

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 47

CITY OF JOHANNESBURG AMENDMENT SCHEME 07-10524/5

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Jukskei View Extension 87.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning and Urban Management: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as **Amendment Scheme 07-10524/5**

**H. Makhubo Deputy Director : Development Planning
Notice No. 070/2015**

PLAASLIKE BESTUURSKENNISGEWING 47

STAD VAN JOHANNESBURG WYSIGINGSKEMA 07-10524/5

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanning Skema, 1976, wat uit dieselfde grond as die dorp Jukskei View Uitbreiding 87 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning en Stedelike Bestuur: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as **Wysigingskema 07-10524/5**

**H. Makhubo Uitvoerende Direkteur : Ontwikkelingsbeplanning
KennisgewingNr. 070/2015**

CITY OF JOHANNESBURG DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares Jukskei View Extension 87 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY MOA 25 WUQF PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 798 (A PORTION OF PORTION 1) OF THE FARM WATERVAL 5 IR, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township is Jukskei View Extension 87

(2) DESIGN

The township shall consist of erven and streets, as indicated on General Plan S.G. No. 5059/2013.

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

- (a) The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and storm water drainage in and for the township, to the satisfaction of the local authority.

(4) ELECTRICITY

- (a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity in the township for the provisions of electricity to the township.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

- (a) Should the development of the township not been commenced with, within a period of 5 years from 29 April 2010 of authorization or exemption, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption /authorization in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

- (a) Should the development of the township not been completed within a period of ten years from 18 October 2010 of their letter, the application to establish the township, shall be resubmitted to the Department of Public Transport, Roads and Works for reconsideration.
- (b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

- (c) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 07/05/2010.

(7) ACCESS

- (a) Access to or egress from the township shall be provided to the satisfaction of Johannesburg Roads Agency (Pty) Ltd.
- (b) No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township No.JVX87/P1/2013.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(9) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own cost cause all existing buildings and structures if any situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(12) OBLIGATIONS IN RESPECT OF SERVICES AND LIMITATIONS IN RESPECT OF THE ALIENATION OF ERVEN

(a) The township owner shall, at its own cost, after proclamation of the township, notarially tie Erven 3623, 3624 and 3627 to erven 3621 and 3622 Jukskei View Extension 86 and notarially tie Erven 3625 and 3626 to the erven in Jukskei View Extension 114 (when such erven become registerable). No lease of the erven listed herein may be registered prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services to the township and/or the erven to be notarially tied, have been submitted or paid to the said local authority.

(b) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven in the township may not be alienated or transferred into the name of a purchaser neither shall a lease be registered in favour of a third party, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM; and

(c) The township owner shall, within such period as the local authority may determine, fulfil his its obligations in respect of the provision of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or lease be registered in favour of a third party, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(d) Notwithstanding the provisions of clause 4.A. (1) (a), (b) and (c) hereunder, the township owner shall, at his its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated in (a), (b), and (c) above. Erven in the township, may not be alienated or lease be registered in favour of a third party, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(2) DISPOSAL OF EXISTING CONDITION OF TITLE

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

A. Including the following which does affect the township due to its location:

(a) By Virtue of Notarial Deed K464/2014S the within mentioned property is subject to a servitude to lay fibre optic cable and to erect billboards in favour of Waterval Investment Company Proprietary Limited, Registration Number 2000/013587/07, as will more fully appear from the said deed.

(b) By Virtue of Notarial Deed K7949/2014L, the within mentioned property is subject to a lease for a period of 99 years in favour of the Attacq Waterfall Investment Company Proprietary Limited Registration Number 2000/013587/07, as will more fully appear from the said notarial deed.

B. Excluding the following which do not affect the township:

A. By Notarial Deed No K1293/1963S, the rights has been granted to the Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed. The route of this servitude is indicated on Diagram SG No A576/1963.

B. By Notarial Deed No K55/1973S, the rights has been granted to Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to said Notarial Deed and diagram annexed thereto. The route of this servitude is indicated on Diagram SG No A5191/1971.

