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City of Johannesburg
Department of Development Planning, and Urban Management

Land Use Management
Metropolitan Centre
158 Loveday Street
Braamfontein

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Braamfontein
South Africa
2017

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CITY OF JOHANNESBURG

DEPARTMENT OF DEVELOPMENT PLANNING AND URBAN MANAGEMENT

SITE DEVELOPMENT PLAN

PURPOSE

The submission of a Site Development Plan is a legislative requirement and is legally binding upon the owner and his/her successors in title. In essence the purpose of an SDP is to determine at an early stage (pre-development) whether a proposed development complies with the relevant legislative requirements and control measures (Normally in terms of the town planning scheme and/or the conditions of approval of a consent application or a sub-division application). Aspects such as built form, design and aesthetics are considered and the Council also has an obligation to ensure that environmentally sensitive features are protected. Furthermore the efficiency and effectiveness of the overall layout, with regard to access, connection to engineering services, overlooking, privacy, etc. is considered. Should amendments to the proposed development be required it can be affected prior to the drafting of costly building plans and thus save the developer time and money.

PROCESS

1. Firstly determine whether a Site Development Plan (SDP) is required by checking the following:
 - Town planning scheme requirement
 - Conditions of approval of an amendment scheme application (Rezoning)
 - Conditions of approval of a consent / sub-division application
 - Other (Refer to “**Application Form**”)
2. Collect an application form from the Registration Department (Room 8100, 8th Floor, A Block, Metro Centre, 158 Loveday Street, Braamfontein.)
3. The master copy SDP (coloured), together with the following supporting documents,
 - Copy of Title Deed
 - Zoning certificate and/or Letter of approval (Consent / sub-division) and/or Promulgation Notice & Map 3 and/or General Plan and/or Approval letter & approved layout plan (townships)
 - Also see Table 2 of the Application Formdepending on the requirement must be circulated to the relevant Council Departments, and the Municipal Owned Entities (MOE’s) as per “**ANNEXURE C**”. Contact details, physical address and times of availability of the various departments and MOE’s are attached (refer to “**ANNEXURE F**”)
4. The **Circulation List** (as per “**ANNEXURE C**”) must be included on the master copy SDP (coloured) in a column on the right hand side of the sheet on which the layout of the development is contained. A detached sheet containing the Circulation List will not be accepted.
5. The relevant Council Departments and MOE’s must “**sign off**” in the column provided **if and only when all the requirements of that specific entity are satisfactorily addressed on the SDP**. “Signing off” **subject to certain conditions** will be regarded as **non-compliance** and will not be accepted at Registration for submission.
NOTE : The “signing off” by the Departments and MOE’s is **NOT AN APPROVAL**.
Only Land Use Management can approve an SDP.
6. It is suggested that the applicant circulates the SDP first to the Council Departments and MOE’s that are most likely to require a change in the layout of the development such as Johannesburg Roads Agency. Should the layout need to be changed the applicant can

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- do the amendment before circulating to the other departments and MOE's and obtain the original stamps (signing off) on the copy submitted.
7. Should the SDP not be required to be circulated to any one of the Dept's and/or MOE's a **letter of confirmation** in this regard from **Land Use Management** must be **submitted with the Site Development Plan**
 8. After all the required Dept's and MOE's have signed off the SDP it may be submitted at **Registration, Room 8100 on the 8th Floor.** (Same place where Application Form was collected)
 9. The application must contain the master copy SDP (coloured) and four (4) good quality copies together with all the required documentation as indicated on the application form.
 10. Please **NOTE** that **no changes** by way of tippex and/or hand written are acceptable, unless agreed to, at the sole discretion of the Council. Should any changes be required the original copy must be replaced with an amended SDP, signed off by the relevant Departments and MOE's.
 11. Please take note that Building Control must be the last Department commenting.

