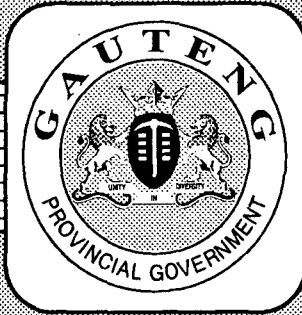


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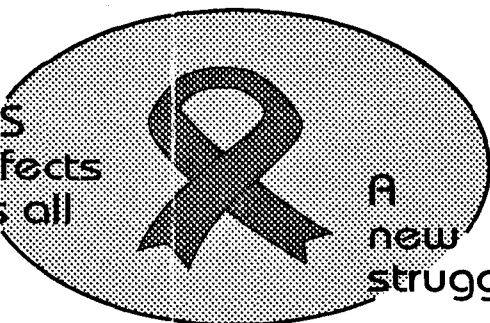
Vol. 9

**PRETORIA, 20 JANUARY 2003
JANUARIE**

No. 17

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 85**EKURHULENI METROPOLITAN MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Germiston Service Delivery Centre, hereby declares the township of Bedfordview, Extension 525 to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GLENDA LYN KELLY, VERONICA MAUREEN CREAMER, COLLEEN MARY HAFHEY AND DENISE MARGARET THERESE JARVIS (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 845 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN 90 IR, GAUTENG PROVINCE, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT**1.1 Name**

The name of the township shall be "Bedfordview Extension 525."

1.2 Design

The township shall consist of erven as indicated on General Plan No. SG. 6629/2002.

1.3 Street Names

There is no objection to "Kelly Road" as it is an existing street name.

1.4 Endowment

The township owner shall, in terms of the provisions of Section 63 and Regulation 43 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), pay a contribution to the City Council for the provision of land for a park (Public Open Space). Such amount shall be determined as prescribed in the above-mentioned regulations.

1.5 Disposal of Existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of mineral rights, but excluding the Deed of Servitude K1306/1968S, which affects the street only.

1.6 Removal of Litter

The township owner shall, at his own expense cause all litter within the township area to be removed to the satisfaction of the City Council.

1.7 Access

Access to all erven in the township shall be provided to the satisfaction of the Local Authority.

1.8 Acceptance and Disposal of Stormwater

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

1.9 Removal Or Replacement of Municipal Services

1.9.1 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.

1.9.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of township owner, as and when required by the City Council.

1.10 Demolition of Buildings or Structures

1.10.1 The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, and road reserves or over the common boundaries to be demolished.

1.10.2 The township owner shall at his own expense cause all buildings on the erf that are not to be demolished to comply with the Bedfordview Town Planning Scheme, 1995, as well as the National Building Regulations, to the satisfaction of the City Council. 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 City Council.

1.10.3 The township owner shall at his own expense draw up and submit acceptable building plans to the City Council, for approval in terms of the provisions of the National Building Regulations, for all building on the erf for which no building plans have been approved by the City Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the City Council.

1.11 Engineering Services

1.11.1 The township owner is responsible for making the necessary arrangements for the provision of all engineering services and payment of external contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.11.2 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Council, registered in favour of the Council, as and when required by the Council, by the owner at his own expense.

1.12 Transfer of road portion after proclamation of the township

Upon proclamation of the township, the road portion (Erf 2500) shall, as soon as the roadway has been constructed by the township owner to the satisfaction of the City Council, be transferred free of any costs and considerations, by the township owner to the homeowners association contemplated in (2.13) below.

- 1.13 Formation of the Homeowners Association to be Constituted Upon Proclamation of the Township.

1.13.1 Upon proclamation of the township, the township owner shall at his own expense, properly and legally constitute a homeowners association for the subdivided portions (association incorporated under Section 21 of Act 61 of 1973), prior to, or simultaneously with the sale of the first subdivided portion.

1.13.2 The construction and the maintenance of the roadway portion within the township (Erf 2500) shall be the responsibility of the township owner until such time that the roadway portion is transferred to the homeowners association.

2. CONDITIONS OF TITLE

2.1 Servitudes

2.1.1 All erven are subject to a servitude, 2 metres wide, in favour of the City Council, for sewerage and other municipal purposes, 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 City Council: Provided that the City Council may dispense with any such servitudes.

2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres therefrom.

