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GOVERNMENT NOTICE.

DEPARTMENT OF LANDS.

No. 464.] [1 April 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 13th May, 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 abovementioned address, from the magistrates of the districts in which the holdings are situated, or from the Superintendent, Pongola Settlement, P.O. Pongola, and the Inspector of Lands, Carl Cilliers Street, Standerton.

GOEWERMENTSKENNISGEWING.

DEPARTEMENT VAN LANDE.

No. 464.] [1 April 1960.

HOEWES BESIKKBAAR 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 13 Mei 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 keuse 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 Superintendent, Pongolanedersetting, Pk. Pongola, en die Inspekteur van Lande, Carl Cilliersstraat, Standerton.

TRANSVAAL PROVINCE/PROVINSIE TRANSVAAL.

DISTRICT OF/DISTRIK PIET RETIEF.

PONGOLA SETTLEMENT/-NEDERSETTING.

Holding No. Hoewe No.	HOLDINGS FOR DISPOSAL.		Area. Grootte.	Purchase Price.	Rental during Lease Period, 1st and 2nd Years, Nil.		Yearly Purchase Instalments (including Interest). Jaarlikse paaiemente van koopprys (rente inbegrepe).
	Name and Number.	HOEWES BESIKKBAAR. Naam en nommer.			3rd Year, Yearly Rental. 3de jaar, jaarlikse huur.	4th and 5th Year, Yearly Rental. 4de en 5de jaar, jaarlikse huur	
			Morgen. Morg.	Koopprys.	£ s. d.	£ s. d.	£ s. d.
1	Portions 161 and 162 (known as Lots Nos. 1A and 1) of the consolidated farm PONGOLA No. 61.	Gedeeltes 161 en 162 (bekend as Persele Nos. 1A en 1) van die gekonsolideerde plaas PONGOLA No. 61.	111-0925	£ 8,897	£ s. d. 177 18 10	£ s. d. 444 17 0	£ s. d. 461 5 11
2	Portion 163 (known as Lot No. 16) of the consolidated farm PONGOLA No. 61.	Gedeelte 163 (bekend as Perseel No. 16) van die gekonsolideerde plaas PONGOLA No. 61.	47-3839	7,981	159 12 5	399 1 0	413 16 0
3	Portion 164 (known as Lot No. 17) of the consolidated farm PONGOLA No. 61.	Gedeelte 164 (bekend as Perseel No. 17) van die gekonsolideerde plaas PONGOLA No. 61.	50-0612	7,139	142 15 7	356 19 0	370 2 11

Holding No. Hoewe No.	HOLDINGS FOR DISPOSAL. Name and Number.	HOEWES BESIKBAAR. Naam en nommer.	Area. Grootte. Morgen. Morg.	Purchase Price. Koop- prys.	Rental during Lease Period, 1st and 2nd Years, Nil. <i>Huur gedurende huurtermyn, 1ste en 2de jaar, niks.</i>		Yearly Purchase Instalments (including Interest). <i>Jaarlikse paaimente van koopprys (rente inbegrepe).</i>
					3rd Year, Yearly Rental. <i>3de jaar, jaarlikse huur.</i>	4th and 5th Year, Yearly Rental. <i>4de en 5de jaar, jaarlikse huur.</i>	
4	Portion 165 (known as Lot No. 132) of the consolidated farm PONGOLA No. 61.	Gedeelte 165 (bekend as Perseel No. 132) van die gekonsolideerde plaas PONGOLA No. 61.	58·2803	7,816	156 6 5	390 16 0	405 4 11
5	Portion 168 (known as Lot No. 70) of the consolidated farm PONGOLA No. 61.	Gedeelte 168 (bekend as Perseel No. 70) van die gekonsolideerde plaas PONGOLA No. 61.	37·5054	9,950	199 0 0	497 10 0	515 17 10

The holdings are situate within the boundaries of the Pongola Settlement and will be pointed out by the Superintendent to all intending applicants who wish to inspect the holdings before applying therefor.

Water Supply.—Canals from the Pongola dam.

Average Rainfall.—20 inches per annum. Situate within a malaria area.

SPECIAL CONDITIONS.

(a) The holdings are subject to such regulations and prescriptions as may from time to time be issued. The successful applicants will be responsible for the payment of all water rates and taxes which may be levied by the Department of Water Affairs.

(b) With the exception of sugarcane no other crop shall be grown on the holdings for commercial purposes.

Improvements.—The following improvements are on the holdings:—

Holding No. 1.—Dwelling-house, corrugated iron shed, lavatory, external fencing, cement furrows.

Holding No. 2.—Dwelling-house, lavatory, tobacco cellar, dairy room, pig sties, corrugated iron shed, Native's room, 47 citrus trees, 300 Bluegum trees, cement furrows, fencing.

Holding No. 3.—Fencing, cement furrows.

Holding No. 4.—Dwelling-house, shed, lavatory, fencing, sement furrows, drainage duct, bridge for sugarcane railway line.

Holding No. 5.—Dwelling-house, shed, lavatory, fencing, cement furrows, Native's room, 10 morgen ratoon, fruit-trees and ornamental trees.

SPECIAL CONDITION.

The value of the ratoon crop on this lot (Holding No. 5) was taken into consideration in determining the purchase price of the holding, and in the event of the holding not being allotted before the 1st July, 1960, the additional costs in respect of maintenance and the difference in value of the sugar-cane at the date of allotment will be added to the allotment price.

GENERAL CONDITIONS.

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

Die hoewes is geleë binne die grense van die Pongolanedersetting en sal deur die Superintendent aan voornemende applikante wat dit wil besigtig, uitgewys word.

Watervoorsiening.—Kanale uit die Pongoladam.

Gemiddelde reënval.—20 duim per jaar. Geleë binne malariastreek.

SPESIALE VOORWAARDES.

(a) Die hoewes is onderworpe aan alle regulasies en voorskrifte wat van tyd tot tyd uitgevaardig mag word. Die suksesvolle applikante sal verantwoordelik wees vir die betaling van alle waterbelasting en heffings wat van tyd tot tyd deur die Departement van Waterwese opgelê mag word.

(b) Behalwe suikerriet mag geen ander gewasse op die hoewes vir kommersiële doeleindes gekweek word nie.

Verbeterings.—Die volgende verbeterings is op die hoewes:—

Hoewe No. 1.—Woonhuis, sinkstoor, gemakshuisie, buiteheining, sementvore.

Hoewe No. 2.—Woonhuis, gemakshuisie, tabakkelder, melkkamer, varkhokke, sinkstoor, Naturellehuis, 47 sitrusbome, 300 bloekombome, sementvore, omheining.

Hoewe No. 3.—Omheining, sementvore.

Hoewe No. 4.—Woonhuis, stoor, gemakshuisie, omheining, sementvore, dreineringsvoor, veldtoegang vir riet-spoor.

Hoewe No. 5.—Woonhuis, stoor, gemakshuisie, omheining, sementvore, Naturellekamer, 10-morg-rietuitloop-sel, vrugte- en sierbome.

SPESIALE VOORWAARDES.

Die waarde van die ratoenoes op hierdie perseel (Hoewe No. 5) is in aanmerking geneem by die vasstelling van die koopprys van die hoewe en indien die hoewe nie voor 1 Julie 1960 toegeken word nie, sal die bykomende onderhoudskoste en die verskil in waarde van die riet op die datum van toekenning by die koopprys gevoeg word.

ALGEMENE VOORWAARDES.

Die huurkontrakte wat uitgereik sal word, sal voorwaardes bevat in verband met bewoning, bewerking, verbeterings, omheinings, minerale, uitspannings, paaie, spoorlyne en ander voorwaardes wat gewoonlik gestel word in die huurkontrakte uitgereik kragtens die Nedersettingswet, 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 period of three months from the date of allotment and thereafter for a period of ten months during every calendar year.

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 keuse van voorwaardelike aankoop uitgeoefen word, is die koopprys betaalbaar in 65 gelyke jaarlikse paaiemente 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 keuse 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 drie maande na die datum van toekenning en daarna vir 'n termyn van tien maande elke kalenderjaar.

DISTRICT OF/DISTRIK STANDERTON.

REGISTRATION DIVISION/REGISTRASIE-AFDELING 244 H.S.

Holding No. Hoewe No.	HOLDINGS FOR DISPOSAL. Name and Number.	HOEWES BESKIKBAAR. Naam en nommer.	Area. Grootte. Morgen. Morg.	Purchase Price. Koopprys.	Rental during Lease Period, 1st and 2nd Years, Nil. Huur gedurende huurtermyn, 1ste en 2de jaar, niks.		Yearly Purchase Instalments (including Interest). Jaarlikse paaiemente van koopprys (rente inbegrepe).
					3rd Year, Yearly Rental. 3de jaar, jaarlikse huur.	4th and 5th Year, Yearly Rental. 4de en 5de jaar, jaarlikse huur.	
6	Portion 9 (a portion of that portion Lot A of the southern portion of the farm WILDEBEESTKRAAL No. 83.	Gedeelte 9 ('n gedeelte van daardie gedeelte van perseel A van die suidelike gedeelte) van die plaas	127	£ 3,493	£ s. d. 69 17 2	£ s. d. 174 13 0	£ s. d. 181 2 1

Situate approximately 14 miles south of Standerton Township and Railway Station, and 5 miles from the nearest railway station De Kuilen.

Improvements:—Borehole with handpump and certain boundary fencing.

Water Supply.—Borehole with handpump.

General.—Suitable for: Maize, kaffircorn, sunflowers, cattle and sheep.

Carrying Capacity.—2 morgen per head of large stock or 5 sheep.

Average Rainfall.—25 inches per annum.

GENERAL CONDITIONS.

The lease 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 rental, 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.

Ongeveer 14 myl suid van die dorp en spoorwegstasie Standerton en 5 myl van die naaste spoorwegstasie De Kuilen geleë.

Verbeterings.—Boorgat met handpomp en sekere grensheinings.

Watervoorsiening.—Boorgat met handpomp.

Algemeen.—Gesik vir: Mielies, kafferkooring, sonneblomme, beeste en skape.

Drakrag.—2 morg per bees of 5 skape.

Gemiddelde reëval.—25 duim per jaar.

ALGEMENE VOORWAARDES.

Die huurkontrak wat uitgereik sal word, sal voorwaardes bevat in verband met bewoning, verbeterings, omheinings, minerale, uitspannings, paaiement, spoorlyne en ander voorwaardes wat gewoonlik gestel word in die huurkontrake 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.

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 lease to be issued will contain conditions to the effect that the lessee shall personally and beneficially occupy the holding allotted within a certain period from the date of allotment and thereafter for a particular period during every calendar year as follows:—

This holding (No. 6) must be occupied within three months and for at least 11 months in every calendar year.

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 bepalinge bevat dat die huurder die hoewe wat aan hom 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:—

Hierdie hoewe (No. 6) moet binne drie maande in besit geneem word en vir minstens elf maande in elke kalenderjaar bewoon word.

Statutes of the Union of South Africa, 1958

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