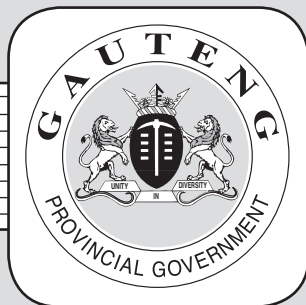


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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No. 336

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**Table of Contents**

| <i>No.</i>   |  | <i>Gazette<br/>No.</i> | <i>Page<br/>No.</i> |
|--|--|------------------------|---------------------|
| <b>LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS</b> |  |                        |                     |
| 1297   | Town-planning And Townships Ordinance (15/1986): Broadacres Extension 41 .....     | 336                    | 4                   |
| 1297   | Ordonnansie Op Dorpsbeplanning En Dorpe (15/1986): Broadacres-uitbreiding 41 ..... | 336                    | 10                  |

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 1297 OF 2015****AMENDMENT SCHEME 03-12477**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Peri-Urban Town Planning Scheme, 1975, comprising the same land as included in the township of **Broadacres Extension 41**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 03-12477.

**Hector Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.565/2015.

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**LOCAL AUTHORITY NOTICE**  
**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Broadacres Extension 41** 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 ZONED EARTH DEVELOPMENT COMPANY (PTY) LTD, REGISTRATION NUMBER 2003/007953/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 486 (A PORTION OF PORTION 136) OF THE FARM ZEVENFONTEIN 407 J.R., GAUTENG PROVINCE HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.****(1) NAME**

The name of the township is **Broadacres Extension 41**.

(2) DESIGN

The township consists of erven and a road as indicated on General Plan S.G. No. 3363/2014.

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

(4) ELECTRICITY

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 7 June 2022, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 10 July 2017, the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(7) ACCESS

(a) Access to or egress from Erf 1324 shall only be permitted via the servitude of right of way to be registered over Erf 1221 Broadacres Extension 32.

(b) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

(9) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs 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, when requested thereto by the local authority.

(12) RESTRICTION ON THE TRANSFER OF AN ERF/ERVEN

Erven 1322, 1323 and 1324 shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township and at the costs of the township owner, be transferred only to Valriche Estate Home Owners Association (NPC) which Association shall have full responsibility for the functioning and proper maintenance of the said erven and the engineering services within the said erven.

(13) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION, TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

(a) The township owner shall at its own costs and to the satisfaction of the local authority, remove all refuse, building rubble and/or other materials from Erven 1322, 1323 and 1324 prior to the transfer of the erven in the name of Valriche Estate Home Owners Association (NPC).

(b) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM;

(c) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(d) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads **and specifically, in conjunction with the developer of Broadacres Extension 32, the construction of the unsurfaced section of Broadacres Drive between the site access and Lombardy Road / Broadacres Drive intersection** and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(e) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of

Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(f) Notwithstanding the provisions of clause 2.A.(1) hereunder, the township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

### A. Excluding the following which do not affect the township due to its locality:

“A. That Portion of Portion 136 of the farm Zevenfontein No. 407, Registration Division J R, Province of Gauteng and represented on S G No A8780/48, annexed to Certificate of Consolidated Title No 10216/1949 dated 28 April 1949, by the figure A B C e F (where-of the property hereby transferred forms a portion) is entitled to a servitude of right of way over the following portions, namely:

- (a) Portion 34 of Portion 1 of Portion B of the farm Zevenfontein No 407 aforesaid, measuring 13,2379 (THIRTEEN COMMA TWO THREE SEVEN NINE) Hectares and registered against Deed of Transfer No 2131/1946;
- (b) Portion 37 of Portion 1 of Portion B of Portion of the farm Zevenfontein No 407 aforesaid, measuring 13,2480 (THIRTEEN COMMA TWO FOUR EIGHT NOUGHT) Hectares and registered against Deed of Transfer No 24126/1943;
- (c) Portion 41 of Portion 1 of Portion B of Portion of the farm Zevenfontein No 407 aforesaid, measuring 15, 2563 (FIFTEEN COMMA TWO FIVE SIX THREE) Hectares and registered against Deed of Transfer No 24350/1945.

