

*THE PROVINCE OF
GAUTENG*

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 198

EKURHULENI METROPOLITAN MUNICIPALITY
BARTLETT EXTENSION 85 TOWNSHIP

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bartlett Extension 85 township situated on Portion 922 (A Portion of Portion 224) 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 JUANFANY CLOSE CORPORATION 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 922 (A PORTION OF PORTION 224) OF THE FARM KLIPFONTEIN 85 I.R. HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bartlett Extension 85.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 3225/2006.

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 rights to minerals, but excluding;

1.3.1 the following servitude which affects a street (Gripen Road) in the township only:

1.3.1.1 A servitude of right of way by virtue of Notarial Deed K10099/2006S, as defined by the figure ABCDE on DIAGRAM S.G. No. 1177/2006.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.5 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.

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

1.6.1 The township owner 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 owner and the local authority.

1.6.2 The Section 21 Company will be responsible for the maintenance of the internal roads (including storm-water) and the internal street lights (including electrical power usage).

1.7 ENDOWMENT

The township owner shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R214 387.74 to the local authority which amount shall be used by the local authority for the construction of streets and / or storm-water drainage in or for the township.

The township owner shall, in terms of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay to the local authority a lump sum endowment of R90 000.00 to the local authority which amount shall be used by the local authority for the provision of land for parks and / or open spaces in or for the township.

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

1.8 ACCESS

- (i) Ingress to the township and egress from the township shall be from the proposed access point along the proposed Gripen Road, such access shall be to the satisfaction of the Manager: Roads, Transport and Civil Works.
- (ii) Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom etc.) at all times.

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

- (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) Every owner of a unit, 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.

- (e) The unit may not be transferred without the prior written consent of the Section 21 company, or the universitas personarum (Home Owners' Association).
- (f) 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 ERF 837

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

LOCAL AUTHORITY NOTICE 199

NOTICE OF APPROVAL EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG AMENDMENT SCHEME 1345

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of Section 125(1) of the Town-planning and Township Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment to the Boksburg Town Planning Scheme, 1991 relating to the land included in Bartlett Extension 85 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Area Manager : Development Planning, Civic Centre, Boksburg. The said amendment scheme is known as Boksburg Amendment Scheme 1345.

PATRICK FLUSK : CITY MANAGER
CIVIC CENTRE
BOKSBURG
