

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE  
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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1294 EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bedfordview Extension 557 Township to be an approved township subject to the conditions set out in the schedule hereto:

#### SCHEDULE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GOLDWINS ENTERPRISES (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1311 OF THE FARM ELANDSFONTEIN 90 IR, GAUTENG PROVINCE, WILL BE GRANTED:**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 Name

The name of the township shall be:  
"BEDFORDVIEW EXTENSION 557"

##### 1.2 Designs

The township shall consist of erven as indicated on  
General Plan. 2264/2009

##### 1.3 Endowment

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), and Regulation 44 of the Town Planning and Townships Regulations, pay a contribution to the Local Authority for the provision of land for a park (Public Open Space). Such amount shall be determined as prescribed in the above-mentioned Regulations.

##### 1.4 Disposal of Existing Conditions of Title

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

##### 1.5 Removal of Litter

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the Local Authority.

##### 1.6 Access

Access to the township shall be to the satisfaction of the  
Local Authority.

##### 1.7 Acceptance and Disposal of Stormwater

The applicant has to submit a storm water management plan that has been compiled by a professional engineer specialist to the satisfaction of Roads, Transport and Civil Works Department.

**1.8 Removal Or Replacement of Municipal Services**

- 1.8.1 If, for some reason due to the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.
- 1.8.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the Local Authority.

**1.9 Repositioning of Circuits**

If, for some reason due to the establishment of the township, it should become necessary to reposition any existing circuits of the Electricity Supply Commission (ESKOM), the cost thereof shall be borne by the township owner.

**1.10 Demolition of Buildings Or Structures**

- 1.10.1 The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves, or over the common boundaries to be demolished to the satisfaction of the Local Authority.
- 1.10.2 The township owner shall at his own expense cause all buildings on the erf that are not to be demolished to comply with the Bedfordview Town Planning Scheme, 1995, as well as the National Building Regulations, to the satisfaction of the Local Authority. The township owner shall at his own expense cause all buildings which do not conform to either the Town Planning Scheme or the National Building Regulations to be demolished to the satisfaction of the Local Authority.
- 1.10.3 The township owner shall at his own expense draw up and submit acceptable building plans to the Local Authority, for approval in terms of the provisions of the National Building Regulations, for all buildings on the erf for which no building plans have been approved by the Local Authority. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Local Authority.

**1.11 Engineering Services**

- 1.11.1 The township owner is responsible for making the necessary arrangements for the provision of internal engineering services to the satisfaction of the relevant department.
- 1.11.2 Once the water and sewer networks have been installed, same shall be transferred free of cost to the Local Authority, who shall maintain these networks (except internal street lights) subject to (2.11.1) above.
- 1.11.3 The Section 21 Company, referred to in (2.12) below, shall be responsible for the maintenance of the internal roads (including stormwater) and the internal street lights (including electrical power usage).

**1.12 FORMATION AND DUTIES OF THE HOME OWNERS ASSOCIATION TO BE CONSTITUTED UPON PROCLAMATION OF THE TOWNSHIP FOR ERVEN 2953 TO 2960**

- 1.12.1 The Township Owner shall at his/her own expense, properly and legally constitute a Home Owner's Association (an association incorporated under Section 21 of Act 61 of 1973), for erven 2953 to 2960 in the township prior to, or simultaneously with the sale of the first of the above erven.

- 1.12.2 Every owner of Erven 2953 to 2960, or of any subdivided portion thereof, or any person who has an interest therein shall remain a Member of the Home Owner's Association and be subject to its constitution until he /she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself /herself to the satisfaction of such Association to become a Member of the Home Owner's Association.
- 1.12.3 The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without a Clearance Certificate from the Home Owner's Association that the provisions of the Articles of Association of the Home Owner's Association have been complied with.
- 1.12.4 The term "Home Owner's Association" in the aforesaid conditions of Title shall mean the Home Owners Association of Erven 2953 to 2960 in Bedfordview Extension 557 (an Associated incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended.
- 1.12.5 The Home Owners Association shall be fully responsible for the functioning and proper maintenance of the Right-of-Way Servitude over Erven 2953 to 2960, the storm water system and street lighting within the township, to the satisfaction of the Local Authority.
- 1.12.6 The Home Owners Association shall have the legal power to levy from each and every member of the Home Owners Association; the costs incurred in fulfilling its functions, and shall have legal recourse to recover such fees in the event of a default in payment by any member.
- 1.12.7 Upon proclamation of the township, the Right-of-Way Servitude shall, as soon as the road way has been constructed by the township owner to the satisfaction of the Local Authority, become the responsibility of the Home Owner's Association contemplated in (2.12.1) above.
- 1.12.8 The construction and the maintenance of the road surface within the Right-of-Way Servitude over Erven 2953 to 2960 shall be the responsibility of the township owner subject to 2.12.7 above.

## **CONDITIONS OF TITLE**

### **2.1 Servitudes**

#### **ALL ERVEN**

- 2.1.1 All erven are subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.
- 2.1.2 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 metres there from.
- 2.1.3 The Local Authority shall be entitled to temporarily deposit 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 Local Authority.

- 2.1.4 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Local Authority, registered in favour of the Local Authority, as and when required by the Local Authority, by the owner at his own expense.
- 2.1.5 Erven 2953 to 2960: The erf is subject to a servitude of Right-of-Way in favour of the Home Owners Association, as indicated on the General Plan.
- 2.1.6 Erven 2953 to 2960: The erf is subject to a servitude for municipal purposes in favour of the Local Authority, as indicated on the General Plan.
- 2.1.7 Erf 2953: The erf is subject to servitude for transformer / substation purposes in favour of the Local Authority, as indicated on the General Plan.
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## **LOCAL AUTHORITY NOTICE 1295**

### **NOTICE OF APPROVAL BEDFORDVIEW AMENDMENT SCHEME 1560**

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 to the Bedfordview Town Planning Scheme 1995, comprising the same land as included in the township of Bedfordview Extension 557 Township.

Map 3 documentation and Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, Civic Centre, Van Riebeeck Avenue, Edenvale are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1560.

**PAUL MASEKO, City Manager**  
Civic Centre, P O Box 25, Edenvale, 1610

Date :

Notice no :

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