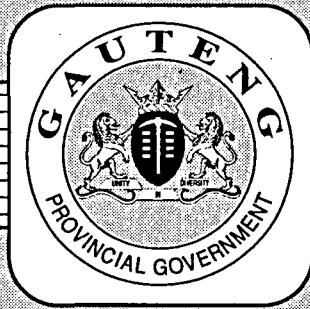


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

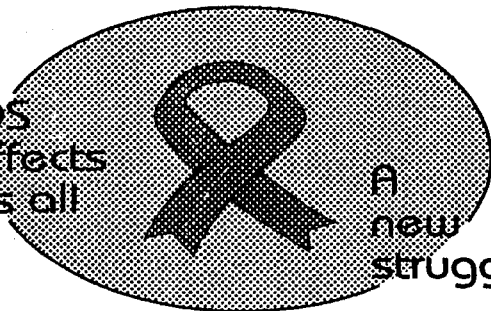
Vol. 12

PRETORIA, 11 OCTOBER 2006
OKTOBER

No. 376

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CONTENTS • INHOUD

No.		Page No.	Gazette No.
LOCAL AUTHORITY NOTICES			
2878	Town-planning and Townships Ordinance (15/1986): City of Johannesburg: Amendment Scheme 11-6506.....	3	376
2879	do.: do.: Declaration as approved township: Greenstone Hill Extension 28	3	376

NOTICE TO:

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2878

CITY OF JOHANNESBURG AMENDMENT SCHEME 11-6506

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Modderfontein Town-planning Scheme 1994, comprising the same land, as included in the Township of **GREENSTONE HILL EXTENSION 28**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning and Urban Management: City of Johannesburg and are open for inspection at all reasonable times.

The amendment scheme is known as Modderfontein Amendment Scheme 11-6506

**Executive Director: Development Planning
And Urban Management
Notice: 1169/2006**

PLAASLIKE BESTUURSKENNISGEWING 2878

STAD VAN JOHANNESBURG WYSIGINGSKEMA 11-6506

Die Stadsraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Modderfontein - dorpsbeplanningskema, 1994, wat uit dieselfde grond as die dorp **GREENSTONE HILL UITBREIDING 28** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning en Stedelikebestuur, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Modderfontein-wysigingskema 11-6506

**Uitvoerende Direkteur: Ontwikkelings Beplanning en Stedelikebestuur
Kennisgewing : 1169/2006**

LOCAL AUTHORITY NOTICE 2879

CITY OF JOHANNESBURG DECLARATION 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 JOHANNESBURG declares **GREENSTONE HILL EXTENSION 28** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SMITH AND SEEGER INVESTMENTS CC (HEREIN AFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 120 OF THE FARM MODDERFONTEIN 35 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1. Name**

The name of the township shall be **GREENSTONE HILL EXTENSION 28**.

2. Design

The township shall consist of erven as indicated on **General Plan S.G. Diagram No. 3292/2006**.

3. Disposal of existing Conditions of Title.

All erven shall be made subject to existing conditions and servitudes, if any, but

(i) excluding the following conditions, which do not affect the township:

*1. The former Remaining Extent of Portion 2 of the Farm Modderfontein 35, Registration Division I.R. Province of Gauteng, indicated by the figure JKLMNPQRSTUVWXYZA'a2 on diagram S.G.No.A10830/1993 annexed to Certificate of Consolidated Title No.T141630/1998 is subject to the following conditions:-

(i) By Notarial Deed No. K1177/60S dated 7 February 1959, the withinmentioned property is entitled to a servitude of right of way for constructing, operating and maintaining a railway line over the property held under Deed of Transfer T7879/1950, as will more fully appear from reference to the said Notarial Deed and diagram annexed thereto.

(ii) By Notarial Deed No. 1181/60S dated 27 August 1959, the withinmentioned property is entitled to a servitude of railway line over the property held under Deed of Transfer T28762/51 with diagram S.G.No.A2174/53 annexed thereto, as will more fully appear from reference to the said Notarial Deed.