2.1.3 The City Council 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 being made good by the City Council.

2.2 Formation and duties of the Homeowners Association to be constituted upon the registration of erven 2487 to 2500

2.2.1 Upon the registration of Erven 2487 to 2500 the township owner shall at his own expense, properly and legally constitute a homeowners association for the erven (association incorporated under Section 21 of Act 61 of 1973, prior to, or simultaneously with the sale of the first subdivided erf.

2.2.2 Each and every owner of a subdivided residential portion of Erven 2487 to 2500 shall become a member of the homeowners association upon transfer of the erf.

2.2.3 The homeowners association shall be fully responsible for the functioning and proper maintenance of the erf for road purposes (Erf 2500), as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.

2.2.4 The homeowners association shall have the legal power to levy from each and every member of the homeowners association, the costs incurred in fulfilling its functions, and shall have legal resources to recover such fees in the event of a default in payment by any member.

2.2.5 The construction and the maintenance of the roadway on the right of way servitude within the subdivision of Erven 2487 to 2500 shall be the responsibility of the township owner until such time that the roadway erf is transferred to the homeowners association.

PLAASLIKE BESTUURSKENNISGEWING 85

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 of 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, Germiston Diensleweringssentrum, hiermee die dorp Bedfordview, Uitbreiding 525 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GLENDA LYN KELLY, VERONICA MAUREEN CREAMER, COLLEEN MARY HAFLEY AND DENISE MARGARET THERESA JARVIS (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 OF 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 845 ('N GEDEELTE VAN GEDEELTE 36) VAN DIE PLAAS ELANDSFONTEIN 90 I.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is Bedfordview Uitbreiding 525.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No 6629/2002.

1.3 Straatname

Daar is geen beswaar teen die volgende straatname in die dorp nie, omrede hulle reeds bestaan: "Kellyweg".

1.4 Begiftiging

Die dorpseienaars moet kragtens die bepalings van Artikel 63 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 of 1986 (soos gewysig), en Regulasie 43 van die Dorpsbeplanning en Dorpe Regulasies, 'n bydrae betaal aan die Stadsraad vir die voorsiening van grond vir parke (Publieke Oopruimte).

1.5 Beskikking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar met die uitsluiting van die Serwituut K1306/1968S, wat die straat aleenlik beïnvloed.

1.6 Verwydering van rommel

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Stadsraad.

1.7 Toegang

Toegang tot alle erwe binne die dorpsgebied sal voorsien word tot bevrediging van die Stadsraad.

- 1.8 Ontvangs en versorging van stormwater
- Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die omringende dorpe en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg, tot bevrediging van die Stadsraad.
- 1.9 Verwydering of vervanging van munisipale dienste
- 1.9.1 Indien dit as gevolg van die stigting van die dorp nodig word om bestaande munisipale dienste te verwyder of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.
- 1.9.2 Alle munisipale dienste wat oor gemeenskaplike grense van erwe geleë is, moet verwyder en hervestig word deur die dorpseienaar, op eie koste, wanneer die Stadsraad dit vereis.
- 1.9.3 Alle bestaande munisipale dienste op die erwe in die dorp sal beskerm word deur servitute, tot bevrediging van die Stadsraad, geregistreer ten gunste van die Stadsraad, wanneer die Stadsraad dit vereis, deur die dorpseienaar, op eie koste.
- 1.10 Sloping van geboue en strukture
- 1.10.1 Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne die boulynreserwes, kantruimtes, padreserwes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die Stadsraad.
- 1.10.2 Die dorpseienaar moet op eie koste alle geboue op die erf wat nie gesloop staan te word nie, laat voldoen aan die Bedfordview Dorpsbeplanningskema, 1995, asook die Nasionale Bouregulasies, tot bevrediging van die Stadsraad. Die dorpseienaar moet op eie koste alle geboue sloop wat nie voldoen aan die Dorpsbeplanningskema of die Nasionale Bouregulasies nie, tot bevrediging van die Stadsraad.
- 1.10.3 Die dorpseienaar moet op eie koste aanvaarbare bouplanne optrek en indien by die Stadsraad, vir goedkeuring ingevolge die bepalinge van die Nasionale Bouregulasies, vir alle geboue op die erf waarvoor geen bouplanne goedgekeur is deur die Stadsraad nie. Die dorpseienaar sal op eie koste die geboue verander om te voldoen aan die goedgekeurde bouplanne, tot bevrediging van die Stadsraad.
- 1.11 Ingenieursdienste
- Die dorpseienaar is verantwoordelik vir die voorsiening van alle ingenieursdienste en betaling van eksterne ingenieursdienste ingevolge die bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.
- 1.12 Oordrag van padgedeelte na die proklamasie van die dorp
- Die padgedeelte (Erf 2500), sal op proklamasie van die dorp en sodra die pad tot bevrediging van die Stadsraad, deur die dorpseienaar gebou is, oorgedra word deur die dorpseienaar, op eie koste, na die huiseienaars assosiasie, soos in 13 hieronder voorgestel.
- 1.13 Stigting van die huiseienaars assosiasie op proklamasie van die dorp
- 1.13.1 Op proklamasie van die dorp, sal die dorpseienaar op eie koste, 'n huiseienaars assosiasie stig vir die onderverdeelde gedeeltes (assosiasie geïnkorporeer onder Artikel 21 van Wet 61 van 1973), voordat, of gelyktydig met die verkoop van die eerste onderverdeelde gedeelte.
- 1.13.2 Die konstruksie en onderhoud van die padgedeelte binne die dorpsgebied (Erf 2500) sal die verantwoordelikheid van die dorpseienaar wees, totdat die padgedeelte oorgedra word aan die huiseienaars assosiasie.