- C. By Notarial Deed No K2514/1976S, the right has been granted to Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed. The Route of this servitude has been determined by Notarial Deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached thereto.
- D. By Notarial Deed No K5028/1992, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed, as amended by Notarial Deed of Route Description K3213/1994S with diagram S.G No 5427/1991 attached thereto.
- E. By Virtue of Notarial Deed of Servitude K3366/1997S dated 19 November 1996 with diagram SG No.A7672/1989 relating thereto, the within mentioned property is subject to a servitude for municipal purposes 3m wide, in favour of the Town Council of Midrand as will more full appear from the said Notarial Deed, together with ancillary rights, as amended by Notarial Deed of Amendment of Servitude K3271/2013S and further amended by Notarial Deed of Amendment of Servitude K470/2014S.
- F. By Notarial Deed No K4398/1999S dated 27th August 1999, the withinmentioned property is subject to a servitude in favour of ESKOM depicted on S.G No 6150/1997 with ancillary rights as will more fully appear from reference to the said Notarial Deed.
- G. By Notarial No K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity in favour of ESKOM indicated by the line ABCD and HJK on S.G No 8801/1998, as will more fully appear from reference to the said Notarial Deed.
- H. The within mentioned property is subject to a servitude in favour of Eskom Holdings Limited with ancillary rights as will more fully appear from the said Notarial Deed of Servitude K3487/2009S the route of which servitude has been determined by Notarial Deed of Route Description K2826/2011S with diagram SG 4110/2010 annexed thereto.
- I. The within mentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from Notarial Deed of Servitude K3772/2010S with Diagram S.G. No. 8021/1998 and S.G. No 5362/2009 attached thereto.
- J. By Virtue of Notarial Deed of Servitude K537/2010S the withinmentioned property is subject to a servitude in favour of the City of Johannesburg as depicted on Diagram S.G. A6302/1993.
- K. The within mentioned property is subject to a Servitude in favour of Eskom Holdings Limited as will more fully appear from Notarial Deed of Servitude K300/2009S with diagram SG No 5392/2007, 5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram SG 1435/2011 annexed thereto and amended by Notarial Deed No. K4187/2012S with diagrams SG No 5388/2007 and 5067/2011 relating thereto.
- L. The within mentioned property is subject to a servitude in favour of the City of Johannesburg Metropolitan Municipality by virtue of Notarial Deed of Servitude No K1848/2010S with diagram SG NO. 4143/2009 relating thereto.
- M. The within mentioned property is subject to a servitude by virtue of Notarial Deed of Servitude No K1849/2010S in favour of the City of Johannesburg Metropolitan Municipality with diagram SG No.1451/2009 and 2933/2009 relating thereto.
- N. The within mentioned property is subject to a Servitude in favour of the Eskom Holdings Limited as will more fully appear from Notarial Deed of Servitude K2800/2007S the route of which servitude has been determined by K786/2009S with diagram SG No 628/2008 relating thereto.
- O. By Virtue of Notarial Deed No. K4795/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram SG No.A4717/1985.

