

# Provincial Gazette

Free State Province



# Provinsiale Koerant

Provinsie Vrystaat

Published by Authority

Uitgegee op Gesag

NO. 38	FRIDAY, 29 JULY 2011	NO. 38	VRYDAG, 29 JULIE 2011
<b>PROVINCIAL NOTICES</b>		<b>PROVINSIALE KENNISGEWINGS</b>	
70	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein (Central Business District): Erven 1003, 1005, R/1006 and 28424	2	
70			2
71	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein, Extension 39: Erf 5291 (Wilgehof)	2	
71			2
72	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein, Extension 65: Erven 11143 and 22045] (Hamilton)	3	
72			3
73	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein (Westdene): Erf 3217	3	
73			3
74	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein, Extension 130: Erf 19561 (Brandwag)	3	
74			3
75	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein, Extension 89: Erf 14524 (Fichardtspark)	4	
75			4
76	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein, Extension 77: Erf 13119 (Brandwag)	4	
76			4
77	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein, Extension 85: Erf 13968 (Bayswater)	5	
77			5
78	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein, Extension 46: Erf 6634 (Dan Pienaar)	5	
78			5
79	Removal of Restrictions Act, 1967 (Act No. 84 of 1967): Bloemfontein: Erf 13425 (Dan Pienaar)	5	
79			5
<b>COOPERATIVE GOVERNANCE, TRADITIONAL AFFAIRS AND HUMAN SETTLEMENTS NOTICE</b>			
	Mafube Municipality	6	
<b>MISCELLANEOUS</b>		<b>ALLERLEI</b>	
	Townships Board Notices	16	
	Removal of Restrictions Act, 1967 (Act No. 84 of 1967)	18	
			16
			18

**PROVINCIAL NOTICES**

**PROVINSIALE KENNISGEWINGS**

**[NO. 70 OF 2011]**

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN (CENTRAL BUSINESS DISTRICT): REMOVAL OF  
RESTRICTIONS: ERVEN 1003, 1005, R/1006 AND 28424**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter:

- \* the conditions of title in Deed of Transfer T24288/2009 pertaining to Erven 1003, 1005 and R/1006, Bloemfontein, (Central Business District) by the removal of restrictive condition 1.(a) on page 3 in the said Deed of Transfer; and
- \* the conditions of title in Deed of Transfer T3023/2010 pertaining to Erf 28424, Bloemfontein, (Central Business District) by the removal of restrictive condition 1.(a) on page 3 in the said Deed of Transfer subject to the following conditions:
  - \* the conditions imposed by Mangaung Local Municipality.
  - \* the registration of the consolidation at the office of the Registrar of Deeds within twenty-four (24) months from the date on the letter of approval.

**[NO. 70 VAN 2011]**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN  
1967): BLOEMFONTEIN SENTRALE BESIGHEIDS GEBIED):  
OPHEFFING VAN BEPERKINGS; ERWE 1003, 1005, R/1006 EN  
28424**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings hierby-

- \* die titelvoorwaardes in Transportakte T24288/2009 ten opsigte van Erwe 1003, 1005 en R/1006, Bloemfontein (Sentrale Besigheidsgebied) deur die opheffing van beperkende voorwaarde 1.(a) op bladsy 3 in die genoemde Transportakte; en
- \* die titelvoorwaardes in Transportakte T3023/2010 ten opsigte van Erf 28424, Bloemfontein, (Sentrale Besigheidsgebied) deur die opheffing van beperkende voorwaarde B.(a) op bladsy 2 in die genoemde Transportakte, onderworpe aan die volgende voorwaardes:
  - \* die voorwaardes gestel deur Mangaung Plaaslike Munisipaliteit.
  - \* die registrasie van die konsolidasie in die Aktekantoor binne vier en twintig (24) maande vanaf die datum op die goedkeuringsbrief.

**[NO. 71 OF 2011]**

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN, EXTENSION 39: REMOVAL OF RESTRICTIONS:  
ERF 5291 (WILGEHOF)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter:

- \* the conditions of title in Deed of Transfer T51/1998 pertaining to Erf 5291, Bloemfontein, Extension 39, (Wilgehof) by the removal of restrictive conditions (a) and (b) on page 3 in the said Deed of Transfer.

**[NO. 71 VAN 2011]**

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN  
1967): BLOEMFONTEIN, UITBREIDING 39: OPHEFFING VAN  
BEPERKINGS; ERF 5291 (WILGEHOF)**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings hierby-

- \* die titelvoorwaardes in Transportakte T51/1998 ten opsigte van Erf 5291, Bloemfontein, Uitbreiding 39, (Wilgehof) deur die opheffing van beperkende voorwaardes (a) en (b) op bladsy 3 in die genoemde Transportakte.

[NO. 72 OF 2011]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN, EXTENSION 65: REZONING: CLOSED PORTION  
OF GEORGE LUBBE STREET [BORDERED BY ERVEN 11143 AND  
22045] (HAMILTON)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter the Town Planning Scheme of Bloemfontein by the rezoning of the closed street portion (2020m<sup>2</sup> in extent) [bordered by erven 11143 and 22045], Bloemfontein, Extension 65, (Hamilton) from "Street to General Industrial" as indicated on the approved diagram, subject to the following conditions:

- \* The conditions imposed by Mangaung Local Municipality.

[NO. 73 OF 2011]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN (WESTDENE): REZONING: ERF 3217**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter:

- \* the Town-Planning Scheme of Bloemfontein by the rezoning of Erf 3217, Bloemfontein, (Westdene) from "Single Residential 2" to "Restricted Business 2", subject to the following conditions:
- \* the conditions imposed by Mangaung Local Municipality.

[NO. 74 OF 2011]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN, EXTENSION 130: REZONING: ERF 19561  
(BRANDWAG)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter:

[NO. 72 VAN 2011]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN  
1967): BLOEMFONTEIN, UITBREIDING 65: HERSONERING:  
GESLOTE GEDEELTE VAN GEORGE LUBBESTRAAT [BEGRENS  
DEUR ERWE 11143 EN 22045] (HAMILTON)**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings hiermee die Dorpsaanlegskema van Bloemfontein deur die hersonering van die geslote straatgedeelte (2020m<sup>2</sup> groot) [begrens deur erwe 11143 en 22045], Bloemfontein, Uitbreiding 65 (Hamilton) vanaf "Straat" na "Algemene Nywerheid" soos aangetoon op die goedgekeurde diagram, onderhewig aan die volgende voorwaardes:

- \*Die voorwaardes gestel deur Mangaung Plaaslike Munisipaliteit.

[NO. 73 VAN 2011]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN  
1967): BLOEMFONTEIN (WESTDENE): HERSONERING: ERF 3217**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings, hierby:

- \* die Dorpsaanlegskema van Bloemfontein deur die hersonering van Erf 3217, Bloemfontein (Westdene) vanaf "Enkelwoning 2" na "Beperkte Besigheid 2", onderworpe aan die volgende voorwaardes:
- \* die voorwaardes gestel deur Mangaung Plaaslike Munisipaliteit.

[NO. 74 VAN 2011]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN  
1967): BLOEMFONTEIN, UITBREIDING 130: HERSONERING: ERF  
19561**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings, hierby:

\* the Town-Planning Scheme of Bloemfontein by the rezoning of Erf 19561, Bloemfontein, Extension 130, (Brandwag) from "Single Residential 1" to "Single Residential 3", subject to the following conditions:

\* the conditions imposed by Mangaung Local Municipality.

[NO. 75 OF 2011]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN, EXTENSION 89: REZONING: ERF 14524  
(FICHARDTPARK)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter:

\* the Town-Planning Scheme of Bloemfontein by the rezoning of Erf 14524, Bloemfontein, Extension 89, (Fichardtpark) from "Single Residential 2" to "Educational Purposes", subject to the following conditions:

\* the conditions imposed by Mangaung Local Municipality.