(iii) By virtue of Notarial Deed No. 242/1963S dated 19 February 1960 the withinmentioned property is entitled to a right of way over:-
1. Portion M of the Farm Zuurfontein No. 33 I.R., Kempton Park, measuring 159,9274 (One hundred and fifty nine comma two seven four) Hectares;
2. Portion 1 of Portion C of the Farm Zuurfontein No. 33 I.R., Kempton Park, measuring 12,0786 (Twelve comma nought seven eight six) Hectares;

(iv) By virtue of Notarial Deed No. K871/74S dated 4 December 1973, Notarial Deed of Servitude No. 1177/60S has been cancelled in toto in respect of Portion 219 to 222 of the farm Zuurfontein No. 33 I.R., held under Certificate of Registered Title Nos. 38777/72 – 38776/72 and amended and added to in respect of Portion 223 of the farm Zuurfontein No. 33 I.R., held under Certificate of Registered Title No. 38777/72 and the Remainder of Portion 218 of the same farm measuring 17,7968 hectares, held under Certificate of Consolidated Title No. 38772/72 as will more fully appear from the said Notarial Deed and diagrams annexed thereto.

(v) By virtue of Notarial Deed of Servitude No. K1702/1976S dated 21 January 1976 the property is entitled to a perpetual servitude of unrestricted rights of use for railway purposes and purposes incidental thereto over:-
1. Remaining Extent of Portion 218 of the Farm Zuurfontein 33 I.R., measuring 17,7968 hectares, held under Certificate of Consolidated Title No.38772/72 dated 19 December 1972; and
2. Erf 1151 Esterpark Extension 1 Township, held under Certificate of Consolidated Title No.T23100/1976 dated 16 June 1976;
as will more fully appear from reference to the said Notarial Deed.

(vi) By Notarial Deed No. K580/1981S dated 2 October 1980 the withinmentioned property is entitled to a perpetual servitude of unrestricted rights of use for railway purpose and purposes incidental thereto over Portion 243 of the Farm Zuurfontein No. 33 I.R., measuring 47,6634 hectares, held under T7064/75

indicated by the figures ABC̄DEFGHJK curve LM and NP curve QURSTUVWXYZ on Diagram S.G.No.A4111/76 as will more fully appear from reference to the said Notarial Deed with diagram annexed

2. By virtue of Notarial Deed of Servitude No K7003/04 the property is subject to a servitude in perpetuity in favour of the Rand Water Board to convey and transmit over the property by means of pipelines already laid or to be laid, as will more fully appear from the said Notarial Deed of Servitude with Diagram SG No 7048/1996 annexed thereto".

(ii) excluding the following condition which only affects Greenstone Drive

By virtue of Notarial Deed of Servitude No. K 3623/ 2005 the property is subject to a perpetual servitude of right of way in favour of the City of Johannesburg Metropolitan Municipality which servitude is indicated by the figure E FGHJcbaE on annexed Diagram S.G. No. 3290/2006, as will more fully appear from the said Notarial Deed of Servitude with Diagram annexed thereto.

4. Endowment

The applicant shall make the necessary arrangements with the Council for the payment of an endowment in respect of the provision of land for the shortfall in providing suitable open space for parks in terms of the Town Planning and Townships Ordinance, 15 of 1986.

5. Formation and Duties of Section 21 Company or Similar Legal Entities

- (i) The applicant shall properly and legally constitute one or more Owners Association(s) in terms of the Section 21 of the Companies Act 61 of 1973 before the first transfer of any erf (which Company shall not be de-registered without the consent of the Council).
- (ii) Erven 1651 to 1659 (Private Open Space) and Erven 1649 and 1650 (Access) shall be registered in the name of the Company and said erven may not be sold or in any way disposed of without prior written consent of the Council.
- (iii) The street name(s) of the access portion and the unit / street numbers as allocated by the Council shall be displayed and maintained by the Section 21 Company and may not be altered in any way.
- (iv) Each and every owner of Erven 1520 to 1648 and 1519 and 1530 and or portions thereof shall become a member of the Company upon transfer of the erf.
- (v) The Company shall have the legal power to levy each and every member of the property association, the cost incurred in fulfilling its functions and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (vi) The Council shall not be liable for the malfunction of the surfacing of any access way and/ or access ways and/or stormwater drainage system and/or essential services with the exception of the sewerage system.
- (vii) The construction and maintenance of that portion of Greenstone Drive within the township shall be the responsibility of the applicant until the responsibility can be taken over by the Council.
- (viii) The Council shall be indemnified from any responsibility for the cost of repairs to the access roadway in the event of it having to gain access or provide underground services in the future.

- (ix) The Council shall have unrestricted access to Erven 1649 and 1650 at all times.
- (x) Access to Erven 1520 to 1648 , 1519 and 1530 to a public street, shall be via Erven 1649 and 1450
- (xi) The construction and the maintenance of the road over Erf 1650 shall be the responsibility of the applicant until that responsibility can be taken over by the Company.

6. Engineering Services

The applicant shall, when it intends providing the required engineering services:

- (i) By agreement with the Council, classify every engineering services as internal and external engineering services in accordance with Chapter V of the Town Planning and Townships Ordinance, 1986.
- (ii) Install or provide water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township to the satisfaction of the Council and, for this purpose, lodge reports, diagrams and specifications to the Council as required.

6. Obligations with regard to services and restriction regarding the alienation or erven

The township owner shall within such period as the Council may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the Council. Erven may not be alienated or be transferred into the name of a purchaser prior to the Council certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Council.

8. Electricity

The applicant shall make satisfactory arrangements with the City Power Johannesburg for the installation of electrical services in and for the township.

9. Acceptance and Disposal of Stormwater

The township owner shall make necessary arrangements with the Council for the preparation and submission for approval of a stormwater management plan, for acceptance and disposal thereof.

10. Demolition of Buildings and Structures

The township owner shall at its own expense cause all existing buildings and structures situated within the building reserves, or over common boundaries to be demolished to the satisfaction of the Council, when required by the Council to do so.

11. Removal or Replacement of 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.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions imposed by the City of Johannesburg in terms of the provisions of the Town-Planning and Townships Ordinance, 1986.

(1) Erven 1520 to 1648, 1519 and 1530

- (a) Every owner of an Erf or any subdivision or consolidation thereof or any interest therein shall become and shall remain a member of the Stone Valley Estate Home Owners Association (Registration No. 2004/ 026571/08), incorporated under Section 21 of Act 61 of 1973 (the "Company") and be subject to its memorandum and articles of association until he ceases to be an owner as aforesaid. The Erf shall not be transferred to any person who has not become a member of the Association.
- (b) The owner of the Erf shall not be entitled to transfer the Erf without a clearance certificate from the Association all amounts owing by such owner to the Association have been paid.
- (c) All erven shall be subject to a servitude, 2m wide, in favour of the Council 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 Council : Provided that the Council may dispense with any such servitude.
- (d) 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.
- (e) The Council 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 Council.
- (f) Except with the written consent of the Council and subject to any conditions as it may impose, neither the owner nor any person shall sink any wells or borehole on the Erf, or abstract any subterranean water there from.

(2) Erven 1541, 1546 and 1654

The erven are subject to a 2m wide servitude for electrical purposes in favour of the Council as indicated on the General Plan.

(3) Erven 1649 and 1650

The erven are subject to a servitude for municipal and right of way purposes in favour of the Council as indicated on the General Plan

**Executive Director: Development Planning
and Urban Management
Notice : 1169/2006**

PLAASLIKE BESTUURSKENNISGEWING 2879

**STAD VAN JOHANNESBURG
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN JOHANNESBURG hierby die dorp GREENSTONE HILL UITBREIDING 28 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SMITH AND SEEGER INVESTMENTS CC (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 120 VAN DIE PLAAS MODDERFONTEIN 35 IR, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1. NAAM**

Die naam van die dorp is **GREENSTONE HILL UITBREIDING 28**

2. ONTWERP

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No.3292/2006**.

3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, maar

(i) uitgesluit die volgende voorwaardes, wat nie die dorp raak nie:

- *1. The former Remaining Extent of Portion 2 of the Farm Modderfontein 35, Registration Division I.R. Province of Gauteng, indicated by the figure JKLMNPQRSTUVWXYZA'a2 on diagram S.G.No.A10830/1993 annexed to Certificate of Consolidated Title No.T141630/1998 is subject to the following conditions:-
- (i) By Notarial Deed No. K1177/60S dated 7 February 1959, the withinmentioned property is entitled to a servitude of right of way for constructing, operating and maintaining a railway line over the property held under Deed of Transfer T7879/1950, as will more fully appear from reference to the said Notarial Deed and diagram annexed thereto.
 - (ii) By Notarial Deed No. 1181/60S dated 27 August 1959, the withinmentioned property is entitled to a servitude of railway line over the property held under Deed of Transfer T28762/51 with diagram S.G.No.A2174/53 annexed thereto, as will more fully appear from reference to the said Notarial Deed.
 - (iii) By virtue of Notarial Deed No. 242/1963S dated 19 February 1960 the withinmentioned property is entitled to a right of way over:-
 - 1. Portion M of the Farm Zuurfontein No. 33 I.R., Kempton Park, measuring 159,9274 (One hundred and fifty nine comma two seven four) Hectares;
 - 2. Portion 1 of Portion C of the Farm Zuurfontein No. 33 I.R., Kempton Park, measuring 12,0786 (Twelve comma nought seven eight six) Hectares;
 - (iv) By virtue of Notarial Deed No. K871/74S dated 4 December 1973, Notarial Deed of Servitude No. 1177/60S has been cancelled in toto in respect of Portion 219 to 222 of the farm Zuurfontein No. 33 I.R., held under Certificate of Registered Title Nos. 38777/72 – 38776/72 and amended and added to in respect of Portion 223 of the farm Zuurfontein No. 33 I.R., held under Certificate of Registered Title No. 38777/72 and the Remainder of Portion 218 of the same farm measuring 17,7968 hectares, held under Certificate of Consolidated Title No. 38772/72 as will more fully appear from the said Notarial Deed and diagrams annexed thereto.
 - (v) By virtue of Notarial Deed of Servitude No. K1702/1976S dated 21 January 1976 the property is entitled to a perpetual servitude of unrestricted rights of use for railway purposes and purposes incidental thereto over:-
 - 1. Remaining Extent of Portion 218 of the Farm Zuurfontein 33 I.R., measuring 17,7968 hectares, held under Certificate of Consolidated Title No.38772/72 dated 19 December 1972; and