2. TITELVOORWAARDES

2.1 Serwitude

2.1.1 Alle erwe is onderworpe aan 'n serwituut, 2m breed, ten gunste van die Stadsraad, vir riolerings- en ander munisipale doeleindes, langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Stadsraad: Met dien verstande dat die Stadsraad van enige sodanige serwituut mag afsien.

2.1.2 Geen geboue of ander structure mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied of binne 'n afstand van 2m daarvan geplant word nie.

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

2.2 Stigting en rol van die huiseienaars assosiasie wat gestig staan te word op registrasie van Erwe 2487 tot 2500

2.2.1 Met die registrasie van Erwe 2487 tot 2500 sal die dorpseienaar op eie koste, 'n huiseienaars assosiasie stig vir die erwe (assosiasie geïnkorporeer onder Artikel 21 van Wet 61 van 1973), voordat, of gelyktydig met die verkoop van die eerste onderverdeelde gedeelte.

2.2.2 Elke eienaar van 'n onderverdeelde residensiële gedeelte van Erwe 2487 tot 2500 sal 'n lid van die huiseienaars assosiasie word op oordrag van die erf.

2.2.3 Die huiseienaars assosiasie sal verantwoordelik wees vir die werking en onderhoud van die erf vir pad doeleindes (Erf 2500), asook die dienste (uitgesluit riool dienste), wat in die padreserwe voorkom, tot bevrediging van die Stadsraad.

2.2.4 Die huiseienaars assosiasie sal die reg hê om van elke lid van die huiseienaars assosiasie, geld te hef om die kostes te dek wat aangegaan word om die funksies van die huiseienaars assosiasie te vervul, en sal geregtelik die fooie mag terugeis indien enige lid nie sy heffing betaal nie.

2.2.5 Die konstruksie en onderhoud van die padgedeelte op die reg van weg serwituut binne die onderverdeling van Erwe 2487 tot 2500 sal die verantwoordelikheid van die dorpseienaar wees, totdat die padgedeelte oorgedra word aan die huiseienaars assosiasie.

LOCAL AUTHORITY NOTICE 86**NOTICE OF APPROVAL****BEDFORDVIEW AMENDMENT SCHEME 1102**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance 15 of 1986, declares that it has approved an amendment scheme being an amendment to the Bedfordview Town Planning Scheme 1995, comprising the same land as included in the township of Bedfordview Extension 525 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, 2nd Floor, Planning and Development Service Centre, 15 Queen Street Germiston and are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1102.

PAUL MASEKO, City Manager
Planning and Development, P O Box 145, Germiston, 1400

Date :
Notice no :

PLAASLIKE BESTUURSKENNISGEWING 86**KENNIS VAN GOEDKEURING****BEDFORDVIEW WYSIGINGSKEMA 1102**

Die Ekurhuleni Metropolitan Municipality verklaar hierby, ingevolge die bepalinge van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe 15 van 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Bedfordview Dorpsbeplanningskema 1995, wat uit dieselfde grond as die dorp Bedfordview Uitbreiding 525 Dorp bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur : Ontwikkelingsbeplanning, 2de Vloer, Planning and Development Service Centre, Queenstraat 15, Germiston en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1102

PAUL MASEKO, Stadsbestuurder
Beplanning en Ontwikkeling, Posbus 145, Germiston, 1400

Datum :
Kennisgewing no :