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GOEWERMENSKENNISGEWING.

DEPARTEMENT VAN LANDE.

No. 348.]

[11 Maart 1960.]

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 23 April 1960—kan daar by die kantoor van die Streeksverteenvoordiger, Departement van Lande, Aquilagebou, Schoemanstraat 157, Privaatsak 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 voorwaardelike huurkoopkontrak wat oor 'n tydperk van vyf-en-sestig (65) jaar strek, aan te koop kragtens en behoudens die bepalings 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 Streeksverteenvoordiger, Departement van Lande, Aquilagebou, Privaatsak 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 inspeksieafdelings die hoewes val.

GOVERNMENT NOTICE.

DEPARTMENT OF LANDS.

No. 348.]

[11 March 1960.]

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 23rd April, 1960, 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.

PROVINSIE TRANSVAAL.—TRANSVAAL PROVINCE.

DISTRIK/DISTRICT OF BRITS.

Hoewe No. Holding No.	HOEWES BESKIKBAAR.	HOLDINGS FOR DISPOSAL.	Grootte. Area.		Koop- prys. Purchase Price.	Huur gedurende huurtermyn, 1ste en 2de jaar, niks. Rental during Lease Period, 1st and 2nd Years, Nil.		Jaarlikse paaimente van koopprys (rente inbegrepe). Yearly Purchase Instalments (including Interest).
	Naam en nommer.	Name and Number.	Morg. Morgen.	Vk. roedes. Sq. Roods.		3de jaar, jaarlikse huur. 3rd Year, Yearly Rental.	4de en 5de jaar, jaarlikse huur. 4th and 5th Year, Yearly Rental.	
1	Persle Nos. 305 en 306 van die plaas HARTEBEESTPOORT	Lots Nos. 305 and 306 of the farm C No. 419 J.Q.	62	142	£ 4,707	£ s. d. 94 2 10	£ s. d. 235 7 0	£ s. d. 244 1 0

DISTRIK/DISTRICT OF PIETERSBURG.

2	Die Resterende Gedeelte (bekend as Lieberkloof) van gedeelte van die plaas ZANDRIVIER No. 139.	The Remaining Extent (known as Lieberkloof) of portion of the farm	400	2	4,320	86 8 0	216 0 0	223 19 8
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PROVINSIE TRANSVAAL—TRANSVAAL PROVINCE

DISTRIK/DISTRICT OF POTGIETERSRUS.

Holding No.	HOEWES BESKIKBAAR.	HOLDINGS FOR DISPOSAL.	Grootte. Area.		Koop- prys.	Huur gedurende huurtermyn, 1ste en 2de jaar, niks. <i>Rental during Lease Period, 1st and 2nd Years, Nil.</i>		Jaarlikse paaimente van koopprys (rente inbegrepe). <i>Yearly Purchase Instalments. (including Interest).</i>
			Morg. <i>Morgen.</i>	Vk. roedes. <i>Sq. Roods.</i>		3de jaar, jaarlikse huur. <i>3rd Year, Yearly Rental.</i>	4de en 5de jaar, jaarlikse huur. <i>4th and 5th Year, Yearly Rental.</i>	
3	Gedeelte 8 van die plaas STERKFONTein No. 279.	Portion 8 of the farm	236.8433	—	£ 3,065	£ s. d. 61 6 0	£ s. d. 153 5 0	£ s. d. 158 18 4

DISTRIK/DISTRICT OF RUSTENBURG.

4	Gedeelte 18 (n gedeelte van gedeelte D) van die plaas LEEUWDRIFT No. 719.	Portion 18 (a portion of Portion D) of the farm	154.8938	—	2,304	46 1 7	115 4 0	119 9 2
5	Gedeelte 22 (n gedeelte van gedeelte D) van die plaas LEEUWDRIFT No. 719.	Portion 22 (a portion of Portion D) of the farm	147.1436	—	3,793	75 17 2	189 13 0	196 13 2
6	Gedeelte 25 (n gedeelte van gedeelte D) van die plaas LEEUWDRIFT No. 719.	Portion 25 (a portion of Portion D) of the farm	130.7338	—	2,160	43 4 0	108 0 0	111 19 10

Hoewe No. 1.—Ongeveer 11 myl noord van die dorp en spoorwegstasie Brits en 1½ myl van die naaste spoorwegstasie, Rashoop, geleë.