\* parking is only provided on the said erf and not in the streets at a rate of 6 parking bays per 100m<sup>2</sup>.

[NO. 76 OF 2011]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN, EXTENSION 77: REZONING: ERF 13119  
(BRANDWAG)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967) I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter the Town-Planning Scheme of Bloemfontein by the rezoning of erf 13119, Bloemfontein, Extension 77 (Brandwag), from "Single Residential 2" to "Single Residential 3", subject to the following conditions:

The conditions imposed by Mangaung Local Municipality.

\* die Dorpsaanlegkema van Bloemfontein deur die hersonering van Erf 19561, Bloemfontein Uitbreiding 130, (Brandwag) vanaf "Enkelwoon 1" na "Enkelwoon 3", onderworpe aan die volgende voorwaardes:

\* die voorwaardes gestel deur Mangaung Plaaslike Munisipaliteit.

[NO. 75 VAN 2011]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN, UITBREIDING 89: HERSONERING: ERF 14524**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings, hierby:

\* die Dorpsaanlegkema van Bloemfontein deur die hersonering van Erf 14524, Bloemfontein Uitbreiding 89, (Fichardtpark) vanaf "Enkelwoon 2" na "Onderwysdoeleindes", onderworpe aan die volgende voorwaardes:

\* die voorwaardes gestel deur Mangaung Plaaslike Munisipaliteit.

\* Parkering word slegs op die genoemde erf en nie in die strate voorsien nie teen 'n ratio van 6 parkeerplekke per 100m<sup>2</sup>.

[NO. 76 VAN 2011]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN, UITBREIDING 77: HERSONERING: ERF 13119 (BRANDWAG)**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings, hierby die Dorpsaanlegkema van Bloemfontein deur die hersonering van erf 13119, Bloemfontein, Uitbreiding 77 (Brandwag), vanaf "Enkelwoon 2" na "Enkelwoon 3", onderworpe aan die volgende voorwaardes:

Die voorwaardes gestel deur Mangaung Plaaslike Munisipaliteit.

[NO. 77 OF 2011]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN, EXTENSION 85: REZONING: ERF 13968  
(BAYSWATER)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967) I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter the Town-Planning Scheme of Bloemfontein by the rezoning of erf 13968, Bloemfontein, Extension 85 (Bayswater) from "Single Residential 2" to "Single Residential 3", subject to the following conditions:

The conditions imposed by Mangaung Local Municipality.

[NO. 77 VAN 2011]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967):  
BLOEMFONTEIN, UITBREIDING 85: HERSONERING: ERF 13968 (BAYSWATER)**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings, hierby die Dorpsaanlegskema van Bloemfontein deur die hersonering van erf 13968, Bloemfontein, Uitbreiding 85 (Bayswater), vanaf "Enkelwoon 2" na "Enkelwoon 3", onderworpe aan die volgende voorwaardes:

Die voorwaardes gestel deur Mangaung Plaaslike Munisipaliteit.

[NO. 78 OF 2011]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN, EXTENSION 46: REMOVAL OF RESTRICTIONS:  
ERF 6634 (DAN PIENAAR)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967) I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter the conditions of title in Deed of Transfer T4477/2010 pertaining to erf 6634, Bloemfontein, Extension 46 (Dan Pienaar), by the removal of restrictive conditions 1.(a), 1.(b) and 1.(c) on page 3 in the said Deed of Transfer.

[NO. 78 VAN 2011]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967):  
BLOEMFONTEIN, UITBREIDING 46: OPHEFFING VAN  
BEPERKINGS: ERF 6634 (DAN PIENAAR)**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings, hierby die titelvoorwaardes in Transportakte T4477/2010 ten opsigte van erf 6634, Bloemfontein, Uitbreiding 46 (Dan Pienaar), deur die opheffing van beperkende voorwaardes 1.(a), 1.(b) en 1.(c) op bladsy 3 van genoemde Transportakte.

[NO. 79 OF 2011]

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967):  
BLOEMFONTEIN: REMOVAL OF RESTRICTIONS: ERF 13425  
(DAN PIENAAR)**

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967) I, M.G. Qabathe, Member of the Executive Council of the Province responsible for Cooperative Governance, Traditional Affairs and Human Settlements, hereby alter the conditions of title in Deed of Transfer T19002/2002 pertaining to erf 13425, Bloemfontein (Dan Pienaar), by the removal of restrictive conditions A.(a) and A.(b) on page 2 in the said Deed of Transfer.

[NO. 79 VAN 2011]

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967):  
BLOEMFONTEIN: OPHEFFING VAN BEPERKINGS: ERF 13425 (DAN PIENAAR)**

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek, M.G. Qabathe Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Samewerkende Regering, Tradisionele Sake en Huisvestings, hierby die titelvoorwaardes in Transportakte T19002/2002 ten opsigte van erf 13425, Bloemfontein (Dan Pienaar), deur die opheffing van beperkende voorwaardes A.(a) en A.(b) op bladsy 2 van genoemde Transportakte.

**COOPERATIVE GOVERNANCE, TRADITIONAL AFFAIRS AND HUMAN SETTLEMENTS NOTICE**

—————  
**MAFUBE MUNICIPALITY**

**PROPERTY RATES BY-LAW  
(FINAL)**

**(22 JUNE 2011)**

**FOR IMPLEMENTATION ON 1 JULY 2011**

**MAFUBE LOCAL MUNICIPALITY  
PROPERTY RATES BY-LAW**

The Municipal Manager of Mafube Local Municipality hereby, in terms of Section 6 of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004), publishes the Property Rates By-law for the Mafube Local Municipality, as approved by its Council as set out hereunder.

**PURPOSE OF BY-LAW**

To allow Council to exercise its power to value and impose rates on immovable properties located within its area of jurisdiction in such a manner that it will contribute to effective and economic service delivery to the entire community.

**TABLE OF CONTENTS:**

1.	<b>DEFINITIONS</b>
2.	<b>PRINCIPLES</b>
3.	<b>APPLICATION OF BY-LAW</b>
4.	<b>PRINCIPLES APPLICABLE TO FINANCING OF SERVICES</b>
5.	<b>CATEGORIES OF PROPERTY</b>
6.	<b>CATEGORIES OF OWNERS</b>
7.	<b>PROPERTIES USED FOR MULTIPLE PURPOSES</b>
8.	<b>DIFFERENTIAL RATING</b>
9.	<b>EXEMPTIONS AND IMPERMISSIBLE RATES</b>
10.	<b>REDUCTIONS</b>
11.	<b>REBATES</b>
12.	<b>PAYMENT OF RATES</b>
13.	<b>ACCOUNTS TO BE FURNISHED</b>
14.	<b>PHASING IN OF RATES</b>
15.	<b>FREQUENCY OF VALUATION</b>
16.	<b>COMMUNITY PARTICIPATION</b>
17.	<b>REGISTER OF PROPERTIES</b>
18.	<b>REGULAR REVIEW PROCESSES</b>
19.	<b>SHORT TITLE</b>
20.	<b>COMMENCEMENT</b>

**1. Definitions**

For the purpose of these by-laws any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004) shall bear the same meaning in these by-laws and unless the context indicates otherwise-

- 1.1 **"Act"** means the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004) and any amendment thereof;
- 1.2 **"Agent"**, in relation to the owner of a property, means a person appointed by the owner of the property-
- (a) to receive rental or other payments in respect of the property on behalf of the owner; or
- (b) to make payments in respect of the property on behalf of the owner;
- 1.3 **"Agricultural purpose"** in relation to the use of a property, includes the use of a property for the purpose of eco-tourism or for the trading in or hunting of game;
- 1.4 **"Annually"** means once every financial year;
- 1.5 **"Business and commercial property"** – means -
- (a) property used for the activity of buying, selling or trading in commodities or services and includes any office or other accommodation on the same property, the use of which is incidental to such activity; or
- (b) property on which the administration of the business of private or public entities take place;
- 1.6 **"Category"**
- (a) in relation to property, means a category of properties determined in terms of Section 7 of this policy; and
- (b) in relation to owners of properties, means a category of owners determined in terms of Section 8 of this policy.

