



KWAZULU-NATAL PROVINCE
KWAZULU-NATAL PROVINSIE
ISIFUNDAZWE SAKWAZULU-NATALI

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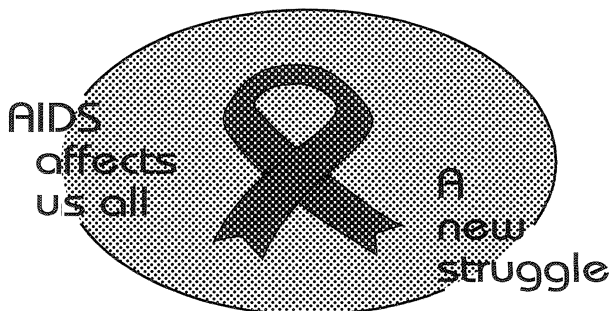
Vol. 7

PIETERMARITZBURG,

1 AUGUST 2013
1 AUGUSTUS 2013
1 kuNCWABA 2013

No. 999

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

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CONTENTS

<i>No.</i>		<i>Page</i>
	PROVINCIAL NOTICE	
128	Housing Act (107/1997) and Expropriation Act (63/1975): Kwa-Dukuza Municipality: Notice of expropriation	3

PROVINCIAL NOTICE

No. 128**1 August 2013****KWA-DUKUZA MUNICIPALITY
NOTICE OF EXPROPRIATION**

Issued by the Kwa-Dukuza Municipality (hereinafter referred to as "the Municipality") in terms of the Housing Act No. 107 of 1997, as amended (hereinafter referred to as "the Housing Act") and the Expropriation Act, No. 63 of 1975, as amended (hereinafter referred to as "the Expropriation Act").

To The Owner(s) (within the meaning of that term as defined in Section 1 of the Expropriation Act) of the properties (all of **CHARLOTTE DALE, NTSHAWENI and LLOYDS, STANGER, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL**) described in the schedule hereto, and which expression includes, but is not limited to the Trustee or Liquidator in the insolvent estate of the owner, the executor in the estate of a deceased owner, or if the owner of the property is under legal disability, his / her legal representative and includes the authorized representative of the owner in the Republic of South Africa.

AND TO: All other persons claiming any right to or interest in the properties (all of **CHARLOTTE DALE, NTSHAWENI and LLOYDS, STANGER, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL**) described in the schedule hereto, whether by virtue of registration or otherwise, and particularly any lessee, buyer or builder contemplated in terms of Section 9(1)(d) of the Expropriation Act.

EXPROPRIATION OF LAND AND SERVITUDE RIGHTS

1. PLEASE TAKE NOTICE that the Municipality in terms of the powers vested in it by Section 25 (2) and Section 156 (1) (b) of the Constitution of the Republic of South Africa, 1996, Section 9(3)(a) of the Housing Act, 1977 (Act Number 63 of 1997) read with and in terms of Sections 1, 6 to 15 and 18 to 23 of the Expropriation Act, 1975 (Act Number 63 of 1975) and in terms of the powers vested in it in terms of the provisions of Section 190 (1) of the Local Authorities Ordinance Number 25 of 1974, hereby expropriates, for public purposes in general with the specific purpose of providing and delivering housing, the land and/or right(s) described in the schedule hereto together with all improvements.
2. The date of expropriation shall be 2nd August 2013 from which date, ownership of the said land will pass to the Municipality and/or the said rights will vest in the Municipality
3. The Municipality shall take possession of the said land shall be 2nd August 2013 or such other date as may be agreed upon between the Owner(s) and the Municipality in terms of Section 8(3) of the Expropriation Act, or a date determined in terms of the provisions of Section 8(5) of the Expropriation Act, as the case may be.
4. Where land is expropriated, with effect from the date of possession of the land by the Municipality, but not before such date, the Owner(s) will be relieved of the obligation to take care of and maintain the land and to pay taxes and other charges thereon, and will no longer be entitled to the use of any income from the land.
5. Your attention is directed to the provisions of Section 9(1), 12(3)(a)(ii), 12(4) and 13(3) of the Expropriation Act, which reads as follows:

"9. Duties of owner of property expropriated or which is to be used by (the Municipality). – (1) An owner whose property has been expropriated in terms of this Act, shall, within sixty days from the date of notice....., deliver or cause to be delivered to the (Municipality) a written statement indicating-

