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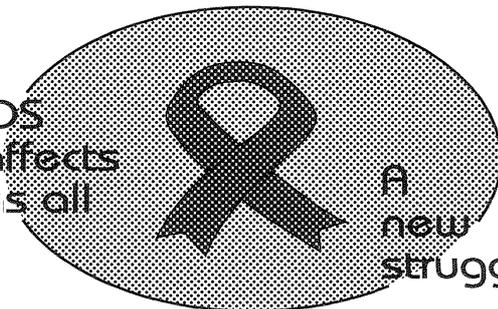
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JULIE 2015

No. 289

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1212

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE) DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares that Brentwood Extension 31 to be an approved township, subject to the conditions set out in the schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY PERPETUITAS PROPRIETARY LIMITED, REGISTRATION NUMBER 2005/041885/07, (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 450 (A PORTION OF PORTION 45) VLAKFONTEIN 30-IR, HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT.

(1) NAME.

The name of the township shall be Brentwood Extension 31.

(2) DESIGN.

The township shall consist of erven and streets as indicated on General Plan SG No 2059/2011.

(3) EXISTING CONDITIONS OF TITLE.

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

(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION.

The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.

The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.

Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.

The township owner shall within such period as the Local Authority may determine, fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the Local Authority.

(6) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owners.

The township owners shall consult the Local Authority before any existing municipal service(s) need to be replaced or removed.

(7) ENDOWMENT.

The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority for the provision of land for parks (public open space).

An amount of **R6825,60** (VAT incl.) is payable. A new valuation must be obtained after the township establishment is finalised and the parks endowment calculated accordingly.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER.

The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all storm water running off or being diverted from the roads to be received and disposed of.

(9) ACCESS.

Ingress and egress to and from the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department

(10) SOIL CONDITIONS.

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

(11) DEMOLITION OF BUILDINGS AND STRUCTURES.

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or open common boundaries to be demolished to the satisfaction of the Local Authority when required by the Local Authority to do so.

(12) PRECAUTIONARY MEASURES.

The township owner shall at his own expense, make arrangements with the Local Authority in order to ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

(13) 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 Local Authority, when required by the Local Authority to do so.

(14) SPECIAL CONDITIONS.

(a) A Home Owners Association ("the Association") shall be established by and at the cost of the Developer/Owner.

(b) The Association shall be in addition to such other responsibilities as may be determined by the developer, also responsible for the maintenance of the intercom and access control relating to the property.

(c) Every owner or any person who has an interest therein shall become a Member of the Association and be subject to its constitution until he/she ceases to be an owner to aforesaid. Neither the Erf, nor any subdivided portion thereof, nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of the Association to become a member of the Association.

(d) The owner, or any person, who has an interest therein, shall not be entitled to transfer the Erf any subdivided portion therein without a Clearance Certificate from the Association that the Constitution of the Association have been complied with.

(e) The Township Owner must accept the conditions regarding the establishment of the Association in writing. This written acceptance shall include an undertaking that all buyers will be notified of all the conditions stipulated by the Municipality, in writing.

(f) The roads and storm water infrastructure and landscaping of sidewalks will not be taken over by the Municipality and the construction and cost thereof shall be the responsibility of the Owner where after the maintenance of these services and the pavements shall become the responsibility of the Association

(g) The Association shall manage and maintain all common property including the refuse collection areas.

(h) The Association shall indemnify the Municipality against any and all claims regarding:

The maintenance and the provision of any roads and storm water services in the development. (The provision of engineering services under paved areas is to be avoided);

Any damage that may be caused by an emergency vehicle or any vehicle of the Municipality that is involved with the maintenance of services;

Any damage and/or incidental damage to the water and sewer infrastructure (shall be for the account of the owner/legal entity); and

The Developer/Owner shall be responsible for all road signs and markings in proposed development where after the legal entity shall be responsible for the maintenance thereof.

In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 1986 (Act 95 of 1986) then and in such event the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 1986 shall be read as pro-non-scripto.

- (j) Erf 647 shall at the cost of the Developer be registered in the name of the Association
- (k) A copy of the constitution of the Association shall be submitted to the Local Authority (City Developer Department) prior to the issuing of a clearance certificate for the transfer of the erven.

B. CONDITIONS OF TITLE.

(1) Erven 635 – 675 shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

- (a) The property is subject to a servitude, 2,00 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2,00 metres 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.
- (b) 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 2,00 metres thereof.
- (c) 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 or other works being made good by the Local Authority.
- (d) Erf 638 is subject to a 3,00mx2,00m servitude for municipal purposes (electrical) in favour of the local authority as indicated on the General Plan.
- (e) Erf 637 is subject to a 3,00mx4,00m wide servitude for municipal purposes (electrical) in favour of the local authority as indicated on the General Plan.
- (f) Erven 647 to 651 is subject to a servitude for municipal purposes (storm water) in favour of the local authority as indicated on the General Plan.
- (g) Erf 676, which shall be registered in the name of the Association is subject to a Right-of-Way servitude for access purposes, in favour of Erven 635 – 675, municipal maintenance and emergency services as indicated on the General Plan.
- (h) Erven 635 to 675 are entitled to a right of way servitude for access purposes, municipal maintenance and emergency services over Erf 676 as indicated on the General Plan.
- (i) Erf 651 is subject to a 3,00m wide servitude for municipal purposes in favour of the local authority as indicated on the General Plan.
- (j) Erf 638 is subject to a 2,00m wide servitude for municipal purposes (electrical) in favour of the local authority as indicated on the General Plan

2. Conditions in favour of third parties to be created on transfer/registration of the erven concerned. No erf may be transferred/ registered unless the said conditions are created simultaneously with such registration. Erven 635 – 646 and 648 – 675 shall be subject to the following conditions:

- (i) Every owner of the erf, any subdivided portion thereof or any person who has an interest therein, shall become and shall remain a member of the Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid. Neither the erf or any

subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a member of the Association.

- (ii) The owner of the erf or any subdivided portion thereof or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Association that the provisions of the Articles of Association have been complied with.
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LOCAL AUTHORITY NOTICE 1213

EKURHULENI METROPOLITAN MUNICIPALITY EKURHULENI TOWN PLANNING SCHEME, 2014 EKURHULENI AMENDMENT SCHEME B0104

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of **BRENTWOOD EXTENSION 31**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Acting Area Manager: Mr Sibusiso Mbodi, Benoni Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known at Ekurhuleni Amendment Scheme B0104 and shall come into operation from date of publication of this notice.

Khaya Ngema, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston

Notice No. CD20/2015

IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.



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