

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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GENERAL NOTICES

NOTICE 257 OF 2015

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town Planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Beyers Park Extension 114 Township to be an approved township subject to the conditions set out in the Schedule hereto.

DPLG 11/3/9/1/B/40

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EPILITE 375 CC UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1072 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Beyers Park Extension 114.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 448/2014.

1.3 ENDOWMENT

The township owner shall in terms of the provisions of section 63(1)(b) of the Town Planning and Townships Ordinance, 1965, pay a lump sum endowment of R300,000.00 to the local authority for the provision of land for a park (public open space). Such endowment shall be payable in terms of section 73 of the said Ordinance.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following servitudes which shall not be passed on to erven in the township:

1. "ENTITLED to a servitude of right of way for Railway purposes over Erf 5 in the township of Anderbolt in extent 1,5282 hectares held under Deed of Transfer T34890/1958, as will more fully appear from Notarial Deed K202/1968S."
2. "ENTITLED to a servitude of right of way for Railway purposes over the Remaining Extent of Erf 3 in the township Anderbolt in extent 1,8351 hectares held under Certificate of Registered Title T3990/1962 as will more fully appear from Notarial Deed K203/1968S."

1.5 ACCESS

No ingress from Provincial Road PWV 15 to the township and no egress to Provincial Road PWV 15 from the township shall be allowed.

1.6 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.

1.7 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 owner.

1.8 FORMATION AND DUTIES OF RESIDENTS' ASSOCIATION

- (a) The applicant shall properly and legally constitute a non profitable company in terms of the provisions of the Companies Act 71 of 2008 to the satisfaction of the local authority before the sale of the first erf (which company shall not be de-registered without the consent of the local authority).
- (b) Each and every owner of Erven 2043 to 2102 shall become a member of the Residents' Association upon transfer of the erf.
- (c) The Residents' Association shall have full legal power to levy from each and every member the costs incurred by the Residents' Association in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payment by any member.
- (d) The local authority shall not be liable for the malfunction of the surfacing of the access ways and/or the stormwater drainage system, and/or any essential services, with the exception of the sewerage system.
- (e) The local authority 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.
- (f) Access to Erven 2043 to 2102 to Davidson Road shall be via private roadways constructed on Erf 2103 Beyers Park Extension 119 and a servitude of right of way to be registered over the Remaining Extent of Portion 1062 (a portion of Portion 249) of the farm Klipfontein 83 IR (proposed Erf 2106 Beyers Park Extension 119 Township).

1.9 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owners and the local authority.

1.10 REGISTRATION OF SERVITUDE

The applicant shall at its own expense register a reciprocal servitude of right of way and essential services in favour of the Residents' Association and each and every registered owner of erven in proposed Beyers Park Extensions 114 and 119 Townships over the Remaining Extent of Portion 1062 (a portion of Portion 249) of the farm Klipfontein 83 IR as indicated on S.G. Diagram No. 4449/2014. The access roadway within the said servitude of right of way shall be constructed and maintained by the applicant/township owner to the satisfaction of the local authority.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions, imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1965.

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 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 local authority: 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 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.

2.2 ERF 2103

The entire extent of the erf is subject to a right of way servitude in favour of the local authority inclusive for access, essential services and road maintenance purposes as indicated on the general plan S.G. No. 448/2014: with the proviso that any access roadway within the said servitude of right of way shall be constructed by the applicant/township owner and maintained by the registered owners of the said erven to the satisfaction of the local authority.

2.3 ERF 2103

The entire extent of the erf is subject to a right of way servitude in favour of Erven 2043 to 2102 inclusive of access purposes as indicated on the general plan S.G. No. 448/2014 with the proviso that any access roadway within the said servitude of right of way shall be constructed by the applicant/township owner and maintained by the registered owner of the said erf to the satisfaction of the local authority.

2.4 ERF 2103

The erf shall be subject to a three (3) meter wide storm water and right of way servitude along the boundary DC as indicated on the general plan S.G. No. 448/2014 in favour of the registered owners of Erven 2043 to 2102, with the proviso that any access roadway within the said servitude of right of way constructed by the applicant/township owner within the said servitude of right of way shall be maintained by the registered owner of the said erf to the satisfaction of the local authority.

2.5 ERVEN 2043 TO 2102

The erf is entitled to a right of way servitude over the entire extent of Erf 2103 inclusive of access purposes as indicated on the general plan S.G. No. 448/2014.

2.6 ERVEN 2043 TO 2102

The erf is entitled to a three (3) meter wide storm water and right of way servitude over Erf 2103 along the boundary DC as indicated on the general plan S.G. No. 448/2014

2.7 ERVEN 2053 TO 2056, 2063 TO 2066, 2073 TO 2076, 2078 TO 2081, 2086 TO 2090 AND 2096 TO 2100

The erf shall be subject to a 2m wide servitude in favour of the local authority for sewer and municipal purposes as indicated on the general plan S.G. No. 448/2014.

3. CONDITIONS IN FAVOUR OF THIRD PARTIES TO BE CREATED ON TRANSFER OF THE ERVEN:

3.1 ERVEN 2043 TO 2102

- (a) Every owner of the erf, or of any sub-divided portion thereof, or any person who has an interest therein shall become and shall remain a member of the Residents' Association and be subject to its memorandum of incorporation and rules until he/she ceases to be an owner of the aforesaid.
- (b) The Residents' Association shall have full legal power to levy from each and every member 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.
- (c) The erf may not be transferred without prior written consent of the Residents' Association.
- (d) The term "Residents' Association" in the aforesaid conditions of the Title shall mean the BEYERS PALMS HOMEOWNERS ASSOCIATION NPC, Registration Number 2014/205620/08.

3.2 ERF 2103

The erf shall be subject to a three (3) meter wide storm water and right of way servitude along the boundary DC as indicated on the general plan S.G. No. 448/2014 in favour of all current and future land owners in proposed Beyers Park Extensions 115 to 118 Townships inclusive (situated on parts of the Remainder of Portion 249 of the farm Klipfontein 83 IR) and proposed Beyers Park Extension 119 Township (situated on the proposed Remaining Extent of Portion 1062 of the farm Klipfontein 83 IR or any subsequent land owners following division of the said townships, as indicated on the relevant layout plans: with the proviso that any access roadway within the said servitude of right of way constructed by the applicant/township owner within the said servitude of right of way shall be maintained by the registered owner of the said erf to the satisfaction of the local authority.

3.3 ERVEN 2049, 2059, 2066, 2069, 2076, 2080, 2083, 2089 AND 2098

The erf shall be subject to a right of way servitude to be registered over the erf in favour of the Residents' Association and all the registered owners of erven in the township as indicated on the general plan S.G. No. 448/2014.

KENNISGEWING 257 VAN 2015**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Beyers Park Uitbreiding 114 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

DPLG 11/3/9/1/B/40

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EPILITE 375 CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM 'N DORP TE STIG OP GEDEELTE 1072 VAN DIE PLAAS KLIPFONTEIN 83 IR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Beyers Park Uitbreiding 114.

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 448/2014.

1.3 BEGIFTIGING

Die dorpseienaar moet kragtens die bepalings van artikel 63(1)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R300 000.00 betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van 'n park (openbare oopruimte). Sodanige begiftiging moet betaal word ingevolge artikel 73 van die genoemde Ordonnansie.

1.4 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, maar uitgesonderd die volgende serwitute wat nie aan die erwe in die dorp oorgedra moet word nie:

- (a) "ENTITLED to a servitude of right of way for Railway purposes over Erf 5 in the township of ANDERBOLT in extent 1,5282 hectares held under Deed of Transfer T34890/1958, as will more fully appear from Notarial Deed K202/1968S."
- (b) "ENTITLED to a servitude of right of way for Railway purposes over the Remaining Extent of Erf 3 in the township ANDERBOLT in extent 1, 8351 hectares held under Certificate of Registered Title T3990/1962 as will more fully appear from Notarial Deed K203/1968S."

1.5 TOEGANG

Geen ingang van Provinsiale Pad PWV15 tot die dorp en geen uitgang tot Provinsiale Pad PWV15 uit die dorp word toegelaat nie.

1.6 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 plaaslike bestuur, binne 'n tydperk van ses (6) maande vanaf die publikasie van die kennisgewing.