- (a) if any compensation was in the notice of expropriation offered for such property, whether or not he accepts the compensation and, if he does not accept it, the amount claimed by him as compensation and how much of that amount represents each of the respective amounts contemplated in section 12(1)(a)(i) and (ii) or (b) and full particulars as to how such amounts are made up;

- (b) if no such compensation was so offered, the amount claimed as compensation by him and how much of the amount represents each of the respective amounts contemplated in section 12(1)(a)(i) and (ii) or (b) and full particulars as to how such amounts are made up;
- (c) if the property expropriated is land and any amount is claimed in terms of paragraph (a) or (b), full particulars of all improvements thereon which, in the opinion of the owner, affect the values of such land;
- (d) if the property being expropriated is land-
 - (i) which prior to the date of notice was leased as a whole or in part by unregistered lease, the name and writing or full particulars of the lease, the name and address of the lessee, and accompanied by the lease or a certified copy hereof, if it is not in writing;
 - (ii) which, prior to the date of notice, was sold by the owner, the name and address of the buyer, and accompanied by the contract of purchase ad sale or a certified copy thereof.
 - (ii) on which building has been erected which is subject to a builder's lien by virtue of a written building contract, the name and address of the builder, and accompanied by the building contract or a certified copy thereof.
- (e) the address to or at which the owner desires that further documents in connection with the expropriation may be posted or delivered or tendered. Provided that the (Municipality) may at (its)discretion extend the said period of sixty days, and that, if the owner requests the (Municipality) in writing within thirty days as from the date of notice to extend the said period of sixty days, the (Municipality) shall extend such period by a further sixty days."

"12. Basis on which compensation is to be determined-

- (1)
- (2)
- (3) (a) Interest at the standard interest rate determined in terms of Section 28(1) of the Exchequer and Audit Act, 1975 (Act No. 56 of 1975), shall, subject to the provisions of subsection (4), be payable from the date on which the Municipality takes possession of the property in question in terms of Section 8(3) or (5) on any outstanding portion of the amount of compensation payable in accordance with subsection (1):

Provided that –

- (i)
- (ii) If the owner fails to comply with the provisions of Section 9(1) within the appropriate period referred to in the said section, the amount so payable shall during the period of such failure and for the purpose of the payment of interest be deemed not to be an outstanding amount.
- (4) If the owner of property which has been expropriated occupies or utilized or any portion thereof, no interest shall, in respect of the period during which he so occupies or utilizes it, be paid in terms if subsection (3) on so much of the outstanding amount as, in the opinion of the (Municipality), relates to the property so occupied or utilized."

"13. Payment of compensation in respect of rights of unregistered leases in respect of property expropriated –

- (3) If the owner of expropriated property fails to comply with a the provisions of Section 9(1) (d)(1) and the (Municipality) did not prior to the payment of any compensation money to the owner become aware of the existence of the lease in respect of such property the (Municipality) shall not be obliged to pay compensation to the lessee concerned in respect of the termination of his rights, but such owner shall be liable to any such lessee for damages sustained by him in consequence of the termination of his rights."

6. Your attention is directed to the provisions of Section 20 of the Expropriation Act, which reads as follows:

"20. Payment of certain taxes and other moneys out of compensation monies –

- (1) If any land which has been expropriated is situated within the area of jurisdiction of a local authority, such local authority shall upon receipt or publication of a relevant notice

in terms of section 7, forthwith inform the (Municipality) in writing) of any outstanding tax or other moneys in respect of the payment of which the production of a receipt or certificate is in terms of any law prerequisite for the passing of a transfer of such land by a Registrar of Deeds.

(2) The (Municipality) may utilise so much of the compensation money in question as is necessary for the payment on behalf of the owner of such land of any tax or other moneys mentioned in subsection (1) .”

7. If the title deed to the land is not in the possession or under the control of the Owner(s), you are further requested in terms of Section 9(3)(a) of the Expropriation Act to provide within sixty days of the date of this notice written particulars of the name and address of the person in whose possession or under whose control is.
8. All responses in terms of this Notice of Expropriation must be addressed to the Municipal Manager at the address indicated hereunder:

N J MDAKANE

**The Municipal Manager
Kwa-Dukuza Municipality
Municipal Offices
Chief Albert Luthuli Street, STANGER**

**P.O. BOX 72
KWADUKUZA/STANGER
4450**

SCHEDULE OF PROPERTIES TO NOTICE OF EXPROPRIATION IN TERMS OF THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, 1996; THE HOUSING ACT (Number 107 of 1997, as amended) AND THE EXPROPRIATION ACT (Number 63 of 1975, as amended) ALL OF CHARLOTTE DALE, NTSRAWENI and LLOYDS, STANGER, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL

PORTION/ERF INGXENYE	EXTENT IN HECTARES UBUKHULU BENDAWO NGOKWAMAHECTA	COMPENSATION OFFERED ISINXEPHEZELO
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CHARLOTTE DALE

1. REM OF ERF 32 CHARLOTTE DALE	1,6882	R 55 000-00
2. PTN 1 OF ERF 32 CHARLOTTE DALE	3,3474	R 110 000-00
3. PTN 2 OF ERF 32 CHARLOTTE DALE	1,6882	R 55 000-00
4. ERF 33 CHARLOTTE DALE	6,4724	R 204 500-00
5. A ½ SHARE IN AND TO ERF 34 CHARLOTTE DALE	6,3130	R 204 500-00
6. ERF 35 CHARLOTTE DALE	6,3408	R 204 500-00
7. ERF 36 CHARLOTTE DALE	6,7138	R 215 000-00
8. ERF 37 CHARLOTTE DALE	6,0778	R 183 500-00
9. PTN 1 OF ERF 101 CHARLOTTE DALE	1,2453	R 120 500-00

10. REM OF ERF 102 CHARLOTTE DALE	1,9802	R 93 500-00
11. PTN 1 OF ERF 102 CHARLOTTE DALE	2,0257	R 66 000-00
12. PTN 2 OF ERF 102 CHARLOTTE DALE	1,4664	R 141 500-00
13. REM OF ERF 103 CHARLOTTE DALE	0,9320	R 88 000-00
14. PTN 1 OF ERF 103 CHARLOTTE DALE	2,4290	R 194 000-00
15. PTN 3 OF ERF 103 CHARLOTTE DALE	2,1080	R 173 000-00
16. ERF 743 GROUVILLE	1,6934	R 79 200-00
17. ERF 744 GROUVILLE	1,2557	R 136 250-00
18. ERF 745 GROUVILLE	0,1181	R 11 000-00
19. ERF 746 GROUVILLE	1,1056	R 52 800-00
20. ERF 747 GROUVILLE	0,4965	R 27 500-00
21. ERF 748 GROUVILLE	0,9118	R 49 500-00
22. ERF 749 GROUVILLE	3,1351	R 108 900-00
23. ERF 754 GROUVILLE	1,9331	R 97 900-00
24. ERF 757 GROUVILLE	1,7776	R 145 700-00
25. ERF 801 GROUVILLE	1,5624	R 167 750-00

PAGE TWO

PORTION/ERF INGXENYE	EXTENT IN HECTARES UBUKHULU BENDAWO NGOKWAMAHECTA	COMPENSATION OFFERED ISINXEPHEZELO
26. ERF 803 GROUVILLE	1,4324	R 110 000-00
27. ERF 808 GROUVILLE	0,1883	R 38 500-00
28. ERF 810 GROUVILLE	4,3663	R 124 700-00
29. ERF 811 GROUVILLE	1,9243	R 173 000-00
30. ERF 814 GROUVILLE	1,0406	R 79 200-00
31. ERF 815 GROUVILLE	0,8544	R 81 400-00
32. ERF 816 GROUVILLE	3,2516	R 159 350-00
33. ERF 817 GROUVILLE	0,2263	R 51 700-00

NTSHAWINI

34. ERF 106 CHARLOTTE DALE	1,0350	R 372 500-00
35. ERF 107 CHARLOTTE DALE	6,7833	R 215 000-00

36. ERF 108 CHARLOTTE DALE	6,9870	R 362 000-00
37. PTN 1 OF ERF 109 CHARLOTTE DALE	2,0608	R 66 000-00
38. REM OF ERF 109 CHARLOTTE DALE	4,0244	R 131 000-00
39. ERF 117 CHARLOTTE DALE	6,8341	R 550 600,00
40. ERF 118 CHARLOTTE DALE	8,5988	R 404 000-00
41. ERF 119 CHARLOTTE DALE	6,8509	R 320 000-00
42. PTN 1 OF 120 CHARLOTTE DALE	1,5921	R 152 000-00
43. PTN 2 OF 120 CHARLOTTE DALE	1,6198	R 53 900-00

LLOYDS

44. ERF 96 CHARLOTTE DALE	6,8800	R 320 000-00
45. ERF 97 CHARLOTTE DALE	6,8757	R 215 000-00