- 1.7 **“Child-headed household”** means a household where the main caregiver of the said household is younger than 18 years of age. Child-headed household means a household headed by a child as defined in terms of section 28(3) of the Constitution.
- 1.8 **“Definitions, words and expressions”** as used in the Act are applicable to this policy document where ever it is used;
- 1.9 **“Exclusion”** – in relation to a municipality’s rating power, means a restriction of that power as provided for in sections 16 and 17 of the Act;
- 1.10 **“Exemption”** - in respect of the calculation of a rate means an exemption granted in terms of section 15(1)(a) of the Act;
- 1.11 **“Farm property or small holdings used for agricultural purpose”** – means property that is used for the cultivation of soils for purposes of planting and gathering in of crops; forestry in the context of the planting or growing of trees in a managed and structured fashion; the rearing of livestock and game or the propagation and harvesting of fish, but includes the use of a property for the purpose of eco-tourism; and in the respect of property on which game is reared, trade or hunted, it excludes any portion that is used for commercial or business purposes;
- 1.12 **“Farm property not used for any purpose”** – means agricultural property which is not used for such purpose, regardless of whether such portion of such property has a dwelling on it which is used as a dwelling and must be regarded as residential property;
- 1.13 **“Financial year”** – the period starting from 1 July in a year to 30 June the following year;
- 1.14 **“Industrial property”** – means property used for a branch of trade or manufacturing, production, assembly or processing of finished or partially finished products from raw materials or fabricated parts on such a large scale that capital and labour are significantly involved, and includes any office or other accommodation on the same property, the use of which is incidental to such activity;
- 1.15 **“Land reform beneficiary”**, in relation to a property, means a person who -
- (a) acquired the property through -
    - (i) the Provision of Land and Assistance Act, 1993 (Act No. 126 of 1993); or
    - (ii) the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994);
  - (b) holds the property subject to the Communal Property Associations Act, 1996 (Act No 28 of 1996);
  - (c) holds or acquires the property in terms of such other land tenure reform legislation as may pursuant to section 25(6) and (7) of the Constitution (Act No.108 of 1996) be enacted after this Act has taken effect;
- 1.16 **“Land tenure right”** means an old order right or a new order right as defined in section 1 of the Communal Land Rights Act, 2004 (Act No.11 of 2004);
- 1.17 **“Municipality”** means the Local Municipality of Mafube;
- 1.18 **“Newly Rateable property”** means any rateable property on which property rates were not levied before the end of the financial year preceding the date on which this Act took effect, excluding –
- (a) a property which was incorrectly omitted from a valuation roll and for that reason was not rated before that date; and
  - (b) a property identified by the Minister by notice in the Gazette where the phasing-in of a rate is not justified;
- 1.19 **“Occupier”** – in respect of a property means a person in actual occupation of a property, whether or not that person has a right to occupy the property;
- 1.20 **“Open space”** - means land that is used as a park, garden, for passive leisure or maintained in its natural state;
- 1.21 **“Owner”**-
- (a) in relation to a property referred to in paragraph (a) of the definition of “property”, means a person in whose name ownership of the property is registered;
  - (b) in relation to a right referred to in paragraph (b) of the definition of “property”, means a person in whose name the right is registered;
  - (c) in relation to a land tenure right referred to in paragraph (c) of the definition of “property”, means a person in whose name the right is registered or to whom it was granted in terms of legislation; or
  - (d) in relation to public service infrastructure referred to in paragraph (d) of the definition of “property”, means the organ of state which owns or controls that public service infrastructure as envisaged in the definition of “publicly controlled”, provided that a person mentioned below may for the purposes of this Act be regarded by a municipality as the owner of a property in the following cases:-

- (i) a trustee, in the case of a property in a trust excluding state trust land;
  - (ii) an executor or administrator, in the case of a property in a deceased estate;
  - (iii) a trustee or liquidator, in the case of a property in an insolvent estate or in
  - (iv) a judicial manager, in the case of a property in the estate of a person under
  - (v) a curator, in the case of a property in the estate of a person under curatorship;
  - (vi) a person in whose name a usufruct or other personal servitude is registered, in the case of a property that is subject to a usufruct or other personal servitude;
  - (vii) a lessee, in the case of a property that is registered in the name of a municipality and is leased by it; or
  - (viii) a buyer, in the case of a property that was sold by a municipality and of which possession was given to the buyer pending registration of ownership in the name of the buyer;
- 1.22 **“privately open space”** means land that is privately owned and used for practising of sport, play- or leisure facilities or used as a botanical garden, cemetery or nature area;
- 1.23 **“Privately owned towns serviced by the owner”** means single properties, situated in an area not ordinarily being serviced by the municipality, divided through sub division or township establishment into (ten or more) full title stands and/ or sectional units and where all rates related services inclusive of installation and maintenance of streets, roads, sidewalks, lighting, storm water drainage facilities, parks and recreational facilities are installed at the full cost of the developer and maintained and rendered by the residents of such estate.
- 1.24 **“Property”** means -
- (a) immovable property registered in the name of a person, including, in the case of a sectional title scheme, a sectional title unit registered in the name of a person;
  - (b) a right registered against immovable property in the name of a person, excluding a mortgage bond registered against the property;
  - (c) a land tenure right registered in the name of a person or granted to a person in terms of legislation; or
  - (d) public service infrastructure.
- 1.25 **“Public service infrastructure”** means publicly controlled infrastructure of the following kinds:
- (a) national, provincial or other public roads on which goods, services or labour move across a municipal boundary;
  - (b) water or sewer pipes, ducts or other conduits, dams, water supply reservoirs, water treatment plants or water pumps forming part of a water or sewer scheme serving the public;
  - (c) power stations, power substations or power lines forming part of an electricity scheme serving the public;
  - (d) gas or liquid fuel plants or refineries or pipelines for gas or liquid fuels, forming part of a scheme for transporting such fuels;
  - (e) railway lines forming part of a national railway system;
  - (f) communication towers, masts, exchanges or lines forming part of a communications system serving the public;
  - (g) runways or aprons at national or provincial airports;
  - (h) breakwaters, sea walls, channels, basins, quay walls, jetties, roads, railway or infrastructure used for the provision of water, lights, power, sewerage or similar services of ports, or navigational aids comprising lighthouses, radio navigational aids, buoys, beacons or any other device or system used to assist the safe and efficient navigation of vessels;
  - (i) any other publicly controlled infrastructure as may be prescribed; or
  - (j) rights of way, easements or servitudes in connection with infrastructure mentioned in paragraphs (a) to (i).
- 1.26 **“Residential property”** means improved property that:-
- (a) is used predominantly (60% or more) for residential purposes, including any adjoining property registered in the name of the same owner and used together with such residential property as if it were one property. Any such grouping shall be regarded as one residential property for rate rebate or valuation reduction purposes;
  - (b) is a unit registered in terms of the Sectional Title Act and is used predominantly for residential purposes;
  - (c) is owned by a share-block company and is used predominantly for residential purposes;
  - (d) is a residence used for residential purposes situated on a property used for educational purposes;
  - (e) is property which is included as residential in a valuation list in terms of section 48(2)(b) of the Act;
  - (f) are retirement schemes and life right schemes used predominantly (60% or more) for residential purposes; vacant properties (empty stands), hotels, hostels, old-age homes and accommodation establishments, irrespective of their zoning or intended use, have been specifically excluded from this property category;

- 1.27 **“Rural communal settlements”** means the residual portion of rural communal land excluding identifiable and rateable entities within the property and excluding State Trust Land and land reform beneficiaries as defined in the Act.
- 1.28 **“small holding”** - means  
 (a) all agricultural zoned land units situated within an urban region with an area of one to three hectares; or  
 (b) any agricultural zoned land unit situated outside an urban region with an area of three hectares or less;
- 1.29 **“state owned property”** – excludes any property included in the valuation roll under the category ‘residential property’ or ‘vacant land’.
- 1.30 **“state trust land”** means land owned by the state-  
 (a) in trust for persons communally inhabiting the land in terms of a traditional system of land tenure;  
 (b) over which land tenure rights were registered or granted; or  
 (c) which is earmarked for disposal in terms of the Restitution of Land Rights Act, 1994 (Act No. 22 of 1994).
- 1.31 In this by-law, words used in the masculine gender include the feminine, the singular includes the plural and vice versa.

