3. CONDITIONS OF TITLE


3.1 ALL ERVEN

(a) The erf is subject to a servitude 2 metres wide for sewerage and other purposes in favour of the Local Government along any two boundaries other than 5 street boundary and in the instance of a panhandle erf an additional 2 metres wide servitude for municipal purposes over the access portion of the stand if and when required by the Local Government, provided that the Local Government may dispose of the right to any such servitude.

(b) No buildings or any structures may be erected within the servitude area and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof.

(c) The Local Government is entitled to temporarily place any material excavated during the installation, maintenance or removal of a sewerage pipeline or any other works that is deemed necessary on the land adjacent to the servitude and furthermore the Local Government is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the Local Government will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.

(d) (i) The erf is situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the Local Government must indicate preventative measures in accordance with the recommendations contained in the engineering geology report which was done for the township, in order to limit damage to buildings or structures due to the unfavourable foundation conditions. Preventative measures need not be contained in the building plans if proof can be given by the developer that such measures are not required;

(ii) in order to limit such damage the foundations and other structure elements of buildings and structures must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon;