

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

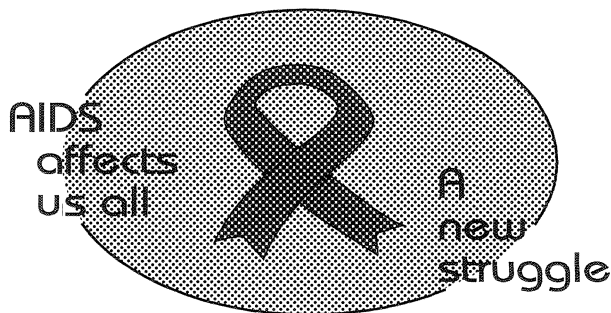
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DEPARTMENT OF HEALTH

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
746	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Establishment of township: Bedfordview Extension 560	3	140
747	do.: Bedfordview Amendment Scheme 1527	6	140

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 746 EKURHULENI METROPOLITAN MUNICIPALITY (EDENVALE CUSTOMER CARE CENTRE) DECLARATION AS AN APPROVED TOWNSHIP

IN TERMS OF SECTION 103(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (EDENVALE CUSTOMER CARE CENTRE) HEREBY DECLARES BEDFORDVIEW EXTENSION 560 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 SEVEN SEASONS TRADING 108 PROPRIETARY LIMITED NO: 2004/015549/07 (HEREINAFTER REFERRED TO AS THE OWNERS) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1250 (A PORTION OF PORTION 36) 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 560".

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No.233/2007

1.3 STREET NAMES

No streets affect the township.

1.4 ENDOWMENT

The township owner shall, in terms of the provisions of Section 63 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), and Regulation 43 of the Town Planning and Townships Regulations, pay a contribution to the City Council for the provision of land for a park (Public Open Space). Such amount shall be determined as prescribed in the above-mentioned Regulations.

1.5 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.6 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 City Council.

1.7 DEMOLITION OF BUILDINGS OR STRUCTURES

(1.7.1) 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 City Council. Requirements of Regulation R1182 and R1183 of the Environmental Conservation Act 79 of 1989 are to be complied with.

(1.7.2) The township owner shall at his own expense draw up and submit acceptable building plans to the City Council, 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 City Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the City Council.

1.8 ENGINEERING SERVICES

1.8.1 The township owner is responsible for making the necessary arrangements for the provision of all engineering services including a sewer extension at the cost of the owner and the payment of External Services Contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.8.2 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Council, registered in favour of the Council, as and when required by the Council, by the owner at his own expense.

1.9 FORMATION OF HOMEOWNERS ASSOCIATION

1.9.1 The township owner shall at his own expense, properly and legally constitute a Homeowners Association, for the proposed Portion 1 to 11 in the township.

1.9.2 The construction and maintenance of the internal roadway shall be the responsibility of the township owner prior to and on transfer of the first Erf in the township.

1.10 DUTIES OF THE HOMEOWNERS ASSOCIATION TO BE CONSTITUTED UPON PROCLAMATION OF THE TOWNSHIP

1.10.1 Each and every owner of a residential erf in the township shall become a member of the homeowners association upon transfer of the erf

1.10.2 The Home Owners Association shall be fully responsible for the functioning and proper maintenance of the servitude area for roadway purposes, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.

1.10.3 The Homeowners Association shall have the legal power to levy from each and every member of the homeowners 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.

2. CONDITIONS OF TITLE

2.1 Conditions and Servitudes in favour of the City Council

(2.1.1) All erven are subject to a servitude, 2 m wide, in favour of the City Council, 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 m wide across the access portion of the erf, if and when required by the City Council: Provided that the City Council 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 m therefrom.

(2.1.3) The Council 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 City Council.

2.1.4 Erven 2892 to 2902 are subject to a servitude for municipal purposes in favour of the Local Authority as indicated on the General Plan.

2.2 Conditions and Servitudes in favour of third parties

Erven 2892 to 2902 are subject to a servitude of right of way in favour of the Homeowners Association to be constituted as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 747

NOTICE OF APPROVAL BEDFORDVIEW AMENDMENT SCHEME 1527

The Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Centre) hereby, in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Bedfordview Town-planning Scheme 1995, comprising the same land as included in the township of Bedfordview Extension 560 Township.

Map 3 and the scheme clauses of the amendment scheme will be open for inspection during normal office hours at the office of the Manager: City Planning, Civic Centre, c/o Van Riebeeck Avenue and Hendrik Potgieter Avenue, Edenvale

This amendment scheme is known as Bedfordview Amendment Scheme 1527.

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality, P.O. Box 25 Edenvale, 1610.

NOTICE – CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS

As the mandated government security printer, providing world class security products and services, Government Printing Works has adopted some of the highly innovative technologies to best serve its customers and stakeholders. In line with this task, Government Printing Works has implemented a new telephony system to ensure most effective communication and accessibility. As a result of this development, our telephone numbers will change with effect from 3 February 2014, starting with the Pretoria offices.

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 - Subscription : 012 748 6054/6055/6057 Subscriptions@gpw.gov.za
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The numbers for our provincial offices in Polokwane, East London and Mmabatho will not change at this stage.