

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 601

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

DECLARATION AS 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 hereby declares Oakdene Extension 14 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BALWIN PROPERTIES (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 210 OF THE FARM TURFFONTEIN NO 100, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township is Oakdene Extension 14.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 3870/2011

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

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 stormwater drainage in and for the township, to the satisfaction of the local authority.

(4) GAUTENG PROVINCIAL GOVERNMENT

Should the development of the township not been commenced with before 28 May 2013 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the Environment Conservation Act, 1989 (Act 73 of 1989), as amended.

(5) DEPARTMENT: MINERAL RESOURCES

Should the development of the township not been completed before 24 June 2014 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration

(6) SAFEGUARDING OF UNDERGROUND WORKINGS

The township owner shall at his own costs, make adequate provision to the satisfaction of the Inspector of Mines (Gauteng Region), to prevent any water from entering underground workings through outcrop workings or shaft openings and if applicable, the existing stormwater drains shall be properly maintained and protected.

(7) 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.

(8) 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/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own costs 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, when requested thereto by the local authority.

(10) CONSOLIDATION OF ERVEN

The township owner shall, at his own costs, after proclamation of the township but prior to the development or transfer of any erf/unit in the township, consolidate Erven 739 and 740 to the satisfaction of the local authority

(11) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) and Regulation 44 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) pay a lump sum as endowment to the local authority for the provision of land for a park (public open space).

(12) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

(a) The township owner shall, at his own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(b) The township owner shall, within such period as the local authority may determine, fulfil his 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 transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, 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

(c) Notwithstanding the provisions of clause 4.A. (1) (a), (b) and (c) hereunder, the township owner shall, at his 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), (c), (d) and (e) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, 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 CONDITIONS OF TITLE

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

A. Including the following which affects all the erven in the township:

1. The former Portion 164 (a portion of portion 1) of the Farm Turffontein No 100, measuring 22,0631 (twenty two comma zero six three one) hectares, is subject to a pipeline servitude 3 m wide in favour of Sasol Gas Limited as will more fully appear from reference to the said Notarial Deed No. K1667/2005S dated 19 January 2005, which affects this property only in so far as the ancillary rights are concerned.

- B. Excluding the following which does not affect the erven in the township but affects Rifle Range Road only:

The Remaining Extent of Portion of the aforesaid farm TURFFONTEIN, measuring as such 353,2500 hectares (a portion of which is hereby held) is subject to a servitude whereby the right was granted to the RAND WATER BOARD to convey and transmit water over the said property which servitude is represented by the line lettered p q r on the original Diagram S.G. No. A2913/1959, annexed to Certificate of Registered Title T29059/1959 and as will more fully appear from Notarial Deed of Servitude K 621/1943-S, registered on the 27th October 1943 and which servitude area is now indicated by the line k l on diagram SG No 3869/2011.

- C. Excluding the following which does not affect the erven in the township but affects Carter Road and Rifle Range Road only:

1. By Notarial Deed of Servitude No K1135/2008 dated 24th May 2007, the within mentioned property is subject to a servitude by means of pipelines already laid and which may thereafter be laid along a strip of ground 775 (seven hundred and seventy five) square metres in extent as depicted by the figure A, B C D E F G H J K on servitude diagram S.G. No 10866/1998 in favour of Rand Water as more fully appear from reference to the said notarial deed, which servitude is now indicated by the figure abcWdefghj on diagram SG No 3869/2011.

4. **CONDITIONS OF TITLE**

A. **Conditions of Title 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) Each 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 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.
- (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 process 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) ALL ERVEN

- (a) The erven shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the township to 687 kVA and should the registered owner of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

B. **Conditions of Title imposed by the Department: Mineral Resources in terms of Section 68 (1) of the Mineral Act, 1991 (Act 50 of 1991) as amended:**

(1) ALL ERVEN

- (a) As this land (stand, land etc) forms part of land which may be undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations in future, the owner thereof accepts all liability any damage thereto or any structure thereon which may result from such subsidence, settlement, shock or cracking.

PLAASLIKE BESTUURSKENNISGEWING 601**JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Metropolitaanse Munisipaliteit hierby Oakdene Uitbreiding 14 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PINESLOPES ERF 6 (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 210 VAN DIE PLAAS 210 FARM TURFFONTEIN NO 100, REGISTRASIE AFDELING I.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Oakdene Extension 14.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 3870/2011.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURDIENSTE

Die dorpseienaar moet die nodige reelings tref met die plaaslike bestuur vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die voorsiener is, sowel as die konstruksie van paaie en stormwater dreinerings en die installering van sisteme daarvoor vir die dorp, tot bevrediging van die Plaaslike Bestuur.

(4) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)

Indien die ontwikkeling van die dorp nie voor 28 Mei 2013, in aanvang neem nie, moet die aansoek om die dorp te stig heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(5) DEPARTEMENT: MINERALE HULPBRONNE

Indien daar nie met die dorp voortgegaan word voor 24 Junie 2014 nie moet die aansoek vir dorpsstigting heringedien word by die Departement: Minerale Hulpbronne vir herooring.

(6) BEVEILIGING VAN ONDERGRONDSE WERKE

Die dorpseienaar sal op sy eie koste die nodige voorsiening tref tot bevrediging van die inspekteur van Myne (Gauteng Streek), om te voorkom dat water die ondergrondse werke sal binnedring deur bogrondse werke of skag openinge en indien van toepassing, moet die bestaande stormwater dreine behoorlik onderhou en beskerm word.

(7) VERWYDERING VAN ROMMEL

Die dorpseienaar sal voldoende afvalverwyderings punte binne die dorp voorsien en moet die nodige reelings met die plaaslike bestuur vir die verwydering van rommel tref.

(8) VERSKUIWING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale, ESKOM of TELKOM dienste te vervang of te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

(9) SLOPING GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande begoue en structure wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(10) KONSOLIDASIE VAN ERWE

Die dorpseienaar sal op sy eie koste, na proklamasie van die dorp maar voor ontwikkeling of oordrag van enige erf/eenheid in die dorp, erwe 739 en 740 konsolideer tot bevrediging van die plaaslike bestuur

(12) BEGIFTIGING

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) en Regulasie 44 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) aan die plaaslike bestuur as begiftiging 'n globale bedrag vir parke (publieke oop ruimte) betaal vir die tekort in die voorsiening van grond vir 'n park (publieke oop ruimte)

(13) VERANTWOORDELIKHEID TEN OPSIGTE VAN INGENIEURSDIENSTE EN DIE BEPERKING OP DIE VERVREEMDING VAN ERWE.

(a) Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend alle interne paaie en die stormwaterretikulasie. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n 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 ingenieursdienste voorsien en geïnstalleer is; en

(b) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborg/ kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(c) Nieteenstaande die bepalings van klousule 3.A. (1) hieronder, moet die dorpseienaar op sy/haar eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos hierbo beoog, te beskerm. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige:

A. Insluitend die volgende wat all erwe in die die dorp raak:

1. The former Portion 164 (a portion of portion 1) of the Farm Turffontein No 100, measuring 22,0631 (twenty two comma zero six three one) hectares, is subject to a pipeline servitude 3 m wide in favour of Sasol Gas Limited as will more fully appear from reference to the said Notarial Deed No. K1667/2005S dated 19 January 2005, which affects this property only in so far as the ancillary rights are concerned.

B. Uitgesonderd die volgende wat nie die erwe in die dorp afekteer nie, maar slegs Rifle Range Road in die dorp raak:

2. The Remaining Extent of Portion of the aforesaid farm TURFFONTEIN, measuring as such 353,2500 hectares (a portion of which is hereby held) is subject to a servitude whereby the right was granted to the RAND WATER BOARD to convey and transmit water over the said property which servitude is represented by the line lettered p q r on the original Diagram S.G. No. A2913/1959, annexed to Certificate of Registered Title T29059/1959 and as will more fully appear from Notarial Deed of Servitude K 621/1943-S, registered on the 27th October 1943 and which servitude area is now indicated by the line k l on diagram SG No 3869/2011.

C. Uitgesonderd die volgende wat nie die erwe in die dorp afekteer nie, maar slegs Carter Road and Rifle Range Road in die dorp raak:

1. By Notarial Deed of Servitude No K1135/2008 dated 24th May 2007, the within mentioned property is subject to a servitude by means of pipelines already laid and which may thereafter be laid along a strip of ground 775 (seven hundred and seventy five) square metres in extent as depicted by the figure A, B C D E F G H J K on servitude diagram S.G. No 10866/1998 in favour of Rand Water as more fully appear from reference to the said notarial deed, which servitude is now indicated by the figure abcWdefghj on diagram SG No 3869/2011.

3. TITELVOORWAARDES

(A) Voorwaardes opgele deur die plaaslike bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpte 1986 (Ordonnansie 15 van 1986)

(1) ALLE ERWE

- (a) Die erwe is onderworpe aan 'n serwituu 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituu vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituu mag afsien.
- (b) Geen geboue of ander strukture mag binne die voorgenoemde serwituu gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituu of binne 'n afstand van 2 (two) meter 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 rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituu grens en voorts is die plaaslike bestuur geregtig 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 verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) ALLE ERWE

Die erwe sal nie vervreem of oorgedra word alvorens die skriftelike toestemming van die plaaslike bestuur verkry is nie en die plaaslike bestuur het die absolute diskresie om genoemde toestemming te werhou behalwe as die transportnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitsvoorsiening na die erwe beperk tot 687 kVA en indien die geregistreeerde eienaar die elektrisiteitsvoorsiening oorskry of indien 'n aansoek ingedien word om die elektrisiteitsvoorsiening te oorskry, sal addisionele elektriese bydraes deur die plaaslike bestuur bereken word en sal die applikant/eienaar verantwoordelik wees vir die betaling van die bydraes aan die plaaslike bestuur

B. Voorwaardes van Titel wat opgele word deur die Departement: Minerale Hulpbronne in terme van Seksie 68(1) van die Minerale Wet, 1991 (Wet 50 van 1991) soos gewysig

(1) ALLE ERWE

(a) Aangesien die grond (erf, land ens) deel vorm van grond wat moontlik ondermyn is en wat onderworpe is aan insakking, vassakking, skokke en krake asgevolg van mynbedrywighede in die toekoms, moet die eienaar verantwoordelikheid neem vir enige skade aan enige strukture wat as gevolg van die insakking, vassakking, skokke of krake mag ontstaan.

LOCAL AUTHORITY NOTICE 602**SANDTON TOWN PLANNING SCHEME, 1980: AMENDMENT SCHEME 01-11457**

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of Paulshof Extension 89, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Executive Director: Development Planning, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

This amendment is known as the Johannesburg Amendment Scheme 01-11457.

**EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING
CITY OF JOHANNESBURG**

PLAASLIKE BESTUURSKENNISGEWING 602**SANDTON DORPSBEPLANNINGSKEMA, 1980: WYSIGINGSKEMA 01-11457**

Johannesburg Stad, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Sandton Dorpsbeplanningskema, 1980, wat uit die selfde grond as die dorp Oakdene Uitbreiding 13 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Kamer 8100, 8 ste Verdieping, A-Blok,

Hierdie wysiging staan bekend as Wysigingskema 01-11457.

**UITVORENDE DIREKTEUR: ONTWIKKELINGBEPLANNING
STAD VAN JOHANNESBURG**

IMPORTANT Reminder from Government Printing Works

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