2. Erf 1151 Esterpark Extension 1 Township, held under Certificate of Consolidated Title No.T23100/1976 dated 16 June 1976; as will more fully appear from reference to the said Notarial Deed.

- (vi) By Notarial Deed No. K580/1981S dated 2 October 1980 the withinmentioned property is entitled to a perpetual servitude of unrestricted rights of use for railway purpose and purposes incidental thereto over Portion 243 of the Farm Zuurfontein No. 33 I.R., measuring 47,6634 hectares, held under T7064/75 indicated by the figures ABCDEFGHJK curve LM and NP curve QURSTUVWXYZ on Diagram S.G.No.A4111/76 as will more fully appear from reference to the said Notarial Deed with diagram annexed.

2. By virtue of Notarial Deed of Servitude No K7003/04 the property is subject to a servitude in perpetuity in favour of the Rand Water Board to convey and transmit over the property by means of pipelines already laid or to be laid, as will more fully appear from the said Notarial Deed of Servitude with Diagram SG No 7048/1996 annexed thereto".

(ii) uitsluitend die volgende voorwaarde wat slegs Greenstone Rylaan raak:

"By virtue of Notarial Deed of Servitude No. K 3623/ 2005 the property is subject to a perpetual servitude of right of way in favour of the City of Johannesburg Metropolitan Municipality which servitude is indicated by the figure E FGHJcbaE on annexed Diagram S.G. No. 3290/2006, as will more fully appear from the said Notarial Deed of Servitude with Diagram annexed thereto."

4. BEGIFTIGING

Die dorpseienaar moet die nodige reelings met die Raad tref vir die betaling van begiftiging ten opsigte van die voorsiening van grond in die korting op die voorsiening van oopruimte vir parke in terme van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986.

5. STIGTING EN VERPLIGTING VAN ARTIKEL 21 MAATSKAPPY OF SOORTGELYKE REGS ENTITEITE

- (i) Die applikant moet wetlik en volgens voorskrif een of meer Eiendoms Eienaarsvereniging(s) in terme van Seksie 21 van die Maatskappy Wet 61 van 1973 saamstel, voor die eerste oordrag van enige erf , (welke Vereeniging nie mag de-geregistreer word sonder die toestemming van die Raad nie).
- (ii) Erwe 1651 tot 1659 (Privaat Openbare Ruimte) en Erwe 1649 en 1650 (Toegang) sal in die naam van die Vereeniging geregistreer word, waarvan die genoemde erwe nie mag verkoop of vervreem word, sonder vooraf geskrewe toestemming van die Raad.) Die Vereeniging sal die wettige reg hê om die kostes aangegaan ter vervulling van sy doel van ieder en elke lid te hef en sal toegang he tot regshulp ter verhaling van sodanige fooi in die geval van die wanbetaling daarvan deur enige lid.
- (iii) Die staatnaam(e) van die toegangs gedeelte en die eenheid/ straatnommers soos deur die Raad toegeken is sal vertoon en onderhou word en mag geensins verander word nie.
- (iv) Iedere en elke eienaar van Erwe 1520 tot 1648 en 1519 en 1530 en of gedeeltes daarvan sal met die oordrag van die erf 'n lid van die Vereeniging word.
- (v) Die Vereeniging sal die wettige reg hê om die kostes aangegaan ter vervulling van sy verpligtinge van ieder en elke lid 'n fooi te hef en sal toegang he tot regshulp ter verhaling van sodanige fooi in die geval van die wanbetaling daarvan deur enige lid.

