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GENERAL NOTICE

NOTICE 388 OF 2009

Notice is hereby given that the Land Development Area known as Aspen Lakes Extensions 1 and 4 (situated on Portions 1 and 4 of the Farm Aspen No. 684 – IR) have been approved by the Gauteng Development Tribunal (Case No. GDT/LDA/CJMM/1302/04/010) and including:

The approved amendment in terms of Section 33(4) of the Johannesburg Town Planning Scheme, 1979, Amendment Scheme No. 15/2676 and pertaining to Erven 354 to 357 in ext. 1 and Erven 514 to 560 in ext 4.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF REGISTRATION OF OWNERSHIP OF LAND IN THE DEVELOPMENT AREA BY THE REGISTRAR OF DEEDS:

- 1.1 (a) The Applicant shall comply with the provisions of Section 37(a) of the Development Facilitation Act, 67 of 1995.
- (b) With specific reference to Regulation 23(1), read with Regulation 9 of the Development Facilitation Regulations, the Applicant shall within a period of Development Tribunal, or such longer period as the Designated Officer may allow, lodge for approval with the Surveyor General, the General Plan and such diagrams and records as may be required in terms of the Land Survey Act (No. 8 of 1997).
- 1.2 (a) The Applicant shall comply with the provisions of Section 37(b) of the Development Facilitation Act. 67 of 1995.
- (b) With specific reference to Regulation 23(10), read with Regulation 9 of the Development Facilitation Regulations, the Applicant shall within a period of 6 (six) months of the date on which approval is granted by the Surveyor General of the General Plan of the Land Development Area and other documents referred to at 1.1(b), or such longer period as the Designated Officer may allow, lodge the documents provided for in Regulation 23(10) with the parties provided for in that sub-regulation.

A copy of the approved amendment scheme shall be submitted to the Designated Officer for promulgation of the approval in the Provincial Gazette in terms of Section 33(4) of the Development Facilitation Act, 67 of 1995.

- 1.4 A copy of the approved General Plan of the development area shall be submitted to the City of Johannesburg Metropolitan Municipality (hereinafter the "Municipality").
- 1.5 The applicant shall establish a company or designate an existing company (a Property Owners' Association) in terms of Section 21 of the Companies Act, 1973, for the purposes of acquiring, owning and maintaining Erf 357 (in ext. 1) and Erf 560 (in ext 4).
- 1.6 In order to enable the Registrar of Deeds to verify compliance with the above, the Applicant shall submit a certificate from the Designated Officer confirming that Conditions 1.1, 1.2, 1.3 and 1.5 have been complied with.

KENNISGEWING 388 VAN 2009

Hiermee word kennis gegee dat die Land Development Area bekend as Aspen Lakes Uitbreidings 1 en 4 (geleë op Gedeeltes 1 en 4 van die Plaas Aspen No. 684 – IR) goedgekeur is deur die Gauteng Ontwikkelings Tribunaal (Saak Nr. GDT/LDA/CJMM/1302/04/010) insluitende die volgende:

Die goedgekeurde wysiging in terme van Regulasie 33(4) van die Johannesburg Town Planning Scheme, 1979, Gewysigde Skema Nommer 15/2676 en van toepassing op Erwe 354 tot 357 in uitbreiding 1 en Erwe 514 tot 560 in uitbreiding 4.

VOORWAARDES WAARAAN VOLDOEN MOET WORD VOOR REGISTRASIE VAN EIENAARSKAP IN ERWE IN DIE ONTWIKKELINGS GEBIED DEUR DIE REGSITRATEUR VAN AKTES:

- 1.1 (a) Die Applikant sal voldoen aan die bepalings van Artikel 37(a) van die Development Facilitation Act, 67 of 1995.
- (b) Met spesifieke verwysing na Regulasie 23(1), tesame met Regulasie 9 van die Development Facilitation Regulasies, die Applikant sal binne 'n gespesifiseerde periode neergelê deur die Ontwikkelings Tribunaal, sodanige langer periode as wat deur die Aangestelde Beampte toegelaat word, die aansoek indien vir goedkeuring deur die Landmeter Generaal sowel registrasie van die ALgemene Plan en sodanige diagramme en rekords as wat vereis word deur die Land Survey Act (No. 8 of 1997).
- 1.2 (a) Die Applikant sal voldoen aan die vereistes van Artikel 37(b) van die Development Facilitation Act, 67 of 1995.
- (b) Met spesifieke verwysing na Regulasie 23(10), gelees gesamentlik met Regulasie 9 van die Development Facilitation Regulasies, die Applikant sal binne 'n periode van 6 (ses) maande vanaf die datum van goedkeuring deur die Landmeter Generaal van die Algemene Plan van die Land Development Area en ander dokumente soos na verwys in 1.1(b), of sodanige langer periode deur die Aangestelde Beampte toegestaan, die dokumente soos na verwys in Regulasie 23(10) in te dien by die vereiste partye.
- 1.3 'n Afskrif van die goedgekeurde wysigings skema sal ingedien word by die Aangestelde Beampte vir publikasie vir die goedgekeur in die Provinsiale Staatskoerant in terme van Artikel 33(4) van die Development Facilitation Act, 67 of 1995.

- 1.4 'n Afskrif van die goedgekeurde Algemene Plan van die Ontwikkelings area sal ingedien word by die City of Johannesburg Metropolitan Municipality (hierna genoem die "Municipality").
- 1.5 Die Applikant sal 'n Maatskappy stig of bestaande Maatskappy aanwys as 'n Property Owners' Association in terme van Artikel 21 van die Maatskappye Wet, 1973, vir doeleindes van die aankoop, eienaarskap en instandhouding van Erf 357 (in uitbreiding 1) en Erf 560 (in uitbreiding 4).
- 1.6 Ten einde die Registrateur van Aktes in staat te stel om bogenoemde te bevestig sal die Applikant 'n Sertifikaat deur die Aangestelde Beampte indien ter bevestiging van voorwaardes 1.1, 1.2, 1.3 en 1.5.
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