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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1059 OF 2022****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(EDENVALE CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP**

IN TERMS OF SECTION 103(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (EDENVALE CUSTOMER CARE CENTRE) HEREBY DECLARES BEDFORDVIEW EXTENSION 574 TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY DORMELL PROPERTIES 316 PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1085 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN NO 90 IR HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Bedfordview Extension 574.

1.2 DESIGN

The township shall consist of erven and streets as indicated on general plan S.G No 1690/2021.

1.3 ENDOWMENT

The township owner shall, in terms of the provisions of Section 63 and 98 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), and Regulation 43 of the Town Planning and Townships Regulations, pay a contribution to the City Council for the provision of land for parks (Public Open Space). Such amount shall be determined as prescribed in the above-mentioned Regulations.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

1.5 ACCESS

1.5.1 Ingress and egress to the township will be obtained from Shannon Road to the satisfaction of the Council.

1.6 REMOVAL OF LITTER

The township owner shall, at his own expense cause all litter within the township area to be removed to the satisfaction of the City Council.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with the existing stormwater system for all the stormwater running off or being diverted from the road to be received and disposed of.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

1.8.1 If, for some reason due to the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.8.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of township owner, as and when required by the City Council.

1.9 ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services and payment of contributions in terms of the Town Planning and Townships Ordinance, 1986.

Once water, sewer and electrical networks have been installed, same will be transferred to the Local Authority, free cost, who shall maintain these networks (except internal street lights) subject to the above.

Home Owners Association established in terms of Section 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008 will be responsible for the maintenance of the internal roads (including storm water) and the internal street lights (including electrical power usage).

The abovementioned servitudes must be indicated on the general plan and be registered simultaneously with the transfer of any erven to their respective owners.

Plans for the internal electrical network certified by a registered Professional Electrical Engineer must be submitted to the relevant department for consideration and final approval.

Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom etc) at all times.

The developer/owner must accept all the above-mentioned conditions in writing. This written acceptance from the owner/developer must also include an undertaking that all buyers will be notified of all the conditions stipulated by the Local Authority, in writing

1.10 FORMATION AND DUTIES OF THE HOME OWNERS ASSOCIATION TO BE CONSTITUTED

1.10.1 The township owner shall at his own expense, properly and legally constitute a home owners association in terms of Section 1(1) of schedule 1 of the Companies Act, Act 71 of 2008 prior to or simultaneously with the registration of the first erf when the township is subdivided.

1.10.2 Each and every owner of Erven 3041 - 3049 shall become a member of the home owners association upon transfer to him of that erf and will remain a member until he ceases to be the owner of the erf.

1.10.3 The home owners association shall be fully responsible for the functioning and proper maintenance of the portions for roadway servitude, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.

1.10.4 The home owners association shall have the legal power to levy from each and every member of the home owners association; the costs incurred in fulfilling its functions, and shall have legal recourse to recover such fees in the event of a default in payment by any member.

1.10.5 The construction and the maintenance of the roadway portions shall be the responsibility of the township owner until such time that the roadway portions are transferred to the home owners associations.

1.11 TRANSFER OF ERVEN

Erf 3050 (Public Open Space) shall be transferred at the expense of the owner to the Home Owners Association prior to or simultaneously with the transfer of any erf.

2. CONDITIONS OF TITLE**2.1 CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986.**

2.1.1 ERVEN 3041 - 3050

2.1.1.1 All erven are subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street and rear boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.

2.1.1.2 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 therefrom.

2.1.1.3 The Local Authority shall be entitled to temporarily deposit 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.

2.1.2 ERVEN 3041 – 3050

2.1.2.1 The erf is subject to a servitude for Municipal Purposes, 5,00 (five) Metres wide, in favour of the Local Authority, as indicated on the General Plan.

2.1.2.2 The erf is subject to a right of way servitude 5, 00 (five) Metres wide, in favour of the Local Authority, as indicated on the General Plan.

2.1.3 ERF 3041

2.1.3.1 The erf is subject to a right of way servitude, 5,00 (five) Metres, in favour of erven 3042 – 3050 in the township area, as indicated on the General Plan.

2.1.3.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3042 – 3050 in the township area, as indicated on the General Plan.

2.1.4 ERF 3042

2.1.4.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041 and 3043 – 3050 in the township area, as indicated on the General Plan.

2.1.4.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041 and 3043 – 3050 in the township area, as indicated on the General Plan.

2.1.5 ERF 3043

2.1.5.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041-3042 and 3044 – 3050 in the township area, as indicated on the General Plan.

2.1.5.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041-3042 and 3044 – 3050 in the township area, as indicated on the General Plan.

2.1.6 ERF 3044

2.1.6.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041-3043 and 3045 – 3050 in the township area, as indicated on the General Plan.

2.1.6.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041-3043 and 3045 – 3050 in the township area, as indicated on the General Plan.

2.1.7 ERF 3045

2.1.7.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041-3044 and 3046 – 3050 in the township area, as indicated on the General Plan.

- 2.1.7.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041-3044 and 3046 – 3050 in the township area, as indicated on the General Plan.
- 2.1.8 ERF 3046**
- 2.1.8.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041-3045 and 3047 – 3050 in the township area, as indicated on the General Plan.
- 2.1.8.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041-3045 and 3047 – 3050 in the township area, as indicated on the General Plan.
- 2.1.9 ERF 3047**
- 2.1.9.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041-3046 and 3048 – 3050 in the township area, as indicated on the General Plan.
- 2.1.9.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041-3046 and 3048 – 3050 in the township area, as indicated on the General Plan.
- 2.1.10 ERF 3048**
- 2.1.10.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041-3047 and 3049 – 3050 in the township area, as indicated on the General Plan.
- 2.1.10.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041-3047 and 3049 – 3050 in the township area, as indicated on the General Plan.
- 2.1.11 ERF 3049**
- 2.1.11.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041-3048 and 3050 in the township area, as indicated on the General Plan.
- 2.1.11.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041-3048 and 3050 in the township area, as indicated on the General Plan.
- 2.1.12 ERF 3050**
- 2.1.12.1 The erf is subject to a right of way servitude, 5, 00 (five) Metres, in favour of erven 3041-3049 in the township area, as indicated on the General Plan.
- 2.1.12.2 The erf is entitled to a right of way servitude, 5, 00 (five) Metres Wide, over erven 3041-3049 in the township area, as indicated on the General Plan.

2.2 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

2.2.1 ERVEN 3041 – 3049

- 2.2.1.1 Every owner of the erf, or of any subdivided portion thereof, or any sectional title unit on an erf or any person who has an interest therein shall become and shall remain a member of the Home Owners Association and be subject to its constitution and rules until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion or sectional title unit thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Home Owners Association.
- 2.2.1.2 The owner of the erf or any subdivided portion thereof, or sectional title unit or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or sectional title unit or an interest therein without the clearance certificate from the Home Owners Association.
- 2.2.1.3 Every owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall become and shall remain a member of the Home Owners

Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI LAND USE AMENDMENT SCHEME: E0211C
BEDFORDVIEW EXTENSION 574 TOWNSHIP**

City of Ekurhuleni Metropolitan Municipality 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 City of Ekurhuleni Land Use Scheme, 2021, comprising the same land as included in the township of **Bedfordview Extension 574**.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Edenvale Sub Section of the City of Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, Room 248, cnr Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale (Entrance Number 3,) during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme **E0211C** and shall come into operation on the date of publication of this notice.

Imogen Mashazi: City Manager
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Private Bag X1069 Germiston, 1400

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