## 2. Principles

- 2.1 Rates will be levied in accordance with the Act as an amount in the rand based on the market value of all rateable property contained in the municipality’s valuation roll and supplementary valuation roll.
- 2.2 The municipality will differentiate between various categories of property and categories of owners of property as contemplated in clause 5 and 6 of this by-law.
- 2.3 Some categories of property and categories of owners will be granted relief from rates.
- 2.4 The municipality will not grant relief in respect of payments for rates to any category of owners or properties, or to owners of properties on an individual basis.
- 2.5 There will be no phasing in of rates based on the new valuation roll, except as prescribed by legislation and in accordance with clause 14 of this by-law.
- 2.6 The municipality’s rates policy will be based on the following principles:
- (a) Equity  
 The municipality will treat all ratepayers with similar properties the same.
- (b) Affordability  
 The ability of a person to pay rates will be taken into account by the municipality. In dealing with the poor/indigent ratepayers the municipality will provide relief measures through exemptions, reductions or rebates and cross subsidy from the equitable share allocation.
- (c) Sustainability  
 Rating of property will be implemented in a way that:  
 i. it supports sustainable local government by providing a stable and buoyant revenue source within the discretionary control of the municipality;  
 ii. Supports local, social and economic development; and  
 iii. Secures the economic sustainability of every category of ratepayer.
- (d) Cost efficiency  
 Rates will be based on the value of all rateable property and will be used to fund community and subsidised services after taking into account surpluses generated on trading (water, electricity) and economic (refuse removal, sewerage disposal) services and the amounts required to finance exemptions, rebates, reductions and phasing-in of rates as approved by the municipality from time to time.

### 3. Application of By-law

- 3.1 Where this by-law contradicts national legislation, such legislation has preference over this by-law. The Municipal Manager shall bring such conflicts immediately to the attention of the municipality once he becomes aware of such conflicts and will propose changes to the municipality's by-laws to eliminate such conflicts.
- 3.2 If there is any conflict between this by-law and the Property Rates policy of the municipality, this by-law will prevail.
- 3.3 In imposing the rate in the rand for each annual operating budget component, the municipality shall grant exemptions, rebates and reductions to the categories of properties and categories of owners.

### 4. Principles applicable to financing services

- 4.1 The municipal manager or his/her nominee must, subject to the guidelines provided by the National Treasury and Executive Committee of the municipality, make provision for the following classification of services:-
- (a) Trading services
- i. Water
- ii. Electricity
- (b) Economic services
- i. Refuse removal.
- ii. Sewerage disposal.
- (c) Community and subsidised services
- These include all those services ordinarily being rendered by the municipality excluding those mentioned in 4.1 (a) and (b).
- 4.2 Trading and economic services as referred to in clauses (a) and (b) must be ring fenced and financed from service charges while community and subsidised services referred to in clause (c) will be financed from surpluses on trading and economic services, regulatory fees, rates and rates related income.

### 5. Categories of property

- 5.1 Different rates may be levied in respect of the categories of rateable properties as determined by the municipality's rates policy.
- 5.2 Such rates will be determined on an annual basis during the compilation of the municipality's budget.
- 5.3 In determining the category of a property referred to in 5.1 the municipality shall take into consideration the dominant use of the property regardless the formal zoning of the property;
- 5.4 Properties used for multiple purposes shall be categorised and rated as provided for in section 9 of the Act and as more fully described in clause 7 of this by-law.

### 6. Categories of owners

- 6.1 For the purpose of granting exemptions, reductions and rebates in terms of clause 9, 10 and 11 respectively, different categories of owners of properties will be determined in the municipality's rates policy.

### 7. Properties used for multiple purposes

- 7.1 Rates on properties used for multiple purposes will be levied by the "dominant use of the property".

### 8. Differential rating

- 8.1 Criteria for differential rating on different categories of properties will be according to-
- (a) The nature of the property including its sensitivity to rating e.g. agricultural properties used for agricultural purposes.
- (b) The promotion of social and economic development of the municipality.
- 8.2 Differential rating among the various property categories will be done by way of setting different cent amount in the rand for each property category; and
- 8.3 by way of reductions and rebates as provided for in the municipality's rates policy document.

## 9. Exemptions and Impermissible Rates

- 9.1 Categories of property and categories of owners as determined by the municipality's rates policy on an annual basis will be exempted from paying rates.
- 9.2 Conditions determined by the rates policy will be applied accordingly.
- 9.3 Exemptions will automatically apply where no applications are required.
- 9.4 Rates may not be levied by the municipality on properties prescribed in Section 17(1) of the Municipal Property Rates Act, 2004.
- 9.5 Public Benefit Organisation Property owned by public benefit organisations and used for any specified public benefit activity listed in item 1 (welfare and humanitarian), item 2 (health care), and item 4 (education and development) of part 1 of the Ninth Schedule to the Income Tax Act, may apply for exemption of property rates, on conditions as determined by the municipality's rates policy.
- 9.6 The municipality retains the right to refuse the exemption if the details supplied in the application form were incomplete, incorrect or false.
- 9.7 The extent of the exemptions implemented will annually be determined by the municipality and it must be included in the annual budget.

## 10. Reductions

- 10.1 Reductions as contemplated in section 15 of the Act will be considered on an *ad-hoc* basis in the event of the following:
- 10.1.1 Partial or total destruction of a property.
- 10.1.2 Disasters as defined in the Disaster Management Act, 2002 (Act 57 of 2002).
- 10.2 The following conditions shall be applicable in respect of 10.1:-
- 10.2.1 The owner referred to in 10.1.1 shall apply in writing for a reduction and the onus will rest on such applicant to prove to the satisfaction of the municipality that his property has been totally or partially destroyed. He/she will also have to indicate to what extent the property can still be used and the impact on the value of the property.
- 10.2.2 Property owners will only qualify for a rebate if affected by a disaster as referred to in the Disaster Management Act, 2002 (Act No. 57 of 2002).
- 10.2.3 A maximum reduction determined annually by the municipality will be allowed in respect of both 10.1.1 and 10.1.2.
- 10.2.4 An ad-hoc reduction will not be given for a period in excess of 6 months, unless the municipality gives further extension on application.
- 10.2.5 If rates were paid in advance prior to granting of a reduction the municipality will give credit to such an owner as from the date of reduction until the date of lapse of the reduction or the end of the period for which payment was made whichever occurs first.

## 11. Rebates

- 11.1 Categories of property
- 11.1.1 The municipality may grant rebates to categories of property as determined in the municipality's rates policy.
- 11.2 Categories of owners
- 11.2.1 The municipality may grant rebates to categories of owners as determined annually in the municipality's rates policy.
- 11.3 Conditions determined by the rates policy will be applied accordingly.
- 11.4 Applications for rebates must reach the municipality before the date determined by the property policy, preceding the start of the new municipal financial year for which relief is sought.
- 11.5 The municipality retains the right to refuse rebates if the details supplied in the application form were incomplete, incorrect or false.
- 11.6 Properties with a market value below a prescribed valuation level of an amount determined annually by the Municipality may, instead of a rate being determined on the market value, be rated a uniform fixed amount per property.
- 11.7 The extent of the rebate in terms of 11.1, 11.2 and 11.6 will annually be determined by the municipality and it must be included in the annual budget.

