

(7) REMOVAL OF REFUSE

The township owner shall provide the necessary facilities for the removal of refuse to the satisfaction of the Council.

(8) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) The township owner shall, on request by the Council, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer (SAACE or SABTACO), who shall be approved by the Council, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarring, kerbing and channeling of the streets therein, together with the provision of such retaining walls as may be considered necessary by the Council. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(b) The township owner shall, when required to do so by the Council, carry out the approved scheme, at his / her own expense on behalf and to the satisfaction of the Council under the supervision of a civil engineer approved by the Council and shall, for this purpose, provide financial guarantees to the Council as determined by it.

(c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Council, until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.

(d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof, the Council shall be entitled to do the work at the cost of the township owner.

(9) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall install and provide appropriate, affordable and upgradeable internal and external services in or for the township.

**C. CONDITIONS OF TITLE**

(1) All erven shall be subject to the following conditions imposed by the Council in terms of the provisions of the Town-Planning and Townships Ordinance, No. 15 of 1986.

(a) The erf is subject to a servitude, 1 metre 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 1m wide across the access portion of the erf if and when required by the Council: Provided that the Council 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 1m thereof.

(c) The Council 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 or other works being made good by the Council.