### B. Including the following which does affect the township and shall be made applicable to the individual erven in the township:

“B. That Portion of Portion 136 of the farm Zevenfontein No 407, Registration Division J R, Province of Gauteng and represented on Diagram S G No A8780/48, annexed to Certificate of Consolidated Title No 10216/1949, by the figure A B C e F (whereof the property hereby transferred forms a portion) is subject to certain restrictions in favour of the General Public as will more fully appear from Notarial Deed of Servitude No 43/1949S and which reads as follows:

- (a) No hotel, bottle store or place for the sale of liquor, and no store or place of business whatsoever other than for the sale of farm products or produce, shall be opened or conducted on the said land.
- (b) No slaughter poles, soapworks, bone or hide repository, piggery or tannery, and no boarding kennels shall be allowed, conducted or carried out on the said land or any portion thereof.”

### 3. CONDITIONS OF TITLE

#### A. Conditions of Title imposed in favour of the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(1) ALL ERVEN (EXCEPT ERF 1324)

(a) The erven in the township lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for approval shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

- (b) (i) Each 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.
- (ii) 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.
- (iii) 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 process of 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) ERF 1299

The erf is subject to a 2m wide sewer servitude in favour of the local authority, as indicated on the General Plan.

(3) ERF 1300

The erf is subject to a 2m wide sewer servitude in favour of the local authority, as indicated on the General Plan.

(4) ERF 1301

The erf is subject to a 2m wide sewer servitude in favour of the local authority, as indicated on the General Plan.

(5) ERF 1302

The erf is subject to a 2m wide sewer servitude in favour of the local authority, as indicated on the General Plan.

(6) ERF 1303

The erf is subject to a 2m wide sewer servitude in favour of the local authority, as indicated on the General Plan.



(7) ERF 1322

(a) The erf shall not be alienated or transferred into the name of any purchaser other than Valriche Estate Home Owners Association (NPC) without the written consent of the local authority first having been obtained.

(b) The erf is subject to a 2m wide sewer servitude in favour of the local authority, as indicated on the General Plan.

(8) ERF 1323

(a) The erf shall not be alienated or transferred into the name of any purchaser other than Valriche Estate Home Owners Association (NPC) without the written consent of the local authority first having been obtained.

(b) The erf is subject to servitude for right of way and municipal purposes in favour of the local authority, as indicated on the General Plan.

(9) ERF 1324

(a) The erf shall not be alienated or transferred into the name of any purchaser other than Valriche Estate (NPC) without the written consent of the local authority first having been obtained.

(b) The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way in favour of the local authority.

**B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.**

No erf in the township shall be transferred nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

(1) ALL ERVEN (EXCEPT ERVEN 1322, 1323 AND 1324)

Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer become and remain a member of Valriche Estate Home Owners Association (NPC), Registration Number 2012/173670/08 Incorporated for the purpose of the community scheme ("the Association") and shall be subject to its Memorandum of Incorporation until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any sub divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from such Association certifying that the provisions of the Memorandum of Incorporation have been complied with and the purchaser has bound himself/herself to the satisfaction of the Association to become and remain a member of the Association.

(2) ERF 1323

The erf is subject to an electrical servitude in favour of ESKOM as indicated on the General Plan.

**Hector Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 564/2015.

**PLAASLIKE OWERHEID KENNISGEWING 1297 VAN 2015**

WYSIGINGSKEMA 03-12477

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema, 1975 wat uit dieselfde grond as die dorp **Broadacres Uitbreiding 41** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskemas word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye. Hierdie wysiging staan bekend as Wysigingskema 03-12477.

**Hector Makhubo****Adjunk Direkteur: Regsadministrasie**

Kennisgewing Nr 565/2015.

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**PLAASLIKE BESTUURSKENNISGEWING**  
VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Broadacres Uitbreiding 41** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

**BYLAE**

**VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ZONED EARTH DEVELOPMENT COMPANY EIENDOMS BEPERK (REGISTRASIENOMMER 2003/007953/07) (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 486 ('N GEDEELTE VAN GEDEELTE 136) VAN DIE PLAAS ZEVENFONTEIN 407 JR GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES**

(1) NAAM

Die naam van die dorp is **Broadacres Uitbreiding 41**.

**(2) ONTWERP**

Die dorp bestaan uit erwe en die deurpad soos aangedui op Algemene Plan LG Nr 3363/2014.

**(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE**

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

**(4) ELEKTRISITEIT**

Die plaaslike bestuur is nie die grootmaatverskaffer van elektrisiteit aan of in die dorp nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, (Ordonnansie 15 van 1986), die nodige reëlings tref met ESKOM, die gelisensieëde verskaffer, vir die voorsiening van elektrisiteit.

**(5) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)**

(a) Indien die ontwikkeling van die dorp nie voor 7 Junie 2022 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.

(b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

**(6) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)**

Indien die ontwikkeling van die dorp nie voor 10 Julie 2017 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

**(7) TOEGANG**

(a) Toegang tot of uitgang vanuit die dorp vanaf Erf 1324 sal slegs via die serwituut van reg-van-weg wees wat oor Erf 1221 Broadacres Uitbreiding 32 geregistreer sal word.

(b) Toegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Paaie Agentskap (Edms) Bpk.

**(8) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING**

Die dorpseienaar moet reël dat die stormwaterdreinerings van die dorp inpas by dié van die aangrensende paaie en dat alle stormwater wat van die paaie afloop of afgelei word, ontvang en versorg word.

**(9) VULLISVERWYDERING**

Die dorpseienaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

**(10) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE**

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet die koste van sodanige verwydering of vervanging deur die dorpseienaar gedra word.

**(11) SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpseienaar moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

## (12) BEPERKING OP DIE OORDRAG VAN 'N ERF/ ERWE

Erwe 1322, 1323 en 1324 moet voor of gelyktydig met registrasie van die eerste erf/eenheid in die dorp en op koste van die dorpseienaar, slegs aan Valriche Estate Huisseenaarsvereniging (NPC). oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erf/erwe en die ingenieursdienste binne die gemelde erf/erwe, tot die tevredenheid van die plaaslike bestuur.

## (13) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIËLE VERBINDING VAN ERWE

(a) Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle vullis, bourommel en/of ander materiale vanaf Erwe 1322, 1323 en 1324 verwyder, voor die oordrag daarvan in naam van Valriche Estate Huisseenaarsvereniging (NPC).

(b) Die dorpseienaar moet 'n sertifikaat uitgereik deur ESKOM wat bevestig dat aanvaarbare finansiële reëlings met betrekking tot die voorsiening van elektrisiteit, getref is, by die plaaslike bestuur indien. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat sodanige sertifikaat deur ESKOM uitgereik is; en

(c) Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend die interne paaie en die stormwaterretikulasie. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

(d) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre ingenieursdienste asook die konstruksie van paaie **en spesifiek, in samewerking met die ontwikkelaar van Broadacres Uitbreiding 32, die konstruksie van die ongeteerde gedeelte van Broadacres rylaan tussen die ontwikkeling se toegang en Lombardystraat / Broadacres rylaan Interseksie** en die stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(e) Nieteenstaande die bepalings van klousule 2.A.(1)(a) hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle servitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos beoog hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

**2. BESIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige:-

**A. Uitsluitend die volgende wat nie die dorp raak nie, as gevolg van die ligging :**

"A. That Portion of Portion 136 of the farm Zevenfontein No. 407, Registration Division J R, Province of Gauteng and represented on S G No A8780/48, annexed to Certificate of Consolidated Title No 10216/1949 dated 28 April 1949, by the figure A B C e F (where-of the property hereby transferred forms a portion) is entitled to a servitude of right of way over the following portions, namely:

- (a) Portion 34 of Portion 1 of Portion B of the farm Zevenfontein No 407 aforesaid, measuring 13,2379 (THIRTEEN COMMA TWO THREE SEVEN NINE) Hectares and registered against Deed of Transfer No 2131/1946;
- (b) Portion 37 of Portion 1 of Portion B of Portion of the farm Zevenfontein No 407 aforesaid, measuring 13,2480 (THIRTEEN COMMA TWO FOUR EIGHT NOUGHT) Hectares and registered against Deed of Transfer No 24126/1943;
- (c) Portion 41 of Portion 1 of Portion B of Portion of the farm Zevenfontein No 407 aforesaid, measuring 15, 2563 (FIFTEEN COMMA TWO FIVE SIX THREE) Hectares and registered against Deed of Transfer No 24350/1945.

**B. Insluitend die volgende wat die dorp raak en wat van toepassing gemaak sal word op die individuele erwe in die dorp:**

“B. That Portion of Portion 136 of the farm Zevenfontein No 407, Registration Division J R, Province of Gauteng and represented on Diagram S G No A8780/48, annexed to Certificate of Consolidated Title No 10216/1949, by the figure A B C e F (whereof the property hereby transferred forms a portion) is subject to certain restrictions in favour of the General Public as will more fully appear from Notarial Deed of Servitude No 43/1949S and which reads as follows:

- (a) No hotel, bottle store or place for the sale of liquor, and no store or place of business whatsoever other than for the sale of farm products or produce, shall be opened or conducted on the said land.
- (b) No slaughter poles, soapworks, bone or hide repository, piggery or tannery, and no boarding kennels shall be allowed, conducted or carried out on the said land or any portion thereof.”

**3. TITELVOORWAARDES**

**A. Titelvoorwaardes opgelê ten gunste van die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).**

(1) ALLE ERWE

- (a) (i) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) 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 2m daarvan, geplant word nie.
- (iii) Die plaaslike bestuur 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees 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 verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

## (2) ERF 1299

Die erf is onderworpe aan 'n 2m breë riool serwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

## (3) ERF 1300

Die erf is onderworpe aan 'n 2m breë riool serwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

## (4) ERF 1301

Die erf is onderworpe aan 'n 2m breë riool serwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

## (5) ERF 1302

Die erf is onderworpe aan 'n 2m breë riool serwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

## (6) ERF 1303

Die erf is onderworpe aan 'n 2m breë riool serwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

## (7) ERF 1322

(a) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe Valriche Huiiseienaarsvereniging, Registrasie (NPC), sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(b) Die hele erf is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

## (8) ERF 1323

(a) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe Valriche Huiiseienaarsvereniging, Registrasie (NPC), sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(b) Die hele erf is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

## (9) ERF 1324

(a) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe Valriche Huiiseienaarsvereniging, Registrasie (NPC), sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(b) Die hele erf is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

**B.****ALLE ERWE (BEHALWE ERWE 1322, 1323 EN 1324)**

Iedere en elke eienaar van 'n erf of eienaar van enige onderverdeelde gedeelte van die erf of enige eenheid daarop, sal tydens oordrag outomaties 'n lid word en bly van Valriche Huiiseienaarsvereniging, Registrasie (NPC), en sal onderworpe wees aan sy Artikels en/of Memorandum van Assosiasie totdat hy/sy ophou om 'n eienaar te wees en sodanige eienaar sal nie daarop geregtig wees om die erf of enige onderverdeelde gedeelte daarvan of enige belang daarin of enige eenheid daarop, oor te dra sonder 'n uitklaringsertifikaat van die Vereniging waarin gesertifiseer word dat die bepalings van die Artikels en/of die Memorandum van Assosiasie nagekom is.

**Hector Makhubo****Adjunk Direkteur: Regsadministrasie****Stad van Johannesburg Metropolitaanse Munisipaliteit**

Kennisgewing Nr 564/2015.



# IMPORTANT Information from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

## GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – [www.gpwonline.co.za](http://www.gpwonline.co.za))
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za))
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za).



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