## 12. Payment of rates

12.1 Council may levy assessment rates: -

- (a) On a monthly basis or less regular as determined by the Municipal Finance Management Act, (No.56 of 2003) or
- (b) Annually, as agreed with the owner of the property.

12.2 The municipality shall determine the due dates for payments in monthly installments and the single annual payment and this date shall appear on the accounts forwarded to the owner/ tenant/ occupants/ agent.

12.3 Rates payable on an annual basis, will be subject to a discount of 5% if paid in full on or before 30 September of each year.

12.4 Interest on arrears rates, whether payable on or before 30 September or in equal monthly instalments, shall be calculated in accordance with the provisions of the Credit Control and Debt Collection Policy of the Municipality.

12.5 If a property owner who is responsible for the payment of property rates in terms of the rates policy, fails to pay such rates in the prescribed manner, it will be recovered from him/her in accordance with the provisions of the Credit Control and Debt Collection By-law of the Municipality.

12.6 Arrears rates shall be recovered from tenants, occupiers and agents of the owner, in terms of section 28 and 29 of the Act and the Municipality's credit control en debt collection by-law.

12.7 Where the rates levied on a particular property have been incorrectly determined, whether because of an error or omission on the part of the municipality or false information provided by the property owner concerned or a contravention of the permitted use to which the property concerned may be put, the rates payable shall be appropriately adjusted for the period extending from the date on which the error or omission is detected back to the date on which rates were first levied in terms of the current valuation roll.

12.8 In addition, where the error occurred because of false information provided by the property owner or as a result of a contravention of the permitted use of the property concerned, interest on the unpaid portion of the adjusted rates payable shall be levied at the maximum rate permitted by prevailing legislation.

12.9 In the event of rates levied emanating from a supplementary valuation, payment thereof will be according to the date determined by the Municipality and payment thereof may not be withheld pending an objection or appeal as determined by section 78(2) of the Act.

12.10 In the event that a property has been transferred to a new owner and rates emanating from a supplementary valuation become due and payable, the owner on date of the levy will be held responsible for the settlement of the interim rates account.

12.11 Rates Clearance Certificates will be valid for up to 60 days. No extension on a certificate will be granted. If it expires a new application for clearance must be made

## 13. Accounts to be furnished

13.1 The municipality will furnish each person liable for the payment of rates with a written account, which will specify:

- (i) the amount due for rates payable,
- (ii) the date on or before which the amount is payable,
- (iii) how the amount was calculated,
- (iv) the market value of the property, and
- (v) rebates, exemptions, reductions or phasing-in, if applicable.

13.2 A person liable for payment of rates remains liable for such payment, whether or not such person has received a written account from the municipality. If the person concerned has not received a written account, he/she must make the necessary enquiries with the municipality.

13.3 In the case of joint ownership the municipality shall consistently, in order to minimise costs and unnecessary administration, recover rates from one of the joint owners only provided that it takes place with the consent of the owners concerned.

## 14. Phasing in of rates

14.1 The rates to be levied on newly rateable property shall be phased in as explicitly provided for in section 21 of the Act.

14.2 The phasing-in discount on the properties referred to in section 21 shall be as follows:

- First year : 75% of the relevant rate;
- Second year : 50% of the relevant rate; and
- Third year : 25% of the relevant rate.

14.3 No rates shall be levied on newly rateable properties that are owned and used by organisations conducting activities that are beneficial to the public and that are registered in terms of the Income Tax Act for those activities, during the first year. The phasing-in discount on these properties shall be as indicated below:-

- First year : 100% of the relevant rate;
- Second year : 75% of the relevant rate;
- Third year : 50% of the relevant rate; and
- Fourth year : 25% of the relevant rate.

## 15. Frequency of valuation

15.1 The municipality shall prepare a new valuation roll every 4 (four) years.

15.2 The municipality, under exceptional circumstances, may request the MEC for Local Government and Housing in the province to extend the validity of the valuation roll to 5 (five) years.

15.3 Supplementary valuations will be done at least on an annual basis to ensure that the valuation roll is properly maintained.

## 16. Community participation

16.1 Before the municipality adopts the rates by-law, the municipal manager will follow the process of community participation envisaged in chapter 4 of the Municipal Systems Act and comply with the following requirements:

16.1.1 Council must establish appropriate mechanisms, processes and procedures to enable the local community to participate and will provide for consultative sessions with locally recognised community organisations and where appropriate traditional authorities.

16.1.2 Conspicuously display the draft rates by-law for a period of at least 30 days (municipality to include period decided on) at the municipality's head and satellite offices and libraries (and on the website).

16.1.3 Advertise in the media a notice stating that the draft rates by-law has been prepared for submission to council and that such by-law is available at the various municipal offices and on the website for public inspection.

16.1.4 Property owners and interest persons may obtain a copy of the draft policy from the municipal offices during office hours at a fee as determined by Council as part of its annual tariffs. Property owners and interest persons are invited to submit written comments or representations to the municipality within the specified period in the notice.

16.1.5 The municipality will consider all comments and/or representations received when considering the finalisation of the rates policy and by-law.

16.1.6 The municipality will communicate the outcomes of the consultation process in accordance with section 17 of the Municipal Systems Act 32 of 2000.

## 17. Register of properties

17.1 The municipality will compile and maintain a register in respect of all properties situated within the jurisdiction of the municipality. The register will be divided into Part A and Part B.

17.2 Part A of the register will consist of the current valuation roll of the municipality and will include all supplementary valuations done from time to time.

17.3 Part B of the register will specify which properties on the valuation roll or any supplementary valuation roll are subject to:

- i. Exemption from rates in terms of section 15 of the Property Rates Act, 2004,
- ii. Rebate or reduction in terms of section 15 of the Act,
- iii. Phasing-in of rates in terms of section 21 of the Act, and
- iv. Exclusions as referred to in section 17 of the Act.

17.4 The register will be open for inspection by the public at the municipal main offices during office hours or on the website of the municipality.

17.5 The municipality will update Part A of the register during the supplementary valuation process.

17.6 Part B of the register will be updated on an annual basis as part of the implementation of the municipality's annual budget.

**18. Regular review processes**

18.1 The municipality's rates policy must be reviewed on an annual basis to ensure that it complies with the Municipality's strategic objectives as contained in the Integrated Development Plan and with relevant legislation.

**19. Short title**

19.1 This by-law is the rates by-law of the Mafube Local Municipality.

**20. Commencement**

20.1 This by-law comes into force and effect on 1 July 2011.

---

**MAFUBE MUNICIPALITY  
ESTIMATES AND RATES: 2011/2012  
PERIOD: 1 JULY 2011-30 JUNE 2012**

**NOTICE** is hereby given in terms of sections 11 (3) and 75A of the Local Government: Municipal Systems Act 32 of 2000, that, subject to the Premier's approval where applicable, the under-mentioned assessment rates have been levied on rateable properties for the period ending on 30 June 2012. (Also read with Section 24 of the Local Government: Municipal Finance Management Act 56 of 2003 and Section 14 of the Local Government: Municipal Property Rates Act 6 of 2004)

	<b>IMPROVED VALUE</b>
Residential	0.00898 c/R
Businesses	0.017960 c/R
Government (offices, workshops, and all buildings not sorting under Government residences)	0.052000 c/R
Industries	0.017960 c/R
Farms	0.000505 c/R

The first R50 000 of the valuation of residential property is exempted from rates.

Rates become due and payable monthly in advance and interest as prescribed by the Municipal Finance Management Act (No. 56 of 2003) will be charged on amounts not paid within 30 days.

The determination will come into operation from 1 July 2011.

