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UNIE VAN SUID-AFRIKA

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GOVERNMENT NOTICE.

DEPARTMENT OF LANDS.

No. 791.] [29 May 1959.

HOLDINGS AVAILABLE UNDER THE LAND
SETTLEMENT ACT, 1956.

Applications will be received at the office of the Regional Representative, Department of Lands, Aquila Building, 157 Schoeman Street, Private Bag 163, Pretoria, for a period of six weeks from the date of the first publication of this notice (thus expiring on the 10th July, 1959), for the undermentioned holdings to be disposed of on lease for a period of five (5) years, with the option of acquiring the land at any time during the currency of the lease, or at the expiration thereof on terms of conditional purchase lease extending over a period of sixty-five (65) years, under and subject to the provisions of the Land Settlement Act, 1956, and any regulations published thereunder.

The Government reserves the right at any time to withdraw any or all of the holdings offered for allotment by this notice.

All applications for the holdings must be forwarded to the Regional Representative, Department of Lands, Aquila Building, Private Bag 163, Pretoria, on the prescribed forms which are obtainable from the above-mentioned address, from the magistrates of the districts in which the holdings are situated, or from the Inspectors of Lands of the inspectorates in which the holdings are located.

GOEWERMENSKENNISGEWING.

DEPARTEMENT VAN LANDE.

No. 791.] [29 Mei 1959.

HOEWES BESKIKBAAR KRAGTENS DIE
NEDERSETTINGSWET, 1956.

Gedurende 'n tydperk van ses weke vanaf die datum van die eerste publikasie van hierdie kennisgewing—d.w.s. tot op 10 Julie 1959—kan daar by die kantoor van die Streeksvertegenwoordiger, Departement van Lande, Aquilagebou, Schoemanstraat 157, Privatsak 163, Pretoria, aansoek gedoen word om die toekenning van ondergenoemde hoewes ooreenkomstig 'n huurkontrak vir 'n termyn van vyf (5) jaar met die reg om die grond te eniger tyd gedurende die termyn van die huurkontrak of by verstryking daarvan ooreenkomstig 'n voorwaarde-like huurkoopkontrak wat oor 'n tydperk van vyf-en-sestig (65) jaar strek, aan te koop kragtens en behoudens die bepalinge van die Nedersettingswet, 1956, en enige regulasies daarkragtens afgekondig.

Die Goewerment behou hom die reg voor om enigeen van of al die hoewes wat by hierdie kennisgewing vir toekenning aangebied word, te eniger tyd terug te trek.

Alle aansoeke om die hoewes moet aan die Streeksvertegenwoordiger, Departement van Lande, Aquilagebou, Privatsak 163, Pretoria, gestuur word op die voorgeskrewe vorms wat verkrygbaar is by bogemelde adres, by die landdroste van die distrikte waarin die hoewes geleë is of by die Inspekteurs van Lande in wie se inspeksie-afdelings die hoewes val.

TRANSVAAL PROVINCE.—PROVINSIE TRANSVAAL.

DISTRICT/DISTRIK GROBLERSDAL.

LOSKOP SETTLEMENT/-NEDERSETTING.

Holding No. Hoewe No.	HOLDINGS FOR DISPOSAL.	HOEWES BESKIKBAAR.	Area. Grootte.	Purchase Price.	Rental during Lease Period, 1st and 2nd Years, Nil. Huur gedurende huurtermyn, 1ste en 2de jaar, niks.		Yearly Purchase Instalments (including Interest). Jaarlikse paaielemente van koopprys (rente inbegrepe).
	Name and Number.	Naam en nommer.	Morgen. Morg.	Koop- prys.	3rd Year, Yearly Rental. 3de jaar, jaarlikse huur.	4th and 5th Year, Yearly Rental. 4de en 5de jaar, jaarlikse huur.	
1	Portion 58 (known as A. 21) of the the farm LOSKOP SUID No. 243.	Gedeelte 58 (bekend as A. 21) van die plaas LOSKOP SUID No. 243.	65.9310	£ 3,990	£ s. d. 79 16 0	£ s. d. 194 10 3	£ s. d. 202 7 5
2	Portion 27 (known as A. 29) of the farm LOSKOP SUID No. 243.	Gedeelte 27 (bekend as A. 29) van die plaas LOSKOP SUID No. 243.	35.4231	3,058	61 3 2	149 1 7	155 2 0
3	Portion 53 (known as B. 21) of the farm LOSKOP SUID No. 243.	Gedeelte 53, (bekend as B. 21) van die plaas LOSKOP SUID No. 243.	36.3692	3,795	75 18 0	185 0 2	192 9 7

TRANSVAAL PROVINCE.—PROVINSIE TRANSVAAL.

DISTRICT/DISTRIK GROBLERSDAL.

LOSKOP SETTLEMENT/-NEDERSETTING.

Holding No. Hoewe No.	HOLDINGS FOR DISPOSAL.	HOEWES BESKIKBAAR.	Area. Grootte.	Purchase Price.	Rental during Lease Period, 1st and 2nd Years, Nil. Huur gedurende huurtermyn, 1ste en 2de jaar, niks.		Yearly Purchase Instalments (including Interest). Jaarlikse paaimeente van koopprys (rente inbegrepe).	
	Name and Number.	Naam en nommer.	Morgen. Morg.	Koop- prys.	3rd Year, Yearly Rental. 3de jaar, jaarlikse huur.	4th and 5th Year, Yearly Rental. 4de en 5de jaar, jaarlikse huur.	£ s. d.	£ s. d.
4	Portion 439 (known as G. 30) of the farm LOSKOP NOORD No. 242.	Gedeelte 439 (bekend as G. 30) van die plaas LOSKOP NOORD No. 242.	45.1525	4,650	93 0 0	226 13 9	235 16 11	
5	Portion 350 (known as J. 40) of the farm LOSKOP NOORD No. 242.	Gedeelte 350 (bekend as J. 40) van die plaas LOSKOP NOORD No. 242.	98.5158	4,870	97 8 0	237 8 3	247 0 1	
6	Portion 81 (known as J. 63) of the farm LOSKOP NOORD No. 242.	Gedeelte 81 (bekend as J. 63) van die plaas LOSKOP NOORD No. 242.	65.9750	4,380	87 12 0	213 10 6	222 3 0	
7	Portion 312 (known as J. 75) of the farm LOSKOP NOORD No. 242.	Gedeelte 312 (bekend as J. 75) van die plaas LOSKOP NOORD No. 242.	55.1703	4,215	84 6 0	205 9 8	213 15 8	
8	Portion 59 (known as J. 109) of the farm LOSKOP NOORD No. 242.	Gedeelte 59 (bekend as J. 109) van die plaas LOSKOP NOORD No. 242.	31.0745	3,478	69 11 2	169 11 1	176 8 0	

DISTRICT/DISTRIK LETABA.

9	Remaining extent of Portion 1 called Monomotapa of the farm WATERBOK No. 137.	Resterende gedeelte van Gedeelte 1 genoem Monomotapa van die plaas	50.0000	4,641	92 16 5	226 5 0	235 7 9	
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DISTRICT/DISTRIK POTGIETERSRUS.

10	Portion 8 of the farm STERKFontein No. 279.	Gedeelte 8 van die plaas	236.8433	3,065	61 6 0	149 8 4	155 9 1	
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Holding No. 1.—Situate approximately 15 miles south-west of Groblersdal Township and Railway Station.

Improvements: Dwelling-house with stove, storeroom, tobacco store, cellar and sorting-room, lavatory, fruit trees, dam.

Holding No. 2.—Situate approximately 12 miles south-west of Groblersdal Township and Railway Station.

Improvements: Dwelling-house without stove, lavatory, storeroom, cellar and sorting-room, tobacco store, earth dam.

Holding No. 3.—Situate approximately 12 miles north-west of Groblersdal Township and Railway Station.

Improvements: Dwelling-house, tobacco barn, cellar and sorting-room, lavatory, dam, cement furrow, store-room and fruit trees.

Holding No. 4.—Situate approximately 9 miles west of Marble Hall Township and Railway Station.

Improvements: Dwelling-house, storeroom, tobacco barn, cellars and sorting-room, fowl-runs, dam, lavatory, fruit trees, ornamental trees, shrubs, pigsty, cattle kraal, oven.

Hoewe No. 1.—Ongeveer 15 myl suidwes van die dorp en spoorwegstasie Groblersdal geleë.

Verbeterings: Woonhuis met stoof, pakstoor, tabakstoor, kelder en klaskamer, gemakshuisie, vrugtebome, dam.

Hoewe No. 2.—Ongeveer 12 myl suidwes van die dorp en spoorwegstasie Groblersdal geleë.

Verbeterings: Woonhuis sonder stoof, gemakshuisie, pakstoor, kelder en klaskamer, tabakstoor, gronddam.

Hoewe No. 3.—Ongeveer 12 myl noordwes van die dorp en spoorwegstasie Groblersdal geleë.

Verbeterings: Woonhuis, tabakstoor, kelder en klaskamer, gemakshuisie, dam, sementvoor, pakstoor, vrugtebome.

Hoewe No. 4.—Ongeveer 9 myl wes van die dorp en spoorwegstasie Marble Hall geleë.

Verbeterings: Woonhuis, pakstoor, tabakstoor, kelder en klaskamer, hoenderhokke, dam, gemakshuisie, vrugtebome, sierbome, struik, varrkamp, beeskraal, bakoond.

Holding No. 5.—Situat approximately 12 miles west of Marble Hall Township and Railway Station.

Improvements: Dwelling-house with stove, storeroom, tobacco barn, cellar and sorting-room, lavatory, fruit and ornamental trees.

Holding No. 6.—Situat approximately 12 miles west of Marble Hall Township and Railway Station.

Improvements: Dwelling-house without stove, storeroom, tobacco barn, cellar and sorting-room, lavatory, 2 dams, fruit and ornamental trees.

Holding No. 7.—Situat approximately 12 miles west of Marble Hall Township and Railway Station.

Improvements: Dwelling-house, storeroom, tobacco barn, 2 tobacco flues, fowl-runs, Native's room, earth dam, fruit and ornamental trees.

Holding No. 8.—Situat approximately 15 miles west of Marble Hall Township and Railway Station.

Improvements: Dwelling-house, storeroom, tobacco barn, cellar and sorting-room, fowl-runs, Native's room, lavatory, dam, fruit and ornamental trees.

SPECIAL REMARKS.

Water supply: The holdings fall within the Loskop Irrigation Scheme and for irrigation purposes water is supplied by the Department of Water Affairs to whom water rates are payable. The Government does not, however, guarantee the supply of water and will not be responsible in the event of any loss or damage of any nature whatsoever which may be suffered as a result of a shortage or diversion of water, seepage or overflow through any cause whatsoever.

Irrigable areas: On every holding there is an irrigable area, but the Government does not guarantee the extent thereof, nor that the Department of Water Affairs will supply water for the irrigation of any particular area. In cases where holdings have not yet been scheduled for water, the successful applicants will have to make their own arrangements with the Department of Water Affairs for the scheduling of their irrigable areas.

Rainfall: The rainfall is approximately 25 inches per annum on the Loskop Settlement.

Crops: The main crops grown in the Loskop Settlement are tobacco, wheat, groundnuts potatoes and citrus.

Grazing: On the communal grazing area of the Settlement the successful applicants may run a limited head of stock as may be defined by the Committee of Management and/or the Minister.

Rights-of-way: The holdings are subject to such rights-of-way, at least 30 feet wide, as the Minister of Lands may deem necessary, to give lessees or owners of other holdings access to the nearest public road or to their holdings.

Water furrows: The holdings are subject to such servitudes of aqueduct as may be necessary, whether indicated on the diagrams or not, in respect of the furrows which have been made, or are still to be made, for irrigating and/or draining the holdings on the settlement and adjoining or neighbouring lands.

Holding No. 9.—Situat approximately 28 miles north-east of Rubbervale Township and Railway Station and approximately 30 miles north-east of Letsitele Railway Station. Five miles from nearest Road Motor Transport halt.

Water supply: Great Letaba River and canal. Falls under the Masalal Irrigation Board.

General: Suitable for wheat, tobacco, vegetables and citrus. Regarded specially suitable for citrus and vegetable farming. Situat in Malaria area.

Carrying capacity: 6 morgen per head of cattle.

Average rainfall: 15 inches per annum.

Improvements: 600 citrus trees.

Servitudes: Subject to a servitude of aqueduct as will more fully appear from Deed of Transfer No. 29172/58.

Hoewe No. 5.—Ongeveer 12 myl wes van die dorp en spoorwegstasie Marble Hall geleë.

Verbeterings: Woonhuis met stoof, pakstoor, tabakstoor, kelder en klaskamer, gemakshuisie, vrugteboom en sierbome.

Hoewe No. 6.—Ongeveer 12 myl wes van die dorp en spoorwegstasie Marble Hall geleë.

Verbeterings: Woonhuis sonder stoof, pakstoor, tabakstoor, kelder en klaskamer, gemakshuisie, 2 damme, vrugte- en sierbome.

Hoewe No. 7.—Ongeveer 12 myl wes van die dorp en spoorwegstasie Marble Hall geleë.

Verbeterings: Woonhuis, pakstoor, tabakstoor, 2 tabakoonde, hoenderhokke, Naturellekamer, gronddam, vrugte- en sierbome.

Hoewe No. 8.—Ongeveer 15 myl wes van die dorp en spoorwegstasie Marble Hall geleë.

Verbeterings: Woonhuis, pakstoor, tabakstoor, kelder en klaskamer, hoenderhokke, Naturellekamer, gemakshuisie, dam, vrugte- en sierbome.

SPESIALE OPMERKINGS.

Watertoevoer: Die hoewes is binne die Loskop-besproeiingskema geleë en water vir besproeiingsdoel-eindes word verskaf deur die Departement van Waterwese aan wie waterbelasting betaalbaar is. Die Goewerment waarborg egter nie die watertoevoer nie en is nie aanspreeklik nie in geval van verlies of skade van watter aard ookal wat gely mag word as gevolg van 'n tekort aan of die afkeer van water, deursyfering of oorstroming, wat ookal die oorsaak daarvan mag wees.

Besproeibare gebiede: Op elke hoewe is daar 'n besproeibare gebied, maar die Goewerment waarborg nie die grootte daarvan nie of dat water vir 'n bepaalde besproeibare gebied deur die Departement van Waterwese toegestaan sal word nie. Waar hoewes nog nie vir water ingelys is nie, sal die suksesvolle applikante self met die Departement van Waterwese reëlings moet tref vir die inlysting van hulle besproeibare gebiede.

Reënval: Die reënval is ongeveer 25 duim per jaar op die Loskopnederstelling.

Gewasse: Die vernaamste gewasse wat op die Loskopnederstelling gekweek word, is tabak, koring, grond-boontjies, aartappels en sitrus.

Weiding: Op die gemeenskaplike weiveld van die nederstelling kan die suksesvolle applikante 'n beperkte aantal vee aanhou soos bepaal mag word deur die Beheer-komitee en/of die Minister.

Regte van deurgang: Die hoewes is onderworpe aan die regte van deurgang, ten minste 30 voet wyd, wat die Minister van Lande nodig ag om die huurders of eienaars van alle hoewes toegang tot die naaste publieke pad of tot hulle hoewes te gee.

Watervore: Die hoewes is onderworpe aan die servitude van waterleiding wat nodig mag wees ten aansien van die vore wat gemaak is of nog gemaak moet word, om die hoewes op die nederstelling en aangrensende of naburige grond te besproei en/of te dreineer, of hulle op die kaart aangetoon word al dan nie.

Hoewe No. 9.—Ongeveer 28 myl noordoos van die dorp en spoorwegstasie Rubbervale en ongeveer 30 myl noordoos van die spoorwegstasie Letsitele geleë. Vyf myl van die naaste padmotordienshalte.

Water voorsiening: Groot Letabarivier en kanaal. Val onder die Masalal-besproeiingsraad.

Algemeen: Geskik vir koring, tabak, groente en sitrus. Word veral geskik geag vir groente en sitrusboerdery. Geleë in malariagebied.

Drakrag: 6 morg per bees.

Gemiddelde reënval: 15 duim per jaar.

Verbeterings: 600 sitrusbome.

Servitude: Onderhewig aan servituut van waterleiding soos meer volledig sal blyk uit Akte van Transport No. 29172/58.

SPECIAL CONDITIONS.

The lessee of any portion of this farm is compelled to grant to the adjacent lessee of the other portion of the relative farm, a way or road of necessity to or from the land of such adjacent lessee in a suitable direction to the nearest public road; provided it is deemed necessary by the Minister of Lands. He will be entitled to the same rights over the other portion of the same farm.

The holding falls under the control of the Masalal Irrigation Board. No assurance can be given as to the available quantity of water for irrigation.

The successful applicant must apply personally to have his holding placed on the roll, and pay all outstanding water rates.

Holding No. 10.—Situate approximately 13 miles north of Naboomspruit Township and 10 miles north of Haakdoorn Railway Station.

Improvements: Dwelling-house, garage, outbuilding, well with hand-pump.

Water supply: Well and Sterk River.

General: Suitable for peanuts, maize, beans, wheat and kaffircorn.

Carrying capacity: 10 morgen per head of large stock.

Average rainfall: 25 inches per annum.

Special Condition: All rights to minerals reserved in favour of a third party.

GENERAL CONDITIONS.

The leases to be issued will contain conditions relative to residence, improvements, fencing, minerals, outspan, roads, railway lines and such other conditions as are usually inserted in leases under the Land Settlement Act, 1956.

The rentals, which are payable yearly in advance, are calculated on the purchase price on the following percentage basis, except where otherwise stated:—

Rentals:—

First and second years: Nil.

Third year: 2 per cent per annum.

Fourth and Fifth year: $4\frac{7}{8}$ per cent per annum.

In the event of extension of lease after five years: $4\frac{7}{8}$ per cent per annum.

In the event of the option of conditional purchase being exercised, the purchase price becomes payable in 65 equal yearly instalments, which include capital and interest, the latter being calculated at the rate of $4\frac{7}{8}$ per cent.

The rent paid during the lease period is not deducted from the purchase price if the option to purchase is exercised.

Occupation.—The leases to be issued will contain conditions to the effect that the lessees shall personally and beneficially occupy the holdings allotted within a certain period from the date of allotment and thereafter for a particular period during every calendar year as follows:—

Holdings Nos. 1 to 9 must be occupied within three months and for at least 9 months in every calendar year.

Holding No. 10 must be occupied within three months and for at least 11 months in every calendar year.

GENERAL REMARKS.

The Deeds of Lease which will be issued in respect of these holdings are subject to certain prescribed conditions which can be obtained on application.

Applicants are recommended to inspect the holdings personally at their own costs before formally applying therefor.

SPESIALE VOORWAARDES.

Die huurder van enige gedeelte van hierdie plaas is verplig om aan die aangrensende huurder van die ander gedeelte van die betrokke plaas 'n noodweg of -pad toe te staan na of van die grond van sodanige aangrensende huurder in 'n geskikte rigting na die naaste publieke pad, mits die Minister van Lande dit nodig ag. Hy sal dieselfde reg hê oor die ander gedeelte van dieselfde plaas.

Die hoewe val onder die beheer van die Masalal-besproeiingsraad. Geen versekering kan gegee word oor die beskikbare hoeveelheid water vir besproeiing nie.

Die suksesvolle applikant moet persoonlik by die betrokke Besproeiingsraad aansoek doen om inlysting van sy hoewe en alle verskuldigde waterbelasting betaal.

Hoewe No. 10.—Ongeveer 13 myl noord van die dorp Naboomspruit en 10 myl noord van Haakdoorn-spoorwegstasie geleë.

Verbeterings: Woonhuis, motorhuis, buitegebou, put met handpomp.

Watervoorsiening: Put en Sterkriver.

Algemeen: Geskik vir grondbone, mielies, bone, koring en kafferkoring.

Drakrag: 10 morg per stuk grootvee.

Gemiddelde reënval: 25 duim per jaar.

Spesiale voorwaarde: Alle mineraleregte word aan 'n derde party voorbehou.

ALGEMENE VOORWAARDES.

Die huurkontrakte wat uitgereik sal word, sal voorwaardes bevat in verband met bewoning, verbeterings, omheinings, minerale, uitspannings, paaie, spoorlyne en ander voorwaardes wat gewoonlik gestel word in die huurkontrakte uitgereik kragtens die Nedersettingswet, 1956.

Die huurgeld wat jaarliks vooruitbetaal moet word, word bereken op die koopprys volgens onderstaande persentasiebasis tensy andersins vermeld.

Huurgeld:—

Eerste en tweede jaar: Niks.

Derde jaar: 2 persent per jaar.

Vierde en vyfde jaar: $4\frac{7}{8}$ persent per jaar. In geval van verlenging van huurkontrak na vyf jaar: $4\frac{7}{8}$ persent per jaar.

Ingeval die reg van voorwaardelike aankoop uitgeoefen word, is die koopprys betaalbaar in 65 gelyke jaarlikse paaielemente wat kapitaal en rente insluit. Laasgenoemde word bereken teen 'n rentekoers van $4\frac{7}{8}$ persent.

Die huur gedurende die huurtermyn betaal, word nie van die koopprys afgetrek as die reg van aankoop uitgeoefen word nie.

Inbesitneming.—Die huurkontrak wat uitgereik sal word, sal bepalinge bevat dat die huurders die hoewes wat aan hulle toegeken word, persoonlik en op nuttige wyse moet bewoon binne 'n sekere termyn na die datum van toekenning en daarna vir 'n bepaalde termyn elke kalenderjaar soos hieronder aangegee:—

Hoewes Nos. 1 tot 9 moet binne drie maande in besit geneem word en vir minstens 9 maande in elke kalenderjaar bewoon word.

Hoewe No. 10 moet binne drie maande in besit geneem word en vir minstens elf maande in elke kalenderjaar bewoon word.

ALGEMENE OPMERKINGS.

Die huurkontrakte wat uitgereik sal word ten opsigte van hierdie hoewes is onderhewig aan sekere voorgeskrewe voorwaardes wat op aanvraag verstrekk sal word.

Applikante word aangeraai om die hoewes persoonlik op eie koste te besigtig alvorens hulle daarom aansoek doen.