- P. By Virtue of Notarial Deed No. K4218/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No.3199/2010 and SG No 3200/2010 annexed thereto.
- Q. By Virtue of Notarial Deed No. K747/2010S the withinmentioned property is subject to a sewer servitude 2.00 metres with in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No. 2212/2008 annexed thereto.
- R. The within mentioned property is subject to a sewer servitude in favour of the City of Johannesburg Metropolitan Municipality as will more fully appear from Notarial Deed of Servitude K222/2011S with diagram SG No 12350/2004 attached thereto.
- S. By Virtue of Notarial Deed No. K2206/2012S the withinmentioned property is subject to a right of way servitude in favour of Portion 2 of the farm Bothasfontein 408 JR as will more fully appear from the said deed and Diagram SG No 4560/2007 annexed thereto.
- T. By Virtue of Notarial Deed No. K3982/2012S the withinmentioned property is subject to a right of way and parking servitude in favour of Waterfall Hospital WUQF Proprietary Limited as will more fully appear from the said deed and Diagram SG No 14/2011 annexed thereto.
- U. By Virtue of Notarial Deed No. K1107/2013S the withinmentioned property is subject to a substation servitude in favour of Eskom Holdings SOC Limited as will more fully appear from the said deed and Diagram SG No 5861/2009 annexed thereto.
- V. By Virtue of Notarial Deed K465/2014S with diagrams SG no 2411/2013 and 2412/2013 annexed thereto, the withinmentioned property is subject to a right of way servitude in favour of Eskom, as will appear more fully from the said notarial deed.
- W. By Virtue of Notarial Deed K466/2014S with diagrams SG no 2409/2013 and 2410/2013 annexed thereto, the withinmentioned property is subject to a substation servitude in favour of Eskom, and as will appear more fully from the said notarial deed.
- X. By Virtue of Notarial Deed K467/2014S with diagrams SG no 3658/2013 and SG No 3659/2013 annexed thereto, the withinmentioned property is subject to a storm water and sewer pipeline servitude in favour of the City of Johannesburg, and as will appear more fully from the said notarial deed.
- Y. By Virtue of Notarial Deed K468/2014S with diagram SG no 4098/2013 annexed thereto, the withinmentioned property is subject to a servitude in favour of the City of Johannesburg to use the Servitude Area in perpetuity as a roadway for use by the general public, and to convey water and sewerage over the servitude area, as will appear more fully from the said notarial deed.
- C Excluding the following condition which does not apply due to the nature thereof
- A. By Virtue of Notarial Deed in Restraint of Free Alienation of Property No K536/2010S the residential properties laid out in townships on the within mentioned Property may not be sold and only leased which leases are subject to the Standard Terms and Conditions set out in Annexure 1 to the said notarial deed and as will more fully appear from the said deed.

(3). CONDITIONS OF TITLE

A. Conditions imposed in favour of the local authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

(1) ALL ERVEN

- (a)** The erf is subject to a servitude, 2m wide, in favour of the Council for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m 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.

- (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.
- (d) The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the Engineering-Geological Report for the township to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other effective means.
- (e) The NHMRC Classification for foundations is C-C1-C2/R.

B. CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED :

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

(1) ERF 3625

The erf is subject to a servitude for right of way for private vehicular and pedestrian access purposes and the installation of engineering services in favour of the Property Association for the Mall of Africa Development of which this township forms a part, which Property Association shall be liable for the maintenance and upkeep of the right of way and services.

(2) ERF 3626

The erf is subject to a servitude for right of way for private vehicular and pedestrian access purposes and the installation of engineering services in favour of the Property Association for the Mall of Africa Development of which this township forms a part, which Property Association shall be liable for the maintenance and upkeep of the right of way and services.

**H. Makhubo : Deputy Director: Development Planning
Notice No. 070/2015**

**PLAASLIKE BESTUURSKENNISGEWING
STAD VAN JOHANNESBURG
VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp Jukskei View Uitbreiding 87 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MOA 25 WUQF 5 (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 798 ('N DEEL VAN GEDEELTE 1) VAN DIE PLAAS WATERVAL NR 5- I.R. TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

- (1) NAAM
Die naam van die dorp is Jukskei View Uitbreiding 87.

- (2) **ONTWERP**
Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 5059/2013.
- (3) **VOORSIENING EN INSTALLERING VAN DIENSTE**
(a) Die dorpseienaar moet, op sy eie koste, die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings in die dorp, tot tevreedenheid van die plaaslike bestuur.
- (4) **ELEKTRISITEIT**
(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, (Ordonnansie 15 van 1986) die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorp.
- (5) **GAUTENG PROVINSIALE REGERING (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**
(a) Indien die ontwikkeling van die dorp nie 'n aanvang neem voor of binne 'n periode van 5 jaar vanaf 29 April 2010 datum wat toestemming of vrystelling gegee is, moet die aansoek om die dorp te stig, heringedien word by Gauteng Departement van Landbou, Bewaring en Omgewing (Gauteng Provinsiale Regering) vir goedkeuring ingevolge Artikel 28A van die Omgewingsbewaringwet, 1989 (Wet 107 van 1998), soos gewysig.
- (6) **GAUTENG PROVINSIALE REGERING (DEPARTMENT OF ROADS AND TRANSPORT)**
(a) Indien die ontwikkeling van die dorp nie voltooi is binne 'n periode van 10 jaar vanaf 18 Oktober 2010, moet die aansoek heringedien word by die Departement van Openbare Vervoer, Paaie en Werke vir heroorweging.
- (b) Indien omstandighede egter, voor die verstryking van die tydperk vermeld in (i) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beheerende liggaam ingevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).
- (c) Die dorpseienaar sal voldoen aan die voorwaardes van die Departement soos uiteengesit in die Departement se brief gedateer 07/05/2010.
- (7) **TOEGANG**
(a) Toegang tot of uitgang vanuit die dorp sal voorsien word, tot die tevreedenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk. .
- (b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word teen die lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan, JVX87/P1/2013.
- (8) **ONTVANGS EN VERSORGING VAN STORMWATER**
Die dorpseienaar moet die dreinerings van die dorp so reël dat dit inpas by dië van die aangrensende paaie en alle stormwater wat van die paaie afloop of afgelei word, moet ontvang en versorg word.
- (9) **VULLISVERWYDERING**
Die dorpseienaar moet toesien dat daar genoegsame vullisverwyderingspunte in die dorp voorsien word en moet ook reëlings tref vir die verwydering van alle vullis tot die tevreedenheid van die plaaslike bestuur.
- (10) **VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE**
Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet sodanige verwydering of vervanging op koste van die dorpseienaar gedoen word.
- (11) **SLOPING VAN GEBOUE EN STRUKTURE**
Die dorpseienaar moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynsreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot tevreedenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

- (12) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE
- (a) Die dorpseienaar moet op sy eie koste na proklamasie van die dorpd die volgende erwe notarieel verbind, Erwe 3623, 3624 en 3627 tot erwe 3621 en 3622 Jukskei View Uitbreiding 86 en Erwe 3625 en 3626 in Jukskei View uitbreiding 114.(wanneer dit beskikbaar is om te registreer). Geen huurkontrak van die erwe gelys hier, mag geregistreer word voor die plaaslike raad nie toestemming gee aan die Registrateur van Aktes dat daar Finansiële reelings ten opsigte van die voorsiening van dienste betaal is aan die plaaslike raad, en die Notarieële verinding, geregistreer is nie.
- (b) Die dorpseienaar moet 'n sertifikaat van ESKOM indien by die plaaslike bestuur wat bevestig dat aanvaarbare finansiële reëlings ten opsigte van die voorsiening van elektrisiteit aan die dorp getref is met die plaaslike bestuur. Erwe in die dorp mag nie vervreem of oorgedra word in die naam van die koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie sertifikaat deur ESKOM uitgereik is; en
- (c) Die dorpseienaar moet, op sy eie koste en tot tevredenheid van die plaaslike bestuur, op sy eie koste en tot tevredenheid van die plaaslike bestuur, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie binne die grense van die dorp. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste voorsien en geïnstalleer is; en
- (d) Desnieteenstaande die bepalings van klousule 4.A. (1) (a), (b) en (c) hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle servitute opmeet en registreer om die dienste wat voorsien, gekonstrueer en/of geïnstalleer is beoog in (a) to (b) hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

(2) **BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

A. Including the following which does affect the township due to its location:

- (a) *By Virtue of Notarial Deed K464/2014S the within mentioned property is subject to a servitude to lay fibre optic cable and to erect billboards in favour of Waterval Investment Company Proprietary Limited, Registration Number 2000/013587/07, as will more fully appear from the said deed.*
- (b) *By Virtue of Notarial Deed K Deed K7949/2014L, the within mentioned property is subject to a lease for a period of 99 years in favour of the Attacq Waterfall Investment Company Proprietary Limited Registration Number 2000/013587/07, as will more fully appear from the said notarial deed.*

B. Excluding the following which do not affect the township:

- A. *By Notarial Deed No K1293/1963S, the rights has been granted to the Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed. The route of this servitude is indicated on Diagram SG No A576/1963.*
- B. *By Notarial Deed No K55/1973S, the rights has been granted to Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to said Notarial Deed and diagram annexed thereto. The route of this servitude is indicated on Diagram SG No A5191/1971.*
- C. *By Notarial Deed No K2514/1976S, the right has been granted to Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed. The Route of*

this servitude has been determined by Notarial Deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached thereto.

- D. *By Notarial Deed No K5028/1992, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed, as amended by Notarial Deed of Route Description K3213/1994S with diagram S.G No 5427/1991 attached thereto.*
- E. *By Virtue of Notarial Deed of Servitude K3366/1997S dated 19 November 1996 with diagram SG No.A7672/1989 relating thereto, the within mentioned property is subject to a servitude for municipal purposes 3m wide, in favour of the Town Council of Midrand as will more full appear from the said Notarial Deed, together with ancillary rights, as amended by Notarial Deed of Amendment of Servitude K3271/2013S and further amended by Notarial Deed of Amendment of Servitude K470/2014S.*
- F. *By Notarial Deed No K4398/1999S dated 27th August 1999, the withinmentioned property is subject to a servitude in favour of ESKOM depicted on S.G No 6150/1997 with ancillary rights as will more fully appear from reference to the said Notarial Deed.*
- G. *By Notarial No K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity in favour of ESKOM indicated by the line ABCD and HJK on S.G No 8801/1998, as will more fully appear from reference to the said Notarial Deed.*
- H. *The within mentioned property is subject to a servitude in favour of Eskom Holdings Limited with ancillary rights as will more fully appear from the said Notarial Deed of Servitude K3487/2009S the route of which servitude has been determined by Notarial Deed of Route Description K2826/2011S with diagram SG 4110/2010 annexed thereto.*
- I. *The within mentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from Notarial Deed of Servitude K3772/2010S with Diagram S.G. No. 8021/1998 and S.G. No 5362/2009 attached thereto.*
- J. *By Virtue of Notarial Deed of Servitude K537/2010S the withinmentioned property is subject to a servitude in favour of the City of Johannesburg as depicted on Diagram S.G. A6302/1993.*
- K. *The within mentioned property is subject to a Servitude in favour of Eskom Holdings Limited as will more fully appear from Notarial Deed of Servitude K300/2009S with diagram SG No 5392/2007,5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram SG 1435/2011 annexed thereto and amended by Notarial Deed No. K4187/2012S with diagrams SG No 5388/2007 and 5067/2011 relating thereto.*
- L. *The within mentioned property is subject to a servitude in favour of the City of Johannesburg Metropolitan Municipality by virtue of Notarial Deed of Servitude No K1848/2010S with diagram SG NO. 4143/2009 relating thereto.*
- M. *The within mentioned property is subject to a servitude by virtue of Notarial Deed of Servitude No K1849/2010S in favour of the City of Johannesburg Metropolitan Municipality with diagram SG No.1451/2009 and 2933/2009 relating thereto.*
- N. *The within mentioned property is subject to a Servitude in favour of the Eskom Holdings Limited as will more fully appear from Notarial Deed of Servitude K2800/2007S the route of which servitude has been determined by K786/2009S with diagram SG No 628/2008 relating thereto.*
- O. *By Virtue of Notarial Deed No. K4795/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram SG No.A4717/1985.*
- P. *By Virtue of Notarial Deed No. K4218/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No.3199/2010 and SG No 3200/2010 annexed thereto.*

- Q. *By Virtue of Notarial Deed No. K747/2010S the withinmentioned property is subject to a sewer servitude 2.00 metres with in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No. 2212/2008 annexed thereto.*
- R. *The within mentioned property is subject to a sewer servitude in favour of the City of Johannesburg Metropolitan Municipality as will more fully appear from Notarial Deed of Servitude K222/2011S with diagram SG No 12350/2004 attached thereto.*
- S. *By Virtue of Notarial Deed No. K2206/2012S the withinmentioned property is subject to a right of way servitude in favour of Portion 2 of the farm Bothasfontein 408 JR as will more fully appear from the said deed and Diagram SG No 4560/2007 annexed thereto.*
- T. *By Virtue of Notarial Deed No. K3982/2012S the withinmentioned property is subject to a right of way and parking servitude in favour of Waterfall Hospital WUQF Proprietary Limited as will more fully appear from the said deed and Diagram SG No 14/2011 annexed thereto.*
- U. *By Virtue of Notarial Deed No. K1107/2013S the withinmentioned property is subject to a substation servitude in favour of Eskom Holdings SOC Limited as will more fully appear from the said deed and Diagram SG No 5861/2009 annexed thereto.*
- V. *By Virtue of Notarial Deed K465/2014S with diagrams SG no 2411/2013 and 2412/2013 annexed thereto, the withinmentioned property is subject to a right of way servitude in favour of Eskom, as will appear more fully from the said notarial deed.*
- W. *By Virtue of Notarial Deed K466/2014S with diagrams SG no 2409/2013 and 2410/2013 annexed thereto, the withinmentioned property is subject to a substation servitude in favour of Eskom, and as will appear more fully from the said notarial deed.*
- X. *By Virtue of Notarial Deed K467/2014S with diagrams SG no 3658/2013 and SG No 3659/2013 annexed thereto, the withinmentioned property is subject to a storm water and sewer pipeline servitude in favour of the City of Johannesburg, and as will appear more fully from the said notarial deed.*
- Y. *By Virtue of Notarial Deed K468/2014S with diagram SG no 4098/2013 annexed thereto, the withinmentioned property is subject to a servitude in favour of the City of Johannesburg to use the Servitude Area in perpetuity as a roadway for use by the general public, and to convey water and sewerage over the servitude area, as will appear more fully from the said notarial deed.*

C Excluding the following condition which does not apply due to the nature thereof

- A. *By Virtue of Notarial Deed in Restraint of Free Alienation of Property No K536/2010S the residential properties laid out in townships on the within mentioned Property may not be sold and only leased which leases are subject to the Standard Terms and Conditions set out in Annexure 1 to the said notarial deed and as will more fully appear from the said deed."*

3. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes, soos aangedui, opgelê ten gunste van die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

- (1) ALLE ERWE
- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.

- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeie goeie noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde servituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.
- (d) *“The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the Engineering-Geological Report for the township to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other effective means.*
- (e) *The NHMRC Classification for foundations is C-C1-C2/R.”*

B. Voorwaardes ten gunste van derde partye

- (1) ERF 3625

Die erf is onderworpe aan , reg van Weg Servituut vir privaat voertuie en voet toegang doeleindes en die instalering van dienste ten gunste van die Property of Association for the Mall of Africa Development waarvan die dorpsontwikkeling deel vorm. Die Assosiasie sal verantwoordelik wees vir die onderhoud van die Reg van Weg en die dienste.

- (2) ERF 3626

Die erf is onderworpe aan , reg van Weg Servituut vir privaat voertuie en voet toegang doeleindes en die instalering van dienste ten gunste van die Property of Association for the Mall of Africa Development waarvan die dorpsontwikkeling deel vorm. Die Assosiasie sal verantwoordelik wees vir die onderhoud van die Reg van Weg en die dienste.

- (3) ERF 3627

Die erf is onderworpe aan n servituut van Reg van Weg vir Privaat Oop Ruimte doeleindes ten gunste van die Property Association of the Mall of Africa Development waarvan die dorp deel vorm, die Assosiasie sal verantwoordelik wees vir die onderhoud van die Privaat Oop Ruimte.

**H. Makhubo: Uitvoerende Direkteur : Ontwikkelingsbeplanning
Kennisgewing Nr. 070/2015**

NOTICE – CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS

As the mandated government security printer, providing world class security products and services, Government Printing Works has adopted some of the highly innovative technologies to best serve its customers and stakeholders. In line with this task, Government Printing Works has implemented a new telephony system to ensure most effective communication and accessibility. As a result of this development, our telephone numbers will change with effect from 3 February 2014, starting with the Pretoria offices.

The new numbers are as follows:

- Switchboard : 012 748 6001/6002
- Advertising : 012 748 6205/6206/6207/6208/6209/6210/6211/6212
- Publications Enquiries : 012 748 6052/6053/6058 GeneralEnquiries@gpw.gov.za
 - Maps : 012 748 6061/6065 BookShop@gpw.gov.za
 - Debtors : 012 748 6060/6056/6064 PublicationsDebtors@gpw.gov.za
 - Subscription : 012 748 6054/6055/6057 Subscriptions@gpw.gov.za
- SCM : 012 748 6380/6373/6218
- Debtors : 012 748 6236/6242
- Creditors : 012 748 6246/6274

Please consult our website at www.gpwonline.co.za for more contact details.

The numbers for our provincial offices in Polokwane, East London and Mmabatho will not change at this stage.