1.7 VERSKUIWING OF DIE VERVANGING 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 dorpseienaar gedra word.

1.8 STIGTING EN PLIGTE VAN DIE INWONERSVERENIGING

- (a) Die applikant moet behoorlik en wettiglik 'n maatskappy sonder winsbejag stig ingevolge die bepalings van die Maatskappywet 71 van 2008 tot bevrediging van die plaaslike bestuur alvorens die verkoop van die eerste erf (welke maatskappy nie sonder toestemming van die plaaslike bestuur gederegistreer mag word nie).
- (b) Ieder en elke eienaar van Erwe 2043 tot 2102 moet met oordrag van die erf lid word van die Inwonersvereniging.
- (c) Die Inwonersvereniging sal geregtig wees om van ieder en elke lid 'n heffing te verhaal ten aansien van kostes aangegaan deur die Inwonersvereniging ter vervulling van sy funksies en sal die nodige regsgronde hê om sodanige gelde in te vorder indien enige lid betaling versuim.
- (d) Die plaaslike bestuur sal geensins aanspreeklik gehou word vir die wanfunksionering van die oppervlakte van die toegangspaaie en/of die stormwater dreinerings stelsel, en/of enige noodsaaklike dienste, met uitsondering van die riool stelsel.
- (e) Die plaaslike bestuur word gevrywaar van enige aanspreeklikheid vir die koste van herstelwerk aan die toegangspad in sodanige geval dat toegang verkry moet word of voorsiening van ondergrondse dienste in die toekoms.
- (f) Toegang tot Erwe 2043 tot 2102 na Davidsonweg sal via 'n privaat pad opgerig op Erf 2103 Beyers Park Uitbreiding 119 en 'n serwituut van reg van weg moet geregistreer word oor die Resterende Gedeelte van Gedeelte 1062 ('n gedeelte van Gedeelte 249) van die plaas Klipfontein 83 IR (voorgestelde Erf 2106 Beyers Park Uitbreiding 119).

1.9 VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

1.10 REGISTRASIE VAN SERWITUUT

Die dorpseienaar moet op sy eie koste 'n wedersydse serwituut van reg van weg en noodsaaklike dienste ten gunste van die Inwonersvereniging en ieder en elke geregistreerde eienaar van erwe in voorgestelde Beyers Park Uitbreidings 114 en 119 oor die Resterende Gedeelte van Gedeelte 1062 ('n gedeelte van Gedeelte 249) van die plaas Klipfontein 83 IR soos aangedui op L.G. Diagram No. 4449/2014. Die toegangspad binne die genoemde serwituut van reg van weg moet tot bevrediging van die plaaslike bestuur deur die applikant/dorpseienaar gebou en onderhou word.

2. TITELVOORWAARDES

Alle erwe is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

2.1 ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsdeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou 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 2m daarvan geplant word nie.

- (c) Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

2.2 ERF 2103

Die geheel van die erf is onderworpe aan 'n reg van weg serwituut ten gunste van die plaaslike bestuur vir toegang, noodsaaklike dienste en pad instandhouding doeleindes soos aangedui op die algemene plan L.G. No. 448/2014, met dien verstande dat enige toegangspad binne die genoemde serwituut van reg van weg wat deur die applikant/dorpseienaar opgerig moet word, en onderhou word deur die geregistreerde eienaar van die genoemde erf tot die bevrediging van die plaaslike bestuur.

2.3 ERF 2103

Die geheel van die erf is onderworpe aan 'n reg van weg serwituut ten gunste van Erwe 2043 tot 2102 ingesluit vir toegangsdoeleindes soos aangedui op die algemene plan L.G. No. 448/2014, met dien verstande dat enige toegangspad binne die genoemde serwituut van reg van weg opgerig deur die applikant/dorpseienaar moet onderhou word deur die geregistreerde eienaar van die genoemde erf tot die bevrediging van die plaaslike bestuur.

2.4 ERF 2103

Die erf is onderworpe aan 'n drie (3) meter breë stormwater en reg van weg serwituut langs die grens DC soos aangedui op die algemene plan L.G. No. 448/2014 ten gunste van die geregistreerde eienaars van Erwe 2043 tot 2102, met dien verstande dat enige toegangspad wat binne die genoemde serwituut van reg van weg deur die applikant/dorpseienaar opgerig word, deur die geregistreerde eienaar van die genoemde erf onderhou moet word tot die bevrediging van die plaaslike bestuur.

2.5 ERVEN 2043 TO 2102

Die erf is geregtig tot 'n reg van weg serwituut oor die geheel van Erf 2103 ingesluit vir toegangsdoeleindes soos aangedui op die algemene plan L.G. No. 448/2014.

