

**THE PROVINCE OF
GAUTENG**



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DEPARTMENT OF HEALTH

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Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to submit.egazette@gpw.gov.za, please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 397 OF 2016**CITY OF TSHWANE
PERI-URBAN AMENDMENT SCHEME 52PU**

It is hereby notified in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Sunderland Ridge Extension 22, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

Map 3 and the scheme clauses of this amendment scheme are filed with the SED: Group Legal Services, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Areas Amendment Scheme 52PU.

(13/2/Sunderland Ridge x22 (52PU)
March 2016

SED: GROUP LEGAL SERVICES —
(Notice 217/2016)

PLAASLIKE OWERHEID KENNISGEWING 397 VAN 2016**STAD TSHWANE
PERI-URBAN WYSIGINGSKEMA 52PU**

Hierby word ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane 'n wysigingskema met betrekking tot die grond in die dorp Sunderland Ridge Uitbreiding 22, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die SUD: Groep Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 52PU.

(13/2/Sunderland Ridge x22 (52PU)
Maart 2016

SUD: GROEP REGSDIENSTE —
(Kennisgewing 217/2016)

CITY OF TSHWANE**DECLARATION OF SUNDERLAND RIDGE EXTENSION 22 AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane hereby declares the township of Sunderland Ridge Extension 22 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Sunderland Ridge x22 (52PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FALCON FOREST TRADING 73 PROPRIETARY LIMITED, IN TERMS OF 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 103 (A PORTION OF PORTION 98) OF THE FARM MOOIPLAATS 355JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Sunderland Ridge Extension 22.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3649/2010.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but -

1.3.1 Excluding the following conditions/servitudes in Certificate of Registered Title T80622/2012, which do not affect the township due to location:

"A.2 *Kragtens Notariële Akte No: 833/1972-S is die reg aan ESKOM verleen om elektrisiteit oor die hierin vermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit voornoemde Akte, en kragtens Notariële Akte van Wysiging van Serwituut No: K1516/1979-S is dit bepaal dat die hartlyn van die oorhoofse transmissielyste met ondergrondse kables kruis die eiendom hierby getranspoteer langs die roetes aangedui deur die lyne a b en c d op Kaart L.G. No: A950/1979, aangeheg by die gemelde Notariële Akte van Wysiging van Serwituut, die omvang en wydte van die serwituut synde 23, 61 meter aan beide kante van die gemelde lyn."*

1.3.2 Including the following conditions/servitudes which affects Erf 360 in the township only:

"A.c *Verder onderworpe aan die bepaling dat (1) Jan Erasmus (2) Lourens Jacobus Erasmus (3) Louisa Catharina Steynberg (gebore Erasmus) getroud binne gemeenskap van goedere met Willem Frederik Steynberg (4) Willem Frederik Erasmus (5) Coert Erasmus (6) Jacobus Marthinus Erasmus 'n gelyke reg sal hê met Aletta Catharina van Dyk gebore Erasmus, getroud soos voormeld, om die tans bestaande kerkhof op die genoemde gedeelte "B" te besoek en te gebruik as begraafplaas vir hulle self, hulle eggenote en kinders."*

1.3.3 Including the following conditions/servitudes which affects Erf 320, 321, 322, 323 and Mimosa Road in the township only:

5. An underground Electric cables Servitude, 3 metres wide, in favour of the City of Tshwane Metropolitan Municipality, indicated by the figures ABCDA and DEFGHJKLMNPQRSTUD on Diagram S.G. No 7282/2009, as will more fully appear from Notarial Deed of Servitude K_____S.

1.3.4 Including the following conditions/servitudes which affect all erven in the township:

A. The former Remaining Extent of portion 28 (a Portion of Portion 98) of the farm MOOIPLAATS 355, Registration Division J.R., Province Gauteng, whereof the property hereby registered forms a portion, is SUBJECT TO THE FOLLOWING CONDITIONS:

