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IMPORTANT NOTICE

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GENERAL NOTICE

NOTICE 387 OF 2011

In terms of section 49(1) of the Deeds Registries Act, 1937 (Act 47 of 1937), read with section 88(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), I hereby extend the boundaries of Equestria Extension 47 Township to include Part ABC of Holding 231, Willowglen Agricultural Holdings Extension 1, subject to the conditions set out in the Schedule hereto.

Given under my Hand at Johannesburg on this 5th day of January Two Thousand and Eleven.

ADMINISTRATOR

DPLG 11/3/15/C/9

SCHEDULE

2. CONDITIONS OF EXTENSION

(1) ENGINEERING SERVICES

The erf owner shall make the necessary arrangements with the local authority in regard to the provision of engineering services in terms of section 88(3)(b)(i) of Ordinance 15 of 1986.

(2) ENDOWMENT

The erf owner shall, in terms of the provisions of Section 63(1)(b) the Town- planning and Townships Ordinance, 1986, pay a lump sum endowment of R61 000 - 00 to the local authority for the provision of land for a park (public open space).

Such endowment shall be payable in terms of Section 74 of the said Ordinance.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

(4) ACCESS

Access to and egress from the site shall be to the satisfaction of the Municipality.

(5) REMOVAL OF BOUNDARY WALL

The erf owners shall at their own expense remove the existing boundary wall that was build over the splay along the western boundary of the township.

(7) CONSOLIDATION OF ERF

The erf owner shall at his own expense cause the erf to be consolidated with Erf 225, Equestria Extension 47

(8) REMOVAL OF LITTER

The erf owner shall at his own expense cause all litter within the erf area to be removed to the satisfaction of the Municipality when required by the local authority to do so.

3. CONDITIONS OF TITLE

All erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

ALL ERVEN

- (1)** The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and, in the case of a pan-handle erf, an additional servitude for municipal purposes 2m wide across the access portion

of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

- (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 2m thereof.
- (3) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

KENNISGEWING 387 VAN 2011

Ingevolge artikel 49(1) van die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937), gelees met artikel 88(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), brei ek hiermee die grense van die Dorp Equestria Uitbreiding 47 uit deur Deel ABC van Hoewe 231 Willowglen Landbouhoewes Uitbreiding 1, daarin op te neem, onderworpe aan die voorwaardes uiteengesit in die aangehegte Bylae.

Gegee onder my Hand te Johannesburg op hede die 5de dag van Januarie Twee Duisend en Elf.

ADMINISTRATEUR

DPLG 11/3/15/C/9

SKEDULE

1. VOORWAARDES VAN UITBREIDING

(1) INGENIEURSDIENSTE

Die erfeienaar moet die nodige reëlins met die plaaslike bestuur tref in verband met die voorsiening van ingenieursdienste ooreenkomstig artikel 88(3)(b)(i) van Ordonnansie 15 van 1986, en

(2) BESKIKKING OOR BESTAANDE TITEL VOORWAARDES

Die erf sal onderworpe wees aan bestaande voorwaardes en serwitute, indien enige, insluitend die reservering van regte op minerale.

(3) BEGIFTIGING

Die erfeienaar moet kragtens die bepalings van artikel 63(1)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R61 000 - 00 betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van 'n park (openbare oopruimte).

Sodanige begiftiging moet ooreenkomstig die bepalings van artikel 74 van die genoemde Ordonnansie betaal word.

(4) TOEGANG

Ingang tot en uitgang van die erf moet tot bevrediging van die plaaslike owerheid wees.

(5) VERWYDERING VAN GRENSMUUR

Die erfeienaar moet op eie koste die bestaande grensmuur wat oor die skuinste langs die westelike grens van die dorp gebou is, laat verwyder.

(6) KONSOLIDASIE VAN ERWE

Die erfeienaar moet op eie koste die erf in die dorp laat konsolideer met Erf 225, Equestria Uitbreiding 47.

(7) VERWYDERING VAN ROMMEL

Die erfeienaar moet op eie koste alle rommel binne die gebied laat verwyder tot bevrediging van die plaaslike bestuur, wanneer die plaaslike bestuur dit vereis.

2. TITELVOORWAARDES

Alle erwe is onderworpe aan die volgende voorwaardes, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

ALLE ERWE

- (1) Die erf is onderworpe aan 'n serwituut 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
 - (2) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
 - (3) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
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