2.6 ERWE 2043 TOT 2102

Die erf is geregtig tot 'n drie (3) meter breë stormwater en reg van weg serwituut oor Erf 2103 aangrensend aan die grens DC soos aangedui op die algemene plan L.G. No. 448/2014.

2.7 ERWE 2053 TOT 2056, 2063 TOT 2066, 2073 TOT 2076, 2078 TOT 2081, 2086 TOT 2090 EN 2096 TOT 2100

The erf is onderworpe aan 'n twee (2) meter breë serwituut ten gunste van die plaaslike bestuur vir riool en munisipale doeleindes soos aangedui op die L.G. No. 448/2014.

3. VOORWAARDES TEN GUNSTE VAN DERDEPARTYE OOR ERWE 2034 TO 2102

3.1 ERWE 2043 TOT 2102

- a) Elke eienaar van die erf, of enige onderverdeelde gedeelte daarvan, of enige persoon wat belang daarin het, moet 'n lid word en bly van die Inwonersvereniging, en sal onderworpe wees aan hul Memorandum van Inlywing en reëls tot hy/sy ophou om 'n eienaar van die voorgenoemde te wees.
- b) Die Inwonersvereniging sal die nodige regsgronde hê om van ieder en elke lid 'n heffing te verhaal ten aansien van kostes aangegaan ter vervulling van sy funksies, en sal die nodige regsgronde hê om sodanige gelde in te vorder indien enige lid betaling versuim.

- c) Die erf moet nie getranspoteer word sonder die skriftelike toestemming van die Inwonersvereniging nie.
- d) Die terme "Inwonersvereniging" in die voorafgenoemde titelvoorwaardes sal beteken "BEYERSPALMS HOMEOWNERS ASSOCIATION NPC, Registrasie Nommer 2014/205620/08."

3.2 ERF 2103

Die erf is onderworpe aan 'n drie (3) meter breë stormwater en reg van weg serwituut langs die grens DC soos aangedui op die algemene plan L.G. No. 448/2014 ten gunste van alle huidige en toekomstige grondeienaars in die voorgestelde dorpe Beyers Park Uitbreidings 115 tot 118 ingesluit (geleë op gedeeltes van die Resterende Gedeelte 249 van die plaas Klipfontein 83 IR) en voorgestelde dorp Beyers Park Uitbreiding 119 (geleë op voorgestelde resterende gedeelte van Gedeelte 1062 van die plaas Klipfontein 83 IR) of enige daaropvolgende grondeienaars gevolg deur die onderverdeling van die genoemde dorpe, soos aangedui op die betrokke uitlegplanne: met dien verstande dat enige toeganspad binne die genoemde serwituut van reg van weg opgerig deur die applikant/dorpseienaar binne die genoemde serwituut van reg van weg moet onderhou word deur die geregistreerde eienaar van die genoemde erf tot bevrediging van die plaaslike bestuur.

3.3 ERWE 2049, 2059, 2066, 2069, 2076, 2080, 2083, 2089 EN 2098

Die erf is onderworpe aan 'n reg van weg serwituut wat geregistreer moet word oor die erf ten gunste van die Inwonersvereniging en al die geregistreerde eienaars van erwe in die dorp soos aangedui op die algemene plan algemene plan L.G. No. 448/2014.

NOTICE 258 OF 2015**BOKSBURG AMENDMENT SCHEME 1927**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Boksburg Town-planning Scheme 1991, comprising the same land as included in the township of Beyers Park Extension 114.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Economic Development), Johannesburg, and the Town Clerk Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre, and are open for inspection at all reasonable times.

The amendment is known as Boksburg Amendment Scheme 1927

DPLG 11/3/1/9/B/40

KENNISGEWING 258 VAN 2015**BOKSBURG WYSIGINGSKEMA 1927**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Boksburg Dorpsbeplanningskema 1991, wat uit dieselfde grond as die dorp Beyers Park Uitbreiding 114 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ekonomiese Ontwikkeling), Johannesburg, en die Stadsklerk Ekurhuleni Metropolitaanse Munisipaliteit, Boksburg Diensleweringssentrum, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 1927.

DPLG 11/3/9/1/B/40

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.

The new numbers are as follows:

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- SCM: 012 748 6380/6373/6218
- Debtors 012 748 6236/6242
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