Verbeterings: Woonhuis, motorhuis en buitekamers, 2 Naturellekamers, kelder, sorteerkamer, 3 drooggoonde, 2 gronddamme, 60 vrugtebome.

Watervoorsiening: Put, Hartbeespoortdam.

Algemeen: Geskik vir tabak, koring, hawer, groente en beeste.

Drakrag: 7 tot 8 morg per stuks grootvee.

Gemiddelde reënval: 20 tot 25 duim per jaar.

SPESIALE VOORWAARDE.

Aangesien die hoewe binne die Hartbeespoort-besproeiingskema val, is dit onderworpe aan die voorwaardes wat op die betrokke nedersetting van toepassing is, soos volledig beskryf in Akte van Transport No. 24168/56.

Hoewe No. 2.—Ongeveer 15 myl suidwes van die dorp en spoorwegstasie Pietersburg en 4 myl van die naaste spoorwegstasie, Marabastad, geleë.

Verbeterings: 2 woonhuise, 2 sementdamme, rondawel, afdak, 12 varkhokke, beesdip, pype en tenk en vrugtebome.

Watervoorsiening: Fontein, boorgat.

Algemeen: Geskik vir kafferkoring, mielies, tabak, grondbone en kasterolie.

Drakrag: 6 morg per stuks grootvee.

Gemiddelde reënval: Ongeveer 22 duim per jaar.

SPESIALE VOORWAARDE.

Alle mineraleregte word aan 'n derde party voorbehou.

Hoewe No. 3.—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 Sterkrivier.

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

Drakrag: 10 morg per stuks grootvee.

Gemiddelde reënval: 25 duim per jaar.

SPESIALE VOORWAARDE.

Alle mineraleregte word aan 'n derde party voorbehou.

Holding No. 1.—Situate approximately 11 miles north of Brits Township and Railway Station and 1½ miles from the nearest railway station, Rashoop.

Improvements: Dwelling-house, garage and outside rooms, 2 Native rooms, cellar, sortingroom, 3 tobacco flues, 2 earthdams, 60 fruit trees.

Water supply: Well, Hartbeespoort Dam.

General: Suitable for tobacco, wheat, oats, vegetables and cattle.

Carrying capacity: 7 to 8 morgen per head of large stock.

Average rainfall: 20 to 25 inches per annum.

SPECIAL CONDITION.

As the holding is situate within the Hartbeespoort Irrigation Settlement, it is subject to such conditions as are applicable to such settlement as more fully set out in Deed of Transfer No. 24168/56.

Holding No. 2.—Situate approximately 15 miles south-west of Pietersburg Township and Railway Station and 4 miles from the nearest railway station, Marabastad.

Improvements: 2 dwelling-houses, 2 cement dams, rondavel, lean to, 12 pig sties, cattle dip, piping and tank and fruit trees.

Water supply: Spring, borehole.

General: Suitable for kaffircorn, maize, tobacco, peanuts and castor oil.

Carrying capacity: 6 morgen per head of large stock.

Average rainfall: Approximately 22 inches per annum.

SPECIAL CONDITION.

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

Holding No. 3.—Situate approximately 13 miles north of Naboomspruit Township and 10 miles north of Haakdoorn Railway Station.

Improvements: Dwelling-house, garage, outbuilding, well with handpump.

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.

Hoewes Nos. 4, 5 en 6.—Ongeveer 26 myl noordwes van die dorp en spoorwegstasie Thabazimbi geleë.

Verbeterings: Die volgende verbeterings is op die hoewes:—

Hoewe No. 4: Geen.

Hoewe No. 5: Ronde sementdam, 450 voet by 6 duim-sementpyp, 140 voet by 8 duim-ysterpyplyn, gasenjin, sementsuipkrip met 2 duim-pype aangelê.

Hoewe No. 6: Geen.

Watervoorsiening: Hoewe No. 4, Krokodilrivier; Hoewe No. 5, Krokodilrivier; Hoewe No. 6, Krokodilrivier.

Algemeen: Geskik vir tabak, sitrus, mielies, koring en beeste.

Drakrag: 1 bees of 7 stuks kleinvee per 4 morg.

Gemiddelde reënval: 20 duim per jaar.

SPEZIALE VOORWAARDES.

1. Die suksesvolle applikante van Hoewes Nos. 4, 5 en 6 en die huurders van Gedeeltes 17, 19, 20, 21, 23, 24 en 26 van die plaas Leeuwdrift No. 719 moet die westelike en suidelike draadheining langs die pad oor die resterende gedeelte van die plaas, verskuif na die oostelike grense van hulle hoewes. Die materiaal van alle ander binneheining moet gelykop onder die 3 suksesvolle applikante en die 7 huurders hierbo genoem, verdeel word.

2. Die tabakskuur, 120 voet by 50 voet by 18 voet by 16 voet met sinkdak en behandelde pale, sowel as die 3 sementsteenpakhuisie met plat sinkdak en sementvloere op Gedeelte 21, moet deur die suksesvolle applikante van Hoewes Nos. 4 en 6 en die huurders van Gedeeltes 19, 20, 23, 24 en 26 van die plaas Leeuwdrift No. 719 afgebreek word en die materiaal moet onder die toesig van die Inspekteur van Lande gelykop onder die suksesvolle applikante van Hoewes Nos. 4 en 6 en die huurders van Gedeeltes 19, 20, 23, 24 en 26 verdeel word.

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: 5 persent per jaar. In geval van verlenging van huurkontrak na vyf jaar: 5 persent per jaar.

Ingeval die reg van voorwaardelike aankoop uitgeoefen word, is die koopprys betaalbaar in 65 gelyke jaarlikse paalemente wat kapitaal en rente insluit. Laasgenoemde word bereken teen 'n rentekoers van 5 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 bepaalings 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. 4, 5 en 6 moet binne drie maande in besit geneem word en vir minstens 10 maande in elke kalenderjaar bewoon word.

Hoewes 1, 2 en 3 moet binne drie maande in besit geneem word en vir minstens elf maande in elke kalenderjaar bewoon word.

Holdings Nos. 4, 5 and 6.—Situate approximately 26 miles north-west of the Township and Railway Station Thabazimbi.

Improvements: The following improvements are on the holdings:—

Holding No. 4: None.

Holding No. 5: Round cement dam, 450 feet by 6 inch cement piping, 140 feet by 8 inch iron piping, gas engine, cement drinking trough, with 2-inch piping laid on.

Holding No. 6: None.

Water supply: Holding No. 4, Crocodile River; Holding No. 5, Crocodile River; Holding No. 6, Crocodile River.

General: Suitable for tobacco, citrus, maize, wheat and cattle.

Carrying capacity: 4 morgen per head of large stock or 7 small stock.

Average rainfall: 20 inches per annum.

SPECIAL CONDITIONS.

1. The successful applicants of Holdings Nos. 4, 5 and 6 and the lessees of Portions 17, 19, 20, 21, 23, 24 and 26 of the farm Leeuwdrift No. 719 must move the western and southern fence along the road over the remaining extent of the farm, to the eastern boundaries of their holdings. The material of all the other internal fences must be divided equally among the 3 successful applicants and the 7 lessees of the above-mentioned holdings.

2. The tobacco shed, 120 feet by 50 feet by 18 feet by 16 feet with corrugated iron roof and treated poles, as well as the 3 cement brick store rooms with flat iron roof and cement floors on Portion 21, must be demolished by the successful applicants of Holdings Nos. 4 and 6 and the lessees of Portions 19, 20, 23, 24 and 26 of the farm Leeuwdrift No. 719 and the material must under the supervision of the Inspector of Lands be divided equally among the successful applicants of Holdings Nos. 4 and 6 and the lessees of Portions 19, 20, 23, 24 and 26.

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: 5 per cent per annum. In the event of extension of lease after five years: 5 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 5 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. 4, 5 and 6 must be occupied within three months and for at least 10 months in every calendar year.

Holdings Nos. 1, 2 and 3 must be occupied within three months and for at least 11 months in every calendar year.

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.

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.

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