- (vi) Die Raad sal nie aanspreeklik wees vir die gebrekkigheid van die oppervlak van enige toegangsweg en /of toegangsweg en/ of die vloedwater dreineringsstelsel en /of enige noodsaaklike dienste, met die uitsondering van die rioleringsstelsel nie.
- vii) Die konstruksie en onderhoud van die gedeelte van Greenstone Rylaan binne die dorp sal die verantwoordelik van die dorpsreienaar wees totdat die verantwoordelikheid deur die Vereniging oorgeneem word.
- (viii) Die Raad sal van enige verantwoordelikheid rakende die kostes vir die herstel van die toegangspad in die geval waar toegang of ondergrondse dienste in die toekoms voorsien moet word vrygespreek word.
- (ix) Die Raad sal ter alle tye onbeperkte toegang tot Erwe 1649 en 1650 , verkry.
- (x) Toegang na Erwe 1520 tot 1648, 1519 en 1530 vanaf 'n publieke straat sal via Erwe 1649 en 1650 wees.
- (xi) Die konstruksie en onderhoud van die pad oor Erf 1650 sal die verantwoordelik van die dorpsreienaar wees totdat die verantwoordelikheid deur die Vereniging oorgeneem word.

6. INGENEURSDIENSTE

Die dorpsreienaar sal wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklikedienste te voorsien:

- (1) Elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge Hoofstuk V van die Ordonansie op Dorpsbeplanning en Dorpe , 1986 by ooreenkoms met die Raad klassifiseer as interne en eksterne ingenieursdienste, en
- (2) Alle water, elektriese en sanitasiedienste installeer en voorsien asook die konstruksie van paaie en stormwaterdreinerings tot die bevrediging van die Raad en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die Plaaslike Raad ingedien word.

7. VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE ASOOK DIE BEPERKING TEN OPSIGTE VAN VERVREEMING OF OORDRAGTE

Die dorpsreienaar sal, binne 'n periode soos deur die Raad verlang in terme van n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende die voorsiening van water, elektrisiteit en sanitasiedienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvan in en vir die dorp nakom.

Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die Raad bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpsreienaar aan die Raad gelewer is nie.

8. ELEKTRISITEIT

Die dorpsreienaar moet die nodige reëlings met City Power Johannesburg tref vir die installering van elektriese dienste in en vir die dorp.

9. ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpsreienaar sal die nodige reëlings tref vir die voorbereiding en indiening vir goedkeuring van 'n stormwater bestuursplan deur die Raad, vir die ontvangs en versorging daarvan.

10. 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 Raad wanneer die Raad dit vereis.

11. VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

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

2. TITELVOORWAARDES

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgele deur die Raad ingevolge die bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ERWE 1520 tot 1648, 1519 en 1530

- (a) Elke eienaar van 'n Erf of enige onderverdeling of konsolidasie daarvan of enige belang daarby sal 'n lid word en lid bly van die Stone Valley Estate Home Owners Association (Registrasie No. 2004/026571/08) soos saamgestel in terme van Seksie 21 van die Maatskappy Wet 61 van 1973 (die "Maatskappy") en onderworpe wees aan die memorandum en artikels van assosiasie totdat hy nie meer 'n eienaar is nie. Die erf sal nie oorgedra word aan 'n persoon wat nie 'n lid van die Vereeniging is nie.
- (b) Die eienaar van die Erf sal nie gemagtig wees om die erf oor te dra nie alvorens 'n uitklarings sertifikaat deur die Vereeniging uitgereik is wat bevestig dat alle uitstaande gelde betaal is.
- (c) Die erwe is onderworpe aan 'n 2m serwituut vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad 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 verlang deur die Raad : Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (d) Geen geboue of ander struktuur 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.
- (e) Die Raad 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 goeddenke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- (f) Behalwe met die skriftelike toestemming van die Raad, en onderworpe aan sodanige voorwaardes as wat hy mag ople, moet nog die eienaar, nog enigiemand anders putte of boorgate daarop sink of enige ondergrondse water daaruit put.

(2) Erwe 1541, 1546 en 1654

Die erwe is onderworpe aan 'n 2m serwitute vir elektriese doeleindes ten gunste van die Raad soos aangedui op die Algemene Plan.

(3) Erwe 1649 en 1650

Die erwe is onderworpe aan serwitute vir munisipale en reg van weg doeleindes ten gunste van die Raad soos aangedui op die Algemene Plan.

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EXECUTIVE DIRECTOR: MARKETING**

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We look forward to your ongoing support

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