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GAUTENG**



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Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to submit.egazette@gpw.gov.za, please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

IMPORTANT NOTICE:

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No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1089 OF 2016

NOTICE IS HEREBY GIVEN FOR THE IMPROVEMENT OF LOCAL AUTHORITY NOTICE 1094 OF 23 JUNE 2004 AND LOCAL AUTHORITY NOTICE 905/2016 OF 10 JUNE 2016 BEING THE NOTICES IN TERMS OF WHICH THE TOWNSHIP OF BEDFORDVIEW EXTENSION 518, WAS DECLARED AS AN APPROVED TOWNSHIP, BY THE SUBSTITUTION OF SUCH NOTICES BY THIS NOTICE:

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION DONE BY TIRADE PROPS 1012 CC (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF 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 1217 (A PORTION OF PORTION 462) OF THE FARM ELANDSFONTEIN NO 90, IR, HAS BEEN APPROVED.

CONDITIONS OF TOWNSHIP ESTABLISHMENT : BEDFORDVIEW EXTENSION 518 TOWNSHIP**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be **BEDFORDVIEW EXTENSION 518**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No 3870/2002**.

1.3 ENDOWMENT

No (parks) contribution payable BFV(A/S826)

1.4 DISPOSAL OF EXISTING TITLE CONDITIONS

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

1.5 ACCESS

1.5.1 Ingress from Concorde Road to the township and egress to Concorde Road from the township shall be restricted to a single shared access/egress point of the said road to be provided to the satisfaction of the Metropolitan Municipality.

1.5.2 The township owner shall at his own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in (1.5.1) above as well as the specifications for the construction of the accesses to the Gauteng roads Department, for approval. The township owner shall, after the approval of the layout and specifications, construct the said ingress and egress points at his own expense to the satisfaction of the Gauteng Roads Department.

1.6 ACCEPTANCE AND DISPOSAL OF STOMWATER

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

1.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense, erect a fence or other physical barrier to the satisfaction of the Gauteng Roads Department, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in good order and repair until such time that this responsibility is taken over by the Metropolitan Municipality: Provided that the township owner's responsibility for the maintenance thereof shall cease when the Metropolitan Municipality takes over the responsibility for the maintenance of the streets in the township.

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 when required by the Metropolitan Municipality.

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 RESTRICTION ON THE DISPOSAL OF ERVEN

1.10.1A notarial deed of servitude permitting a shared access shall be registered over Erf 2462 Bedfordview Extension 518 Township in favour of the Remaining Extent of Portion 1307 of the Farm Elandsfontein No 90, IR as indicated by the servitude area on the General Plan.

1.10.2The Erven 2461 and 2462 must be consolidated simultaneously on proclamation of the Township.

1.11 DEMOLITION OF BUILDINGS OR STRUCTURES

- 1.11.1 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 Metropolitan Municipality.
- 1.11.2 The township owner shall at his own expense cause all buildings on the erf that are not to be demolished to comply with the National Building Regulations, to the satisfaction of the Metropolitan Municipality. 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 Metropolitan Municipality.
- 1.11.3 The township owner shall at his own expense draw up and submit acceptable building plans to the Metropolitan Municipality, 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 Metropolitan Municipality. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Metropolitan Municipality.

1.12 ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services and payments of contributions in terms of the provisions of the Town Planning and Townships Ordinance 15 of 1986

2. CONDITIONS OF TITLE

CONDITIONS IMPOSED BY THE LOCAL GOVERNMENT IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1 ALL ERVEN

- (a) All erven are subject to a servitude, 2 meters wide in favour of the Metropolitan Municipality, 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 Metropolitan Municipality : Provided that the Metropolitan Municipality may dispense with any such servitude.
- (b) No buildings 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 therefrom.