The following information will be required:-

- (1) An Aerial Photograph showing the site and surroundings.
- (2) A Cross-sectional elevation showing the relationship to adjacent buildings (especially height and distance apart)
- (3) The site plan must include footprints and distances of buildings on adjacent sites (for at least 10m on all sites).
12. The Registration Officer will check the application and inform the applicant to pay the application fee on the Ground Floor at the Metro centre.
13. The receipt of payment must be attached to the application.
14. Once the application is registered on the tracking system with a unique Registration Number it will be allocated to the relevant Town Planning Area for consideration.
15. Enquiries regarding the progress and status of the application can be made after four (4) weeks from the date of submission at Registration by checking on the computer provided at the Information Desk.

INFORMATION TO BE REFLECTED ON THE SDP

1. **Schedule of Rights** as per "ANNEXURE D", containing:
 - b. Property description
 - c. Zoning
 - d. Development control measures (permissible and actual as per proposal)
 - e. Parking requirements and provision
2. The **Schedule of Rights** as per "ANNEXURE D" must be provided in a column **on the right hand side of the sheet containing the layout of the proposed development.**
3. Development layout, building details, engineering services, connection points & servitudes, physical features, landscaping and adjoining property details. (Refer to "ANNEXURE E")
4. Scale, North point, locality map (Refer to "ANNEXURE E")
5. **Circulation List** as per "ANNEXURE C" in a column on the right hand side of the sheet containing the layout of the development on the master copy SDP (coloured)

SITE DEVELOPMENT PLAN



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6. The provision of Section 140A of the Town Planning and Townships Ordinance, 1986, (Ord 15 of '86), pertaining to change of ownership shall apply.
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NOTE

**AN APPROVED SITE DEVELOPMENT PLAN IS BINDING BY LAW AND
DEVIATIONS ARE NOT PERMITTED WITHOUT APPROVAL OF AN AMENDED
SITE DEVELOPMENT PLAN.**

APPLICATION FORM SITE DEVELOPMENT PLAN

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REGISTRATION No

(As allocated by Registration Dept)

: ____ / ____ / ____

PROPERTY ID

(Information as per Title Deed)

Erf / Erven / Portion : _____

Township : _____

TITLE DEED No

: _____

The owner hereby elects the Owner/s / Authorised Agent of the Owner/s address to appear below as that to which all correspondence regarding this application shall be directed and, if having elected that of the Authorised Agent, acknowledges that correspondence addressed to such Agent shall be deemed to have been received by the Owner, notwithstanding that such correspondence may not have actually been brought to the Owner's notice.

Owner Details	Name	: _____	
	Postal Address	: _____ _____ _____ (Code : _____)	
	Contact Details	Tel.	: (____) _____
		Fax	: (____) _____
		Cell	: _____
e-Mail		: _____	
Agent Details	Name	: _____	
	Postal Address	: _____ _____ _____ (Code : _____)	
	Contact Details	Tel.	: (____) _____
		Fax	: (____) _____
		Cell	: _____
e-Mail		: _____	

APPLICATION FORM SITE DEVELOPMENT PLAN



Existing Zoning : _____ in terms of the
_____ Town Planning Scheme, 19____

Existing Development : _____
(Brief description of current status)

TABLE 1

THE ATTACHED SDP IS SUBMITTED IN TERMS OF THE FOLLOWING: (Tick which is applicable)		
SITE DEVELOPMENT PLAN in terms of:	DOCUMENTS / INFORMATION REQUIRED (to be submitted with the application)	TICK
Standard condition of the applicable Town Planning Scheme	• Zoning Certificate (Schedule / Annexure included)	
Condition of a Consent and/or Condition of Sub-division approval	• Letter of Approval • Zoning Certificate (Schedule / Annexure included)	
Condition of an approved / proclaimed Township or promulgated Rezoning	• Proclamation Notice • MAP 3 (Schedule / Annexure included)	
Condition of Establishment of a township prior to the issuing of a Section 82 Clearance	• Proclamation Notice • General Plan • MAP 3 (Schedule / Annexure included)	
Amendment to a Township Layout in terms of Section 100 and/or Section 98(5) (Development Proposal)	• Approval letter of LUM • Approved Layout Plan • New proposed Layout Plan	

In addition to the documents referred to in TABLE 1 above
the following further documentation as indicated in TABLE 2 is submitted.