Notice is further given that a copy of the resolution and the Estimates and Revenue and Expenditure and Capital requirements for the period ending 30 June 2012 as approved by the council, will be available for public inspection during office hours at the municipal offices and libraries at Frankfort, Villiers Cornelia and Tweeling.

**64 J J Hadebe Street  
P O Box 2  
FRANKFORT, 9830**

**Phone : 058 813 1051  
Fax : 058 813 3072  
Mafube Municipality**

**PI RADEBE  
MUNICIPAL MANAGER**

---

**TOWNSHIPS BOARD NOTICE**

It is hereby notified for general information in terms of section 30 read with section 27 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969) that the following applications have been received by the Free State Land Use Advisory Board and the relevant plans, documents and information are available for inspections in the LT Trust Building, 114 Maitland Street, Room 406, 4<sup>th</sup> Floor, Bloemfontein and the offices of the relevant Local Authority.

Persons who wish to object to the proposed amendments or who wish to be heard or make representations in this regard, are invited to communicate in writing (accompanied by address and telephone numbers) with the Secretary of the Free State Land Use Advisory Board, P.O. Box 211, Bloemfontein, 9300, so that objections/representations with comprehensive reasons do not reach the above-mentioned office later than **16:00 on Monday, 15 August 2011**.

**a) BLOEMFONTEIN: AMENDMENT OF THE TOWN-PLANNING SCHEME**

The amendment comprises the extension of the boundaries of the Town-Planning Scheme of Bloemfontein by the inclusion of Subdivision 2 (Kiepersol) of the farm Strathearn 2154, Bloemfontein, into the scheme area with the zonings indicated on the township establishment plan and the allocation of the following zonings: "Single Residential 2", "General Residential 3", "Public Open Space", "Private Open Space", "Undetermined" and "Street", as indicated on the sketch plan which accompanied the application and which is available at the above-mentioned addresses.

**b) BETHLEHEM: PROPOSED SCHEME AMENDMENT: (REFERENCE A12/1/7/2/8/9)**

Amend part IV, Clause 11, Tabel B by the addition of the zoning "Private Cemetery" to read as follows:

**Tabel B**

Zone	Map Reference	Purpose for which land may be used and buildings may be erected and used	Purposes for which land may be used and buildings may be erected and used only with the special consent of the Council
Private Cemetery		<p><b>Permitted uses:</b></p> <p>Cemetery                      Administrative offices, Chapel,                      Dwelling for supervisor                      Garden of remembrance for the storage of human ashes in a way and format as determined by the local municipality and does not include a crematorium                      Wall of remembrance for the storage of human ashes in a way and format as determined by the local Municipality and does not include a crematorium</p>	None

**DORPERAADSKENNISGEWING**

Ingevolge artikel 30 saamgelees met artikel 27 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), word hiermee vir algemene inligting bekend gemaak dat die volgende aansoeke deur die Vrystaatse Adviseurende Raad vir Grondgebruik ontvang is en die betrokke planne, dokumente en inligting ter insae lê in die **LT Trust Gebou, Kamer 406, 4de Vloer, Maitlandstraat 114, Bloemfontein**, en by die kantore van die betrokke Plaaslike Owerhede.

Persone wat beswaar wil maak teen die voorgestelde wysigings of wat verlang om in verband daarmee gehoor te word of vertoë in verband daarmee wil indien, word uitgenooi om met die Sekretaris van die Vrystaatse Adviseurende Raad vir Grondgebruik, Posbus 211, Bloemfontein, 9300, skriftelik in verbinding te tree, (vergesel met adres en telefoonnommers) sodat besware/vertoë met volledige redes, bogenoemde kantoor bereik nie later nie as **16:00 op Maandag, 15 Augustus 2011**.

**a) BLOEMFONTEIN: WYSIGING VAN DIE DORPSAANLEG-SKEMA**

Die wysiging behels die uitbreiding van die grense van die Dorpsaanlegskema van Bloemfontein deur die insluiting van Onderverdeling 2 (Kiepersol) van die plaas Strathearn 2154, Bloemfontein, tot die skemagebied met die sonerings soos aangedui op die dorpstigingsplan en die toeken van die volgende sonerings: "Enkelwoon 2", "Algemene Woon 3", "Openbare Oop Ruimte", "Privaat Oop Ruimte", "Onbepaalde Gebied" en "Straat", soos aangedui op die sketsplan wat die aansoek vergesel het en wat by bogemelde adresse beskikbaar is.

**b) BETHLEHEM: VOORGESTELDE SKEMA WYSIGING: (VERWYSING A12/1/7/2/8/7)**

Wysig Deel IV, klousule 11, Tabel B deur die byvoeging van die sonering "Privaat Begraafplaas" om soos volg te lees:

**Tabel B**

Sone	Kleur op kaart	Doelindes waarvoor grond gebruik en geboue opgerig mag word	Doelindes waarvoor grond gebruik en geboue opgerig mag word met spesiale toestemming van die Raad alleenlik
Privaat Begraafplaas		<p><b>Toelaatbare gebruike:</b></p> <p>Begraafplaas                      Administratiewe kantore                      Kapel                      Woonhuis vir toesighouer                      Gedenktuin vir die plaas van menslike asse op so 'n wyse en formaat soos voorgeskryf deur die plaaslike munisipaliteit, maar sluit nie 'n krematorium in nie.                      Muur van herinnering vir die plaas van menslike asse op so 'n wyse en formaat soos voorgeskryf deur die plaaslike munisipaliteit, maar sluit nie 'n krematorium in nie.</p>	Geen

The above-mentioned amendment is necessary in order to include the new land use "Private Cemetery" into the Town-Planning Scheme which appears in the proposed land development.

**c) BETHLEHEM: AMENDMENT OF THE TOWN-PLANNING SCHEME OF BETHLEHEM (REFERENCE A12/1/7/2/8/9)**

The amendment comprises the extension of the scheme boundaries of the Town-Planning Scheme of Bethlehem, by the inclusion of the proposed subdivision of the farm Pielanshoek No 944, Bethlehem (54 3173 ha in extent) with the zoning "Agriculture" to the scheme area as well as the inclusion of the proposed remainder of the farm Pielanshoek No 944, Bethlehem (175 4531 ha in extent) to the scheme area with the zonings as indicated on layout plan No 40322MD54 (which accompanied the application and which is available at the above-mentioned addresses) in order to make land development possible.

**TOWNSHIPS BOARD NOTICE**

It is hereby notified for general information in terms of the provisions of section 9(1) of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969) that application has been made for permission to establish a town on the under mentioned land:

**a) BLOEMFONTEIN: PROPOSED LAND DEVELOPMENT: 76 ERVEN**

To establish a town on Subdivision 2 (Kiepersol) of the farm Strathearn 2154, Administrative District of Bloemfontein.

**b) BETHLEHEM: LAND DEVELOPMENT: PROPOSED EXTENSION OF BETHLEHEM: 776 ERVEN**

To establish a town on the proposed remainder of the farm Pielanshoek 944, Administrative District of Bethlehem.

The application, relevant plans, documents and information will be available for inspection during office hours at the office of the Secretary of the Free State Land Use Advisory Board, **Room 406, 4<sup>th</sup> Floor, LT Trust Building, 114 Maitland Street**, Bloemfontein for a period of 30 days from the date of publication hereof, i.e. **29 July 2011**.

Any person who has an interest in the matter and who wishes to object to the granting of the application or who desires to be heard, or wants to make representations concerning the matter, must communicate in writing with the Secretary of the Free State Land Use Advisory Board at the above-mentioned address, or P.O. Box 211, Bloemfontein, within a period of 30 days from the date of publication hereof, i.e. **29 August 2011**.

**SECRETARY: LAND USE ADVISORY BOARD**

Bovermelde wysiging is nodig ten einde die nuwe sonering "Privaat Begraafplaas" wat in die beoogde dorpstigting voorkom in die skema te vervat.