A.1(a) 'Die eienaar van die hierby getranspoteerde eiendom sal geregtig wees tot 1/6de aandeel in die water in die watervoor uitgehaal by die Hennopsrivier op gedeelte 'D' van gedeelte van gesegde plaas MOOIPLAATS, groot 119,6717 hektaar, soos getranspoteer onder Akte van Transport No 5882/1921, en lopende oor die resterende gedeelte van gesegde plaas groot as sodanig 118,8038 hektaar, soos getranspoteer onder Akte van Transport No 5885/1921 oor gedeelte 'F' en 'C' van gedeelte van gesegde plaas, groot respektiewelik 131,6204 hektaar en 119,6346 hektaar, soos getranspoteer onder Akte van Transport No's 5884/1921 en 5881/1921 en oor die hierby getranspoteerde gedeelte 'B' naar gedeelte 'A', groot 119,0579 hektaar soos getranspoteer onder Akte van Transport No 5879/1921

Onderhewig aan 'n serwitut ten gunste van die eienaar van gesegde gedeelte 'A' om sy aandele in water deur die gesegde watervoor oor die hierby getransporteerde gedeelte 'B' vry te laat loop naar die gesegde gedeelte 'A'.

- A.1(b) Die hierby getransporteerde eiendom is onderworpe aan die reg ten gunste van die eienare van gedeeltes groot 17,2234 hektaar en 4,2113 hektaar, soos getransporteer onder Akte van Transport No's 5041/1909 en 5042/1909 respektiewelik, en gedeelte groot 22,8836 hektaar soos getransporteer onder Akte van Transport No:3482/1918 van die plaas HOEKPLAATS 601JR, GAUTENG om die water te gebruik in die watervoor uitgehaal uit die Hennopsrivier op gesegde gedeelte 'C' en lopende oor gesegde gedeelte 'C', die hierby getransporteerde gedeelte 'B' en gesegde gedeelte 'A' naar voornoemde gedeelte van die plaas HOEKPLAATS.
- A.1(d) Verder onderhewig aan 'n reg ten gunste van die gesegde gedeelte 'A' van gedeelte van die plaas MOOIPLAATS om 'n watervoor uit te haal uit die bestaande watervoor op gesegde gedeelte 'D' soos ten volle sal blyk uit Notariële Akte No: 201/38-S waarin ook voorsiening gemaak word vir 'n sluis en waterreëling.
- B. SUBJECT to the following conditions as laid down by the CITY OF TSHWANE METROPOLITAN MUNICIPALITY:
- (a) The Owner or his successors in title may not effect any development on the subject property prior to the compliance of the geological conditions as imposed by the City of Tshwane.
- (b) The treatment of all waste water on the proposed portions must be by means of suction tanks or similar systems to the satisfaction of the City of Tshwane Metropolitan Municipality and no French drain or septic tank system will be accepted.

1.4 PRECAUTIONARY MEASURES

1.4.1 The township owner shall submit:-

1.4.1.1 A Dolomite Risk Management Plan, specific to the development. The Legal transfer of the responsibility for the management of the Risk Management Plan to a representative Body corporate or similar as applicable must be included.

1.4.1.2 A Construction Report, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included. Certification on the method of backfilling of boreholes must also be included.

1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.4.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.4.3.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

1.4.3.2 Trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than

150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Roads and Transport has granted consent for the development.

1.6 ACCESS

No ingress from Provincial Road PWV 9 to the township and no egress to Provincial Road PWV 9 from the township shall be allowed.

No ingress to or egress from Road D49 to the township shall be permitted as well as for a distance of 100 m along Mimosa Road, measured from the intersection thereof with Road D49.

No ingress to or exits from the township shall be permitted along lines fedcba, ghjklm, srq and pon.

1.7 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of adjacent roads and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to this Department for approval at the time of the application, i.e. before Township Proclamation.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Roads and Transport as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.10 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.11 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Municipality, when required to do so by the Municipality.

1.12 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.13 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the township developer should request Telkom in good time for the deviation or removal of the Telkom telecommunication facilities. The cost thereof shall be borne by the township owner.

1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development including, if applicable, those by which exemption has been granted from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.15 NATIONAL HERITAGE RESOURCE ACT

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

1.16 RESTRICTIONS ON THE ALIENATION OF LAND:

Regardless the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the Municipality certifies that the developer has complied with the provisions of condition 2.18.

1.17 THE DEVELOPER'S OBLIGATIONS

1.17.1 ASSOCIATION AND STATUTES

The developer has registered a Non Profit Company (West Hills Business Park Owners Association, Registration Number: 2011/011263/08 NPC) in terms of the provisions of the Companies Act, 2008 (Act 71 of 2008). All the owners of erven and/or units in the township must become members of the Non Profit Company. A copy of the registered Memorandum of Incorporation and the Company's Statutes must be submitted to the Municipality.

The Memorandum of Incorporation must clearly state that the main objective of the Non Profit Company (West Hills Business Park Owners Association, Registration Number: 2011/011263/08 NPC) is the maintenance of the common property of the development (i.e. open space). The developer is deemed to be a member of the Non Profit Company (West Hills Business Park Owners Association, Registration Number 2011/011263/08 NPC), with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.17.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the Municipality complete engineering drawings in respect of roads and stormwater, water, and sewerage infrastructure for approval prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required services report in respect of roads and stormwater has been approved.

The Developer must obtain a way leave from the Council prior to commencement of construction work, if such work will be done on Council property. A 10% retention guarantee will be applicable for Civil Engineering Services, which will be held in place for a period of 12 months after the takeover of the services or proclamation of the township, whichever date is the latter.

1.17.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

1.17.4 MAINTENANCE PERIOD AND GUARANTEE

All internal infrastructure will be maintained by the Municipality and not by the Non Profit Company (West Hills Business Park Owners Association, Registration Number: 2011/011263/08 NPC). The developer must furnish the CoT with a 100% guarantee of the estimate contract cost, issued by a recognized financial institution before the commence date of the contract.

The developer must furnish the Municipality with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the water and sewerage services, which guarantee must be for an amount that is equal to 10% of the contract cost.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE COT IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.

2.1.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

2.1.1.3 The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 2.1.1.1, 2.1.1.2 and 2.1.1.3 above, the under mentioned erven shall be subject to the conditions as indicated.

2.1.2.1 ERVEN SUBJECT TO SPECIAL CONDITIONS IMPOSED BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

A. ERVEN 323 TO 329, ERVEN 338 TO 341, ERVEN 342 TO 351, ERF 360, ERF 363, ERVEN 367 TO 373 AND ERF 376

a) The erven shall be subject to a servitude (3m wide) for municipal services (water, sewer, electricity and storm-water) in favour of the Municipality, as indicated on the general plan.

- b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m there from.
- c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards essential, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

B. ERF 361 AND ERF 366

- a) The erven shall be subject to a servitude (3m wide) for municipal services (water, sewer, electricity and storm-water) in favour of the Municipality, as indicated on the general plan.
- b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m there from.
- c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards essential, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

C. ERVEN 320 TO 380

The owner of each erf must be made aware of the risk involved in developing on dolomite. The developer may make use of literature at the disposal of the investigator, together with a list of precautionary measures and monitoring schedules in order to ensure that the home owner understands how to manage dolomite stability risk responsibility.

2.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON THE FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township may be transferred unless the following requirements have been complied with and following conditions and servitudes are registered

All erven will be subject to the following conditions in favour of the Non Profit Company to be registered against the title deed of the first transfer of the erven to any purchaser

Each and every owner of an erf in the township shall on transfer automatically become a member of the WESTHILL BUSINESS PARK OWNERS ASSOCIATION, Registration Number: 2011/011263/08 NPC (hereinafter referred to as the "Association") and the township owner shall procure that each erf be made subject to the following conditions in favour of the Association:

- 2.2.1 Any owner of an erf, or any subdivision thereof, or any interest therein, or any unit as defined in terms of the Sectional Titles Act 95 of 1986, shall become and shall remain a member of the HOME OWNERS ASSOCIATION and be subject to its MEMORANDUM AND ARTICLES OF ASSOCIATION until it ceases to be an owner as aforesaid. No erf or any subdivision thereof, or interest therein, or any unit thereon, shall be transferred to any person who has not committed itself to the satisfaction of the HOME OWNERS ASSOCIATION to become a member of the HOME OWNERS ASSOCIATION.
- 2.2.2 The owner of the erf or any subdivision thereof, or any interest therein, or any unit as defined in the Sectional Titles Act 95 of 1986, shall not be entitled to transfer the erf or any subdivision or any interest therein, or unit thereon, without a clearance certificate from the HOME OWNERS ASSOCIATION that all monies have been paid.
- 2.2.3 The term HOME OWNERS ASSOCIATION in the above context shall refer to the WESTHILL BUSINESS PARK OWNERS ASSOCIATION, Registration Number 2011/011269/08 NPC (Owners Association incorporated under Non Profit of the Companies Act).

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