APPLICATION FORM SITE DEVELOPMENT PLAN

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TABLE 2

THE FOLLOWING DOCUMENTS ARE SUBMITTED TOGETHER WITH THE SITE DEVELOPMENT PLAN AND THE APPLICATION FORM			
	Document	Attached (Tick)	Remarks
1	• Title Deed(s) * See NOTE		
2	• Locality Map • Zoning Map		
3	• One (1) Master Copy SDP (coloured) • Four (4) good quality Paper Copies		
4	• Power of Attorney (If applicable) See "Annexure A" as an example		
5	• Company Resolution (If applicable) See "Annexure B" as an example		
6	• Circulation List Stamps of all relevant Council Departments and MOE's as per "Annexure C" on the Master Copy SDP (coloured copy)		
7	• Application Fee of R 534-00		
* NOTE : If change of ownership is in the process (submitted to Registrar of Deeds) a copy of the original title deed, draft title deed and a Conveyancer's Certificate from the attorney attending to the transfer must be submitted.			

ACKNOWLEDGEMENT

The applicant / owner / agent and/or signatory to this application form herewith warrant that the information provided is correct and shall be held liable for any misrepresentation made herein. Any actions taken or information provided by the signatory shall bind the owner of the property/ies and the signatory warrants that he/she is authorized to provide the said information.

The applicant / owner / agent and/or signatory of this form further acknowledges that any discussions and/or signatures affixed to any Site Development Plan by the City of Johannesburg's Utilities & Agencies, in no way grants any rights in terms of any policy, by-law, scheme or other applicable laws to the applicant and only deals with technical matters and that any decision to either approve or refuse the Site Development Plan is the sole preserve of the City of Johannesburg or its delegated officials.

Annexures "A" and "B" shall be regarded as examples only

Owner / Agent / Applicant

(Delete which is Not applicable)

: _____
(Print Please)

Signature

: _____

Date

: ____ / ____ / ____

ANNEXURE "A"

SPECIAL POWER OF ATTORNEY

I, the undersigned
do hereby nominate, constitute and appoint
..... with Power of Substitution to
be my lawful representative in my name, place and stead, to make any necessary
applications to permit
to be

HELD BY :

UNDER DEED OF TRANSFER/CERTIFICATE OF CONSOLIDATION TITLE

NO :

In addition to apply for the Local Authority's Consent to the approval of a Site Development Plan and to make any other necessary applications and further to represent me at any inquiry in relation to the above-mentioned matters and generally whatever may be necessary or desirable to procedure the consent of the Council, and generally for effecting the purposes aforementioned, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purpose as I might or could do if personally present and acting herein-hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my representative shall lawfully do or cause to be done, by virtue of these presents and whatever my said preventative has To date done herein.

SIGNED AT ON THIS THEDAY OF 200....

SIGNED :

In the presence of the undersigned witnesses:

AS WITNESSES :

1.

2.

ANNEXURE "B"

COMPANY RESOLUTION

RESOLUTION BY OWNERS / MEMBERS OF

RESOLVED THAT:

At a meeting held at _____ on _____ day
_____ month of _____ year.

1. An application be submitted to the City of Johannesburg Metropolitan Municipality for the
_____.
2. _____ be and hereby
authorised to sign all necessary documentation and papers to enable the above
application to be proceeded with.

CERTIFIED TRUE COPY

Chairperson of the meeting

Witnessed:

1. _____
2. _____

ANNEXURE "C"

NOTE

The Circulation List shall be included on the master copy SDP (coloured) in a column on the right hand side of the sheet on which the layout of the development is contained. A detached sheet containing the Circulation List will not be accepted.