**c) BETHLEHEM: WYSIGING VAN DIE DORPSAANLEGSKEMA VAN BETHLEHEM (VERWYSING A12/1/7/2/8/9)**

Die wysiging behels die uitbreiding van die skemagrense van die Dorpsaanlegskema van Bethlehem, deur die insluiting van die voorgestelde onderverdeling van die plaas Pielanshoek No 944, Bethlehem (54 3173 ha groot) met die sonering "Landbou" tot die skema gebied asook die insluiting van die voorgestelde restant van die plaas Pielanshoek No 944, Bethlehem (175 4531 ha groot) tot die skema gebied met die sonerings soos aangetoon op uitlegplan No 40322MD54 (wat die aansoek vergesel het en wat by bovermelde adresse beskikbaar is) ten einde dorpstigting moontlik te maak.

**DORPERAADSKENNISGEWING**

Ingevolge die bepalings van artikel 9(1) van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969), word hiermee vir algemene inligting bekend gemaak dat aansoek gedoen is om toestemming vir die stigting van 'n dorp op die ondergemelde gedeelte:

**a) BLOEMFONTEIN: VOORGESTELDE DORPSTIGTING: 76 ERWE**

Die stigting van 'n dorp op Onderverdeling 2 (Kiepersol) van die Plaas Strathearn 2154, Administratiewe Distrik Bloemfontein.

**b) BETHLEHEM: DORPSTIGTING: VOORGESTELDE UITBREIDING VAN BETHLEHEM: 776 ERWE**

Die stigting van 'n dorp op die voorgestelde restant van die plaas Pielanshoek 944, Administratiewe Distrik Bethlehem.

Die aansoek tesame met die betrokke planne, dokumente en inligting lê gedurende kantoorure ter insae in die kantoor van die Sekretaris, Vrystaatse Adviseurende Raad vir Grondgebruik, **Kamer 406, 4de Vloer, LT Trust Gebou, Maitlandstraat 114**, Bloemfontein, vir 'n tydperk van 30 dae vanaf datum van publikasie hiervan, naamlik **29 July 2011**.

Enige persoon wat 'n belang by die saak het en wat teen die toestaan van die aansoek beswaar wil maak of wat verlang om in die saak gehoor te word of verhoër in verband daarmee wil indien, moet binne 30 dae na die datum van plasing hiervan; naamlik **29 Augustus 2011** skriftelik met die Sekretaris van die Vrystaatse Adviseurende Raad by bovermelde adres of Posbus 211, Bloemfontein, in verbinding tree.

**SEKRETARIS: ADVISEURENDE RAAD VIR GRONDGEBRUIK**

**REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967)**

It is hereby notified in terms of section 3(6) of the above-mentioned Act that the following applications have been received by the Head of the Department: Cooperative Governance and Traditional Affairs, and will lie for inspection at the **LT Trust Building, Office 406, 4th floor, 114 Maitland Street**, Bloemfontein and the offices of the relevant Local Authorities.

Any person who wishes to object to the granting of an application, may communicate in writing with the Head of the Department: Cooperative Governance and Traditional Affairs, Spatial Planning Directorate, Land Use Management Component, at the above address or P.O. Box 211, Bloemfontein, 9300. Objection(s) stating comprehensive reasons, in duplicate, must reach this office not later than **16:00 on Monday, 29 August 2011**. The postal address, street address and telephone numbers(s) of objectors must accompany written objections.

**a) BLOEMFONTEIN: (REFERENCE A12/1/9/1/2/13(13/2011))**

Erf 11536, 121 General Brand Avenue, Extension 70 (Uitsig) Bloemfontein, for the removal of restrictive condition A.(b) on page 2 in Deed of Transfer T4727/2011 pertaining to the said erf, in order to enable the applicant to erect a second dwelling on the erf.

**b) BLOEMFONTEIN: (REFERENCE A12/1/9/1/2/13(13/2011))**

The Remaining extent of erf 519, 95A Charles Street, Westdene, Bloemfontein for the amendment of the Town-Planning Scheme of Bloemfontein by the rezoning of the Remaining extent of erf 519, Westdene, Bloemfontein from "General Residential 1-Subzone 'A'" to "Restricted Business 1" to enable the applicant to utilize the said erf for office purposes.

**c) BLOEMFONTEIN: (REFERENCE A12/1/9/1/2/13)**

Erf 8738, 79 Pres. Paul Kruger Avenue, Bloemfontein, Extension 55 (Universitas), for the removal of restrictive condition 2.(a) on page 3 in Deed of Transfer T5260/2007, to enable the applicant to obtain consent to operate a home industry (a hairdressing salon) from the said erf.

**d) LANGENHOVENPARK: (REFERENCE A12/1/9/1/2/84)**

Erf 1139, Joggie Vermooten Street, Langenhovenpark, for the removal of restrictive conditions B.1.(b), B.1.(c), B.1.(e), B.1.(g), B.2.(a)(i), B.2.(a)(ii), B.2.(b)(i), B.2.(b)(ii) and B.2.(d) on pages 4, 5 and 6 in Deed of Transfer T9119/1984, pertaining to the said erf, in order to enable the applicant to erect a second dwelling on the property.

**WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967)**

Hierby word ingevolge artikel 3(6) van die bogenoemde Wet bekend gemaak dat die volgende aansoeke deur die Departementshoof: Samewerkende Regering en Tradisionele Sake, ontvang is en ter insae lê in die **LT Trust Gebou, Kamer 406, 4de Vloer, Maitlandstraat 114**, Bloemfontein en by die kantore van die betrokke Plaaslike Besture.

Enige persoon wat teen die toestaan van die aansoeke beswaar wil maak, kan met die Departementshoof: Samewerkende Regering en Tradisionele Sake, Direkoraat Ruimtelike Beplanning, Grondgebruik Bestuur Komponent, Posbus 211, Bloemfontein, 9300 skriftelik in verbinding tree. Besware met volledige redes in tweevoud, moet hierdie kantoor nie later as **16:00 op Maandag, 29 Augustus 2011** bereik. Beswaarmakers se pos-en straatadres en telefoonnommer(s) moet skriftelike besware vergesel.

**a) BLOEMFONTEIN: (VERWYSING A12/1/9/1/2/13(13/2011))**

Erf 11536, Generaal Brandrylaan 121, Uitbreiding 70 (Uitsig), Bloemfontein, vir die opheffing van beperkende voorwaarde A.(b) op bladsy 2 in Transportakte T4727/2011 ten opsigte van genoemde erf, ten einde die applikant in staat te stel om 'n tweede woning op te rig.

**b) BLOEMFONTEIN: (VERWYSING A12/1/9/1/2/13(13/2011))**

Die Restant van erf 519, Charlesstraat 95A, Westdene, Bloemfontein vir die wysiging van die Dorpsaanlegskema van Bloemfontein deur die hersonering van die Restant van erf 519, Westdene, Bloemfontein vanaf "Algemene Woon -Onderstreek 'A'" na "Beperkte Besigheid 1" ten einde die applikant in staat te stel om die gemelde erf vir kantoordoeleindes aan te wend.

**c) BLOEMFONTEIN: (VERWYSING A12/1/9/1/2/13)**

Erf 8738, Pres. Paul Krugerlaan 79, Bloemfontein, Uitbreiding 55 (Universitas), vir die opheffing van beperkende voorwaarde 2.(a) op bladsy 3 in Transportakte T5260/2007, ten einde die applikant in staat te stel om toestemming te verkry om 'n tuisbedryf ('n haarsalon) vanaf die genoemde erf te bedryf.

**d) LANGENHOVENPARK: (VERWYSING A12/1/9/1/2/84)**

Erf 1139, Joggie Vermootenstraat 2, Langenhovenpark, vir die opheffing van beperkende voorwaardes B.1.(b), B.1.(c), B.1.(e), B.1.(g), B.2.(a)(i), B.2.(a)(ii), B.2.(b)(i), B.2.(b)(ii) en B.2.(d) op bladsye 4, 5 en 6 in Transportakte T9119/1984 ten opsigte van gemelde erf, ten einde die applikant in staat te stel om 'n tweede woonhuis op die erf op te rig.

**e) WELKOM: (REFERENCE A12/1/9/1/2/172(3/2011))**

Erf 4079, 278 Stateway, Extension 3, (Bedelia) Welkom, for the removal of restrictive conditions C.(d), C.(i), C.(j), C.(k), C.(m)(i), C.(m)(ii), D.(a), D.(b) and D.(d) on pages 3 - 6 in Deed of Transfer T1434/2009 pertaining to the said erf, as well as the amendment of the Town-Planning Scheme of Welkom by the rezoning of erf 4079, Extension 3, (Bedelia) Welkom from "Special Residential" to "Special Business 18: Offices and Personal Services", in order to enable the applicant to utilize the erf for offices and personal services.

**f) WELKOM: (REFERENCE A12/1/9/1/2/172(3/2011))**

Erf 9810, 272 Stateway, Extension 3, (Bedelia), Welkom, for the removal of restrictive conditions C.(d), C.(i), C.(j), C.(k), C.(m)(i), C.(m)(ii), D.(a), D.(b) and D.(d) on pages 4 - 7 in Deed of Transfer T7020/1997 pertaining to the said erf, as well as the amendment of the Town-Planning Scheme of Welkom by the rezoning of erf 9810, Extension 3, (Bedelia), Welkom from "Special Residential" to "Special Business 18: Offices and Personal Services", in order to enable the applicant to utilize the erf for business purposes.

**e) WELKOM: (VERWYSING A12/1/9/1/2/172(3/2011))**

Erf 4079, 278 Staatsweg, Uitbreiding 3, Welkom, vir die opheffing van beperkende voorwaardes C.(d), C.(i), C.(j), C.(k), C.(m)(i), C.(m)(ii), D.(a), D.(b) en D.(d) op bladsye 3 - 6 in Titelakte T1434/2009 ten opsigte van gemelde erf, asook vir die wysiging van die Dorpsaanlegskema van Welkom deur die hersonering van erf 4079, Uitbreiding 3, Welkom vanaf "Spesiale Woon" na "Spesiale Besigheid 18: Kantore en Persoonlike Dienste", ten einde die applikant in staat te stel om die erf vir kantore en persoonlike dienste aan te wend.

**f) WELKOM: (VERWYSING A12/1/9/1/2/172(3/2011))**

Erf 9810, 272 Staatsweg, Uitbreiding 3, (Bedelia), Welkom, vir die opheffing van beperkende voorwaardes C.(d), C.(i), C.(j), C.(k), C.(m)(i), C.(m)(ii), D.(a), D.(b) en D.(d) op bladsye 4 - 7 in Titelakte T7020/1997 ten opsigte van gemelde erf, asook vir die wysiging van die Dorpsaanlegskema van Welkom deur die hersonering van erf 9810, Uitbreiding 3, (Bedelia), Welkom vanaf "Spesiale Woon" na "Spesiale Besigheid 18: Kantore en Persoonlike Dienste", ten einde die applikant in staat te stel om die erf vir besigheidsdoeleindes aan te wend.

**PROVINCIAL GAZETTE**  
*(Published every Friday)*

All correspondence, advertisements, etc. must be addressed to the Officer in charge of the Provincial Gazette, P.O. Box 517, Bloemfontein, Tel.: (051) 403 3139. Free Voucher copies of the Provincial Gazette or cuttings of advertisements are NOT supplied.

**Subscription Rates (payable in advance)**

The subscription fee for the Provincial Gazette (including all Extraordinary Provincial Gazettes) are as follows:

**SUBSCRIPTION: (POST)**

PRICE PER COPY	R 18.80
HALF-YEARLY	R469.40
YEARLY	R938.80

**SUBSCRIPTION: (OVER THE COUNTER / E-MAIL)**

PRICE PER COPY	R 11.10
HALF-YEARLY	R 277.90
YEARLY	R 555.80

Stamps are not accepted

**Closing time for acceptance of copy**

All advertisements must reach the Officer in Charge of the Provincial Gazette **not later than 16:00, three workings days** prior to the publication of the Gazette. Advertisements received after that time will be held over for publication in the issue of the following week, or if desired by the advertiser, will be inserted in the current issue as a "Late Advertisement". In such case the advertisement must be delivered to the Officer in Charge **not later than 08:00 on the Tuesday** preceding the publication of the Gazette and double rate will be charged for that advertisement.

A "Late Advertisement" will not be inserted as such without definite instructions from the advertiser.

**Advertisement Rates**

Notices required by Law to be inserted in the Provincial Gazette: R26.40 per centimeter or portion thereof, single column.

**Advertisement fees are payable in advance to the Officer in charge of the Provincial Gazette, P.O. Box 517, Bloemfontein, 9300, Tel.: (051) 403 3139.**

**NUMBERING OF PROVINCIAL GAZETTE**

You are hereby informed that the numbering of the Provincial Gazette /Tender Bulletin and notice numbers will from 2010 coincide with the relevant financial year. In other words, the chronological numbering starting from one will commence on or after 1 April of every year.

**PROVINSIALE KOERANT**  
*(Verskyn elke Vrydag)*

Alle korrespondensie, advertensies, ens. moet aan die Beampte Belas met die Provinsiale Koerant, Posbus 517, Bloemfontein, Tel.: No. (051) 403 3139 geadresseer word. Gratis eksemplare van die Provinsiale Koerant of uitknipsels van advertensies word NIE verskaf nie.

**Intekengeld (vooruitbetaalbaar)**

Die intekengeld vir die Provinsiale Koerant (insluitend alle Buitengewone Provinsiale Koerante) is soos volg:

**INTEKENGELD: (POS)**

PRYS PER EKSEMPLAAR	R 18.80
HALFJAARLIKS	R469.40
JAARLIKS	R938.80

**INTEKENGELD: (OOR DIE TOONBANK / E-POS)**

PRYS PER EKSEMPLAAR	R 11.10
HALFJAARLIKS	R 277.90
JAARLIKS	R 555.80

Seëls word nie aanvaar nie.

**Sluitingstyd vir die Aannee van Kopie**

Alle advertensies moet die Beampte Belas met die Provinsiale Koerant bereik **nie later nie as 16:00 drie werksdae** voordat die Koerant uitgegee word. Advertensies wat na daardie tyd ontvang word, word oorgehou vir publikasie in die uitgawe van die volgende week, of as die adverteerder dit verlang, sal dit in die Koerant wat op die pers is as 'n "Laat Advertensie" geplaas word. In sulke gevalle moet die advertensie aan die Beampte oorhandig word **nie later nie as 08:00 op die Dinsdag** voordat die Koerant gepubliseer word en dubbeltarief sal vir dié advertensie gevra word.

'n "Laat Advertensie" sal nie sonder definitiewe instruksies van die Adverteerder as sodanige geplaas word nie.

**Advertensietariewe**

Kennisgewings wat volgens Wet in die Provinsiale Koerant geplaas moet word: R26.40 per sentimeter of deel daarvan, enkel-kolom.

**Advertensiegelde is vooruitbetaalbaar aan die Beampte belas met die Provinsiale Koerant, Posbus 517, Bloemfontein 9300, Tel.: (051) 403 3139.**

**NOMMERING VAN PROVINSIALE KOERANT**

U word hiermee in kennis gestel dat die nommering van die Provinsiale Koerant / Tender Bulletin en kennisgewingnummers vanaf 2010 met die betrokke boekjaar sal ooreenstem. Met ander woorde, die kronologiese nommering beginnende met een, sal op of na 1 April van elke jaar begin.