- (c) The Metropolitan Municipality 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 construction, maintenance or removal of such sewerage mains and other works being made good by the Metropolitan Municipality.
- (d) All the existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Metropolitan Municipality, as and when required by the Metropolitan Municipality, by the owner at his own expense.

2.2 CONDITIONS IMPOSED BY THE NATIONAL TRANSPORT COMMISSION IN TERMS OF THE NATIONAL ROADS ACT, 54 OF 1971

Erven 2461 and 2462 shall be subject to the following conditions:

Except for any essential storm water drainage structure, no building, structure or other which is attached to the land, even though it does not form part of that land, shall be erected, Nor shall anything be constructed or laid under or below the surface of the erf, within a distance of less than 20 metres in respect of single storeyed structures, and 30 metres in respect of multi-storeyed structures, from the reserve boundary of Road No. 22/24 (or from the boundary of the erf abutting on Road N/R22/24), or shall any alterations or additions to any existing structure or building situated within such distance of the said boundary be made except with the written consent of the National Transport Commission.

The City Manager : Development Planning, PO Box 145 Germiston 1400

LOCAL AUTHORITY NOTICE 1090 OF 2016

NOTICE IS HEREBY GIVEN FOR THE IMPROVEMENT OF LOCAL AUTHORITY NOTICE 1/2016 OF 5 February 2016 BEING THE NOTICE IN TERMS OF WHICH THE TOWNSHIP OF HOMES HAVEN EXTENSION 7, WAS DECLARED AS AN APPROVED TOWNSHIP, BY THE SUBSTITUTION OF SUCH NOTICE BY THIS NOTICE:

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION DONE BY DAVPROP 7 PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF 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 293 (A PORTION OF PORTION 278) OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Homes Haven Extension 7.**

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No 1998/2006.**

1.3 STORMWATER DRAINAGE AND STREET DESIGN

- (a) The township owner shall at the request of the local government supply the local government with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the local government for the provision of an underground water drainage system. Such system must be designed in order to dispose of the runoff of a 1.10 year rainstorm and must ensure that the runoff of a 1.50 year rainstorm be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must contain and describe aspects like tar macadamization, kerbing and canalization of roads as well as the provision of retaining walls if required by the local government.

The drainage system must, where necessary, make provision for the catchment of stormwater in catchment pits from where it must be disposed of in water tight pipes in such a way that no water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the local government. The scheme must also indicate the route and gradient of the access to each individual erf from the adjoining street.

- (b) The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the local government, under the supervision of a civil engineer approved by the local government.
- (c) The township owner is responsible for the maintenance of streets to the satisfaction of the local government until the streets are completed according to sub clause (b) above.
- (d) The township owner must make a proportional contribution, as determined by the Director: Infrastructure Management, for the upgrading of Viljoen Road as well as the intersection of Viljoen Road with Hendrik Potgieter Drive, which will include the erection of a traffic light.
- (e) If the township owner fails to comply with the stipulations of sub clauses (a), (b) and (c) above, the local government will be entitled to do the required construction at the cost of the township owner.

1.4 SEWARAGE

The township owner must, at the request of the local government, supply the following detail regarding the sewerage system of the proposed township:

- (i) Comprehensive lay-out plans;
- (ii) Cross sections; and
- (iii) Specifications of materials and equipment to be used during the construction of such sewerage system.

The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the local government, to the satisfaction of the Director: Water and Sanitation.

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the Director: Water and Sanitation.

1.5 WATER

The township must, at request of the local government submit a detailed scheme with plans, cross sections and specifications for the provision of an underground water reticulation system, for approval.

The proposed network must make provision for a pressurised water connection for each individual erf and must be designed by a professional engineer approved by the local government. All materials to be used in the proposed water network must approved by the local government.

1.6 DISPOSAL OF EXISTING TITLE CONDITIONS

All erven must be made subject to existing conditions and servitudes, with exception of the following conditions which do not affect the erven in the Township:-

- A. SUBJECT to the following conditions:
- (1) “ Dat wanneer enige van die hoewes 1 -54 (insluitende) en die Restant van gedeelte van Gedeelte van die Plaas ROODEKRANS Nr 183, Registrasie Afdeling IQ, distrik KRUGERSDORP, groot as 322,5224 Hektaar, soos gehouonder akte van Transport Nr9384/1928, deur afsonderlike eienaars gehou word sal die volgende servitude en voorwaardes tussen respektiewelike eienaars daarvan van toepassing wees:
- (a) Die water wat in bestaande dam in die Krokodilrivier op die Restant vermeld opgegaan word en wat vir gebruik beskikbaar gemaak word deur middle van die bestaande watervoor “B” (wat gedeeltelik op Algemene Plan SG Nr A28123/52 aangetoon word) sal uitsluitelik gebruik word deur hoewes nrs 26 -34 en 52-54 (insluitende) en die voormelde Restant van gedeelte van Gedeelte van die gemelde plaas.
- (b) Die water voormeld sal deur die respektiewe eienaars van die voormelde eiendomme in die volgende verhouding gebruik word:
- (i) Deur die gemelde Restant vanaf 6 uur nm op Saterdag tot 6 uur nm op Vrydag van elke week;
- (ii) Deur die gemelde hoewes 26 -34 en 52 -54 gesamentlik vanaf 6uur nm Vrydag tot 6 uur nm Saterdag van elke week;
- (iii) Die metode van gebruik van die water deur hoewes 26-34 en 52-54 soos in paragraaf (ii) uiteengesit sal onderling tussen die eienaars daarvan gereel word;
- (iv) Die eienaars van hoewes nrs 33 en 34 sal ook geregtig wees om hulle aandeel van die water uit die voormelde watervoor gemerk “B” te lei deur middle van die bestaande watervoor “C” wat op die Algemene Kaart SG Nr A2813/52 aangetoon word;
- (v) Die eiendomme voormeld wat geregtig is tot gebruik van die water deur middle van watervore “B” en “C” soos in paragrawe (i) –(iv) uiteengesit is sal respektiewelik waar nodig onderhewig wees aan en geregtig wees tot ‘n serwituut van opdamming met betrekking tot die bestaande dam wat op die Restant van Gedeelte van Gedeelte van die gemelde plaas gelee is, e nook tot regte van deurleiding van water deur middle van die watervore “B” en “C” voormeld.
- (vi) Die eienaars van eiendomme wat geregtig is tot die water wat in paragrawe (i) –(iv) beskryf word sal respektiewelik bydrae tot die koste van instandhouding, reperasie, vergroting, verbetering en skoonmaak van watervoor “B” en die voormelde dam wat in die Krokodilrivier gelee is in die volgende verhouding:
- (a) Hoewes nrs 26 – 34 en 52 tot 54 gesamentlik 1/7de aandeel;
- (b) Die voormelde Restant van gedeelte van Gedeelte van die gemelde Plaas 6/7de aandeel;

Met dien verstande egter dat die gemelde watervoor tot op die punt waar dit die Suidelike grens van Hoewe nr 26 oorkruis gesamentlik deur die eienaars van die eiendomme wat die gebruik van water daaruit geniet, skoon gemaak, gerepareer, vergroot en verbeter sal word op die eerste Maandag van April van elke jaar en sodanige ander tye wanneer dit nodig geag mag word. Vanaf die Suidelike grens van Hoewe nr 26 voormeld sal die eenaar van elke hoewe verplig wees die watervoor gemerk "B" op sy eiendom in goeie orde en reparaasie te hou op sy eie koste. Watervoor "C" sal deur die eienaars van Hoewes Nrs 33 en 34 gesamentlik in goeie orde en reparaasie gehou word op hulle eie koste.

- (vii) Ingeval enige eenaar weier of nalaat om sy verpligtings onder paragraaf (iv) uit te voer sal die ander eienaars geregtig wees dit namens hom te doen en die kostes daarvan van hom tee is.
- (2) Die eienaars van Hoewes nrs 1 -25 en 43 -49 sal nie geregtig wees om enige water uit die Krokodilrivier voormeld te gebruik nie."

1.7 FORMATION, DUTIES AND RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION

- (a) The applicant shall legally and properly constitute a Home Owners Association prior to the transfer of any erf in the township.
- (b) All streets and internal engineering services in the township shall, prior to or simultaneously with the registration of the first erven in the township be transferred to the Home Owners Association who shall take full responsibility for the maintenance of the said streets and internal engineering services in the township.
- (c) All owners of stands (or subdivide/consolidated portions thereof) in the township shall become and remain members of the Home Owners Association and shall be subject to its memorandum and articles until such owners legally cease to be owners of the aforesaid.

1.8 REMOVAL OF REFUSE

The township owner must at own cost remove refuse within the township to the satisfaction of the local government, if required by the local government.

1.9 REMOVAL OR REPLACEMENT OF SERVICES

If the establishment of the township results on existing municipal, Eskom, Telkom or any other service to be removed, relocated or replaced the costs of such removal, relocation or replacement must be borne by the township owner.

1.10 ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) read with Regulation 44 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), pay a lump sum as endowment to the local government for the provision of land for a park / open space

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

The township owner shall, within such period as the local government may determine, fulfil its obligations in respect of the provision of electricity, 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 government. Erven and/or units in the township, may not be alienated or transferred into the name of the purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local government satisfying 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 local government.

1.12 REGISTRATION OF SERVITUDES

The applicant shall, at his own cost, register servitudes to provide access or protect infrastructure in the township, if required.

2. CONDITIONS OF TITLE

2.1 CONDITIONS IMPOSED BY THE LOCAL GOVERNMENT IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1.1 ALL ERVEN

- (a) The erf is subject to a servitude, 2 meters wide for sewerage and other purposes in favour of the local government along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metres servitude wide servitude for municipal purposes over the access portion of the stand if and when required by the local government, provided that the local government may dispose of the right to any such servitude.
- (b) No buildings or other structures may be erected within the servitude area and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof.
- (c) The local government is entitled to temporarily place any material excavated during the installation, maintenance or removal of a sewerage pipeline or any other works that is deemed necessary on the land adjacent to the servitude and furthermore the local government is entitled to reasonable entry to the said property on which the servitude is situated for the stated purpose, on the condition that the local government will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.

2.1.2 ALL ERVEN

The erven are situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the local government must indicate preventative measures in accordance with the recommendations contained in the engineering geology report which was done for the township, in order to limit damage to buildings or structures due to the unfavourable foundation conditions. Preventative measures need not be contained in the building plans if proof can be given by the developer that such measures are not required. In order to limit such damage the foundations and other structure elements of buildings and structures must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon.

2.1.3 ERF 610

The whole of Erf is 610 is subject to a servitude of Right of Way and municipal purposes.

2.2 SERVITUDES IN FAVOUR OF THIRD PARTIES TO BE REGISTERED

ALL ERVEN shall be subject to the following conditions imposed and enforceable by Home Owners Association:

- (a) The purchaser on becoming the registered owner of the property, or a sub-division or consolidation thereof, or the holder of any surface rights herein, or the owner of any sectional title unit or member of a shareblock scheme on the property shall become and remain a member of the Association and be subject to its Memorandum and articles of Association, in terms of which he acknowledges being fully acquainted with, until he ceases to be such registered owner.
- (b) The purchaser acknowledges that on becoming the registered owner of the property he shall be bound by the restrictions and benefit from favourable stipulations in the Memorandum and Articles of Association.
- (c) The property shall not be transferred without the consent of the Association which consent shall not be unreasonably withheld.

**DM MASHITISHO
MUNICIPAL MANAGER**

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