CIRCULATION		
Johannesburg Roads Agency (JRA)	Date : ____ / ____ / ____	Pikitup
Johannesburg Water (Pty) Ltd	Date : ____ / ____ / ____	Environmental Management
City Parks & Urban Conservation	Date : ____ / ____ / ____	Transportation
City Power	Date : ____ / ____ / ____	Environmental Health
Fire Department	Date : ____ / ____ / ____	Other (Such as ESKOM or any other if required)
Land Use Management	Building Control	Date : ____ / ____ / ____

ANNEXURE "D"

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion		Site Area	_____ m ²
Township		Title Deed No	_____
ZONING INFORMATION			
Town Planning Scheme	: _____ Town Planning Scheme, 19____	Amendment Scheme No	: ____ / ____
Use Zone	: _____	Annexure No	: _____
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Actual	
	Height Zone		
	Height of buildings		
	Coverage		
	Floor Area Ratio		
	Floor Area		
	Density (Dwelling Units per hectare)		
	No of Dwelling Units on the erf		
PARKING			
Parking Ratio per Use	Area per use	Parking Bays Required	
_____ Parking bays per 100m ² _____ floor area	_____ m ²	_____ parking bays	
_____ Parking bays per 100m ² _____ floor area	_____ m ²	_____ parking bays	
_____ Parking bays per 100m ² _____ floor area	_____ m ²	_____ parking bays	
_____ Parking bays per dwelling unit	_____ units	_____ parking bays	
_____ Parking bays per _____ seat/s	_____ seats	_____ parking bays	
TOTAL PARKING BAYS REQUIRED		_____ Parking Bays	
TOTAL PARKING BAYS PROVIDED		_____ Parking Bays	
Surplus / Deficit No of Parking Bays		_____ Parking Bays	
The information provided above is hereby certified to be correct and precise. NAME _____ (PLEASE PRINT) SIGNATURE _____ DATE _____ / _____ / _____ PLAN No _____			

ANNEXURE "E"

Landscaping	Schedule of Rights (As per "Annexure D")
• Notation of Botanical names • Trees & shrubs • Plant beds • Grassed areas • Existing vegetation (large trees & protected species) • 1:50 & 1: 100 flood lines (No development permitted within 1:100 Flood line or 32m from the centre of the watercourse, whichever is the greater) • On-site storm water attenuation measures • Record of Decision (ROD) to be attached for all Authorisation applications • The landscaping plan must be properly coloured. Depending on the intensity of the development a separate Landscape Plan can be required	• Property description • Site area • Zoning • Development Control measures - Height - Coverage - Floor Area Ratio (FAR) - Floor area (m²) - Density in Units / ha {Permitted & Proposed} - No of units {Permitted & Proposed} • Parking - Ratios {Distinguish between different land uses} - Distinguish between Covered & Open parking bays (if required) - No. of Parking bays required {for each use} - No. of Parking bays provided (Total)
Engineering Services & Servitudes	Physical Features
• Indicate positioning of Engineering Services (Water, Sewer, Storm water and Electricity) • Connection points of all Engineering Services • Electrical capacity requirements to be indicated • Distinguish between internal services & Council services • All Servitudes (including RoW) & Building lines to be shown • Storm water treatment & attenuation details, if required • Internal roads & dimensions • Refuse management plan to be provided for residential developments exceeding 10 units. (For more detail : www.pikitup.co.za)	• Contours (1m intervals and values) • 1:50 & 1:100 year flood lines • Provide the source of information for both the contours and flood lines. May be required to be certified by a Pr.Eng on request. • Natural features (Rocky outcrops, water courses, large trees, etc) • Proposed Cut and Fill (Values). Pre- and post-development contours to be indicated. • Indicate natural ground level on elevations
Off Site Information	Building Details
• Streets and street names • Width of street reserve/s • Zoning and actual land use of adjoining properties • Locality of buildings within 15m from common boundary • Access points of adjoining development/s • Servitudes • Open space links to adjoining properties, inclusive of flood lines, ridges, rocky outcrops, etc.	• Elevations (At least two) reflecting natural ground level and cut and fill • Height of buildings • Materials used & Colour • Roof material & Colour • Road & parking surface material • Boundary treatment (material & height) • Signage structures / advertising
Development Layout	Detail of Drawing
• Erf boundary dimensions • Building footprints (Dimensions) • Parking layout - Numbered & dimensions - Dimensions of manoeuvring space • Internal roads (width) • Entrance/s (width) • Bell mouth entrance (heavy duty kerbing – Radius of 6.5m) where applicable • Entrance structure / boom / gatehouse (minimum distance of 6m from road surface) • Refuse area/s	• Title Column on right hand side of the sheet containing the development layout to show the following : - Schedule of Rights (As per ANNEXURE "D") - Circulation list (As per ANNEXURE "C") - North point - Scale (1:100, 1:200 or rule) Layouts "not to scale" or "reduced scale" are not acceptable. - Locality Map

**CONTACT DETAILS OF ALL COUNCIL DEPARTMENTS AND
MUNICIPAL OWNED ENTITIES (MOE's) TO WHOM SITE
DEVELOPMENT PLANS MUST BE CIRCULATED FOR COMMENTS
PRIOR TO SUBMISSION OF AN SDP AT REGISTRATION**

Department / MOE's	Physical Address	Contact Person/s	Contact No's	Time Available
Johannesburg Roads Agency (JRA)	Mondays Metro Centre, 5 th Floor, A Block, 158 Loveday Street, Braamfontein	• East – Basil Kgaswe, José Monteiro Isaac Moswane • North – William Sikati • West – Sam Masango • South – Nico Mashigo Portia Pule, Luvuyo Gqama, • Midrand – Theo de Jager, Thabo Maifo	• Tel 298-5056 • Tel 298-5056 • Tel 298-5125 • Tel 298-5056 • Tel 298-5000 or 298-5058	• Mondays Only between 9h00 – 11h00 • Any other time by appointment Only through the secretary, Kgothola Thaga @ Tel 298-5056
	By appointment 2 nd Floor, 66 Sauer Street, Cnr Jeppe and Sauer Streets, Johannesburg			
Johannesburg Water (Pty) Ltd	4 th Floor 17 Harrison Street, C/o Main Street Marshallstown	• Receptionist	• Tel 688-1615	• Tuesdays Only between 8h30 and 15h00
City & Urban Parks & Conserv ation	• 12 Glencoe Road, Springfield (No Room No)	• Takalani Mphephu • Bongani	• Tel 683-8231	• Mon to Fri @ 9h00 – 12h00

CONTACT DETAILS OF ALL COUNCIL DEPARTMENTS AND MUNICIPAL OWNED ENTITIES (MOE's) TO WHOM SITE DEVELOPMENT PLANS MUST BE CIRCULATED FOR COMMENTS PRIOR TO SUBMISSION OF AN SDP AT REGISTRATION				
Department / MOE's	Physical Address	Contact Person/s	Contact No's	Time Available
City Power	Randburg : Cnr Hans Strijdom & Hans Schoeman Roads, Strijdom Park Midrand : Dale Road extension east (past Midrand Licensing Centre) Siemert Road : 108 Siemert Road, Doornfontein Hursthill : Cnr WhiteHall & Perth Roads, Hursthill Reuven : 40 Herronmere Road, Reuven Lenasia : 40 Herronmere Road, Reuven	# Applicants should first call the relevant depots to ensure they are submitting at the right depots # SDP's should be left at the Customer Service Desks. SDP's can be collected within 3 – 5 working days or when the Engineer / Customer Services agent calls for collection. # Under NO Circumstances will SDP's be Stamped Off while the applicants wait.	- Tel 793-1105 - Tel 256-8500 - Tel 402-5750 - Tel 830-0041 - Tel 490-7286 - Tel 490-7286	By appointment Only

Department / MOE's	Physical Address	Contact Person/s	Contact No's	Time Available	
Fire Department	Metro Link, Ground Floor, 158 Loveday Street, Braamfontein	- S Anderson - K Ferreira	Tel 407-6263	- Mon to Fri @ 8h00 – 10h00 - No appointment required	
Pikitup	4 th Floor, Cnr Juta & Bertha Street Braamfontein	Eric Sadiki	- Tel 712-5262 - Cell 082 855 9281 - Tel 712-5260	- Mon – Tues @ 7h00 – 15h30 - NB (Phone before)	
Environmental Management	118 Jorissen Street, Braamfontein (Traduna Building) 011 587 4201	- M Makwela (Reg B) - D Sibeko (Reg C) - E Allers (Reg A & G) - S Ncume (Reg B & F) - M Ratshitanga (Reg E)	- Tel 011 587-4237 - Tel 011 587-4238 - Tel 011 587-4234 - Tel 011-587-4237 - Tel 011 587-4236	Mon & Wed @ 8h00 – 12h00	MUNICIPAL OWNED ENTITIES (MOE's) TO WHOM SITE DEVELOPMENT PLANS MUST BE CIRCULATED FOR COMMENTS PRIOR TO

Department / MOE's	Physical Address	Contact Person/s	Contact No's	Time Available
Transportation	Metro Centre, 5 th Floor A Block 158 Loveday Street Braamfontein By appointment 66 Sauer Street Cnr Jeppe and Sauer Streets Johannesburg	- Emmanuel - Darius Simelane - Stanley	- Tel 870-4606/4634 - Tel 870-4538/4545 - Tel 870-4540/4503	- Mondays only @ 9h00 – 11h00 - Any other time by appointment
Environmental Health	See Attached Contact List	Environmental Health official on duty for all Regions		Mondays only between 9h00 and 11h00
Building Control	Metro Link 158 Loveday Street Braamfontein	- Gideon Strauss - Laban Naidoo - Amanda Bouwer - Mellaney Massyn	011 407-6107 011 407-6078 011 407-6055 011 407-6080	Monday to Fridays Only between 09:00 and 10:00

TELEPHONE LIST FOR ALL ENVIRONMENTAL HEALTH MANAGERS AND PHYSICAL ADDRESSES

REGION	ENV. HEALTH MANAGERS	TELEPHONE NUMBERS	FAX NUMBER E-MAIL	PHYSICAL ADDRESS	POSTAL ADDRESS
Central	Peter Manganye Deputy Director Env. Health	011 407 6683/6812 082 464 8350	011 403 0201 manganyep@joburg.org.za	4 th Floor, B-Block, Civic Centre No. 158 Loveday Street Braamfontein, 2017	P.O. Box 31244 Braamfontein, 2017
Central	Nic van Deventer Asst. Dir. Env. Health	011 407 6796 082 559 3763	011 403 0201 nicv@joburg.org.za		
Central	Nicky J.P. van Niekerk Asst. Dir.: Env. Health	011 407 6798 082 464 9548	011 403 0201 nickyv@joburg.org.za		
Central	Futhi Shezi Asst. Dir. Env. Health	011 407 7143 082 467 9380	011 403 0201 futhis@joburg.org.za		
Central	Tshidi Peterson Senior Secretary: Env Health	011 407 6812	011 403 0201 tshidip@joburg.org.za		
Central	Noluthando Ntamo Data Capturer: Env Health	011 407 6494	011 403 0201 noluthandon@joburg.org.za		
A	Jacques Scholtz	011 237 8002 082 467 9292	011 314 1716 jacquessc@joburg.org.za	Alphen Square North, Unit 7 Cnr George and 16 th Avenue, Randjes Park, Midrand	Private Bag X 20 Halfway House 1685
B	Floors Visser (Acting Manager)	011 226 8300/8310 082 559 3762	011 474 6707 floorsv@joburg.org.za	Environmental Health Offices Cnr. Main Reef Road & Avon Street. Langlaagte	Private Bag X 7 Auckland Park 2006
C	Rika van Heerden	011 761 0217 082 467 9521	011 472 0016/ 761 0205 rikav@joburg.org.za	Civic Centre, 2 nd Floor No 100 Christiaan de Wet Road, Florida Park Roodepoort	Private Bag X 30 Roodepoort 1725
D1	Nontsikelelo Letsosa	011 986 0086 083 701 8502	011 986 0168 nontsikelelol@joburg.org.za	Jabulani Civic Centre No 1 Koma Road, Jