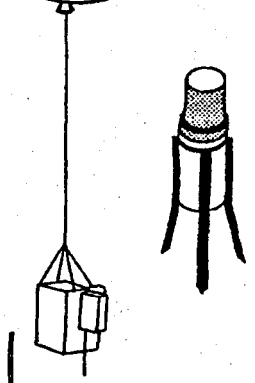
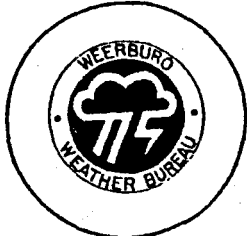


# Wetlands are wonderlands!

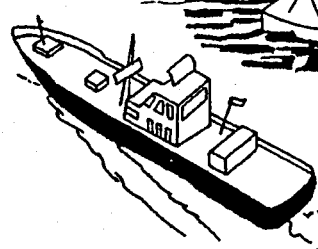
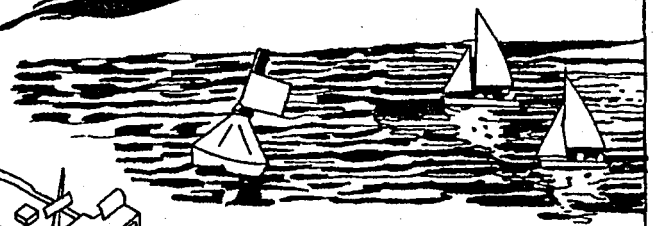
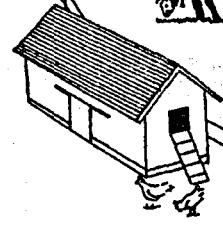
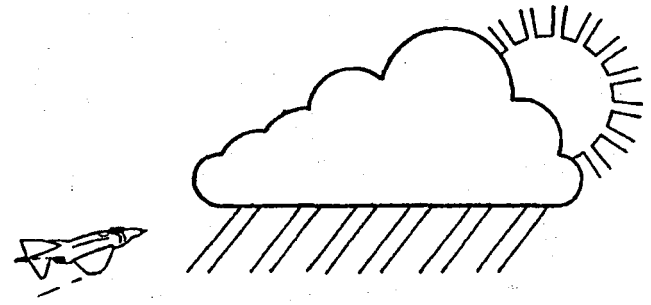


Department of Environmental Affairs and Tourism

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# THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



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