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IMPORTANT NOTICE

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1592

LOCAL AUTHORITY NOTICE EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE) DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre hereby declares Bartlett Extension 82 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PARADISE LIFESTYLE DEV. CC NO. 2005/016278/23 (HEREINAFTER REFERRED TO AS THE APPLICANTS / TOWNSHIP OWNERS) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 989 OF THE FARM KLIPFONTEIN 83 I.R. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bartlett Extension 82.

1.2 DESIGN

The township shall consist of the erven and the streets as indicated on the General Plan SG No. 2501/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals but excluding condition 3 of the conditions of title -

(i) "Applicants" shall mean (i) MARGARET MCGREGOR BARTLETT and (ii) WILLIAM ROBERT BARTLETT TRUSTEES AND ADMINISTRATOR IN THE ESTATE OF THE LATE EDWIN BARTLETT and their successor in Title to the Agricultural Holdings.

(ii) "Dwelling House" shall mean a house designed for use as a dwelling for a single family.

(iii) "Large Stock" shall mean equines, bovines and their hybrids.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

(i) The township owners shall within such period as the local authority may determine, fulfill their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.

- (ii) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority to the local authority, free of cost, which shall maintain these networks (except internal street lights) subject to (i) above;
- (iii) The Section 21 Company will be responsible for the maintenance of the internal roads (including storm-water) and the internal street lights (including electrical power usage).
- (iv) The owner / developer is liable for the erection and maintenance of street name signs on the private road.

1.7 ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R131, 490, 20 (VAT inclusive and valid until June 2005) to the local authority which amount shall be used by the local authority for the construction of streets and / or storm-water drainage in or for the township.

The township owner shall, in terms of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority a lump sum endowment of R81,600,00 (VAT incl) to the local authority which amount shall be used by the local authority for the provision of land for parks and / or open spaces in or for the township.

Such endowments are payable in terms of the provision of section 81 of the said ordinance, read with section 95 thereof.

1.8 ACCESS

- (i) Ingress to the township and egress from the township shall be from the proposed access point along Caravelle Road, via Erf 836 (internal private road) and such access shall be to the satisfaction of the Manager: Roads, Transport and Civil Works.
- (ii) A line of no access shall be applicable all along the southern and northern boundary of the township (including splays), except for the single access point via Erf 836 (internal private road).
- (iii) Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom, etc.) at all times.

CONDITIONS OF TITLE

All erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:-

2.1 ALL ERVEN

- (a) The erf is subject to a servitude, 2m wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary, provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

2.2 ERF 836 (PRIVATE ROAD)

- (i) The erf is subject to a right-of-way servitude in favour of Erven 802 up to and including Erf 835 in the township.
- (ii) The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

2.3 ERF 811

The erf is subject to a 2m wide servitude for municipal service (electrical services) along its western boundary, in favour of the local authority as indicated on the General Plan.

2.4 ERF 812

The erf is subject to a 3m wide servitude for municipal services (storm water) along its eastern boundary, in favour of the local authority as indicated on the General Plan.

2.5 ERF 813

The erf is subject to a 2,5m wide servitude for municipal services (sewer) along its eastern boundary, in favour of the local authority as indicated on the General Plan.

2.6 ERF 802 to 835

The erf is entitled to a right of way servitude over Erf 836 (private road) in this township as indicated on the General Plan.

Khaya Ngema: City Manager, Civic Centre, Cross Street, Germiston, 1400

Notice: 7/2/05/82

LOCAL AUTHORITY NOTICE 1593

LOCAL AUTHORITY NOTICE
EKURHULENI METROPOLITAN MUNICIPALITY
(BOKSBURG CUSTOMER CARE CENTRE)
BOKSBURG TOWN PLANNING SCHEME 1991: AMENDMENT SCHEME 1460

The Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Boksburg Town Planning Scheme 1991, comprising the same land as included in the township of Bartlett Extension 82.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of the Head of Department, Department of Economic Development, Gauteng Provincial Government, 8th Floor, Corner House, 63 Fox Street, Johannesburg, 2000 as well as the Municipal Manager, Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre), Civic Centre, Trichardt's Road, Boksburg.

This amendment is known as Boksburg Amendment Scheme 1460.

Khaya Ngema: City Manager, Civic Centre, Cross Street, Germiston, 1400

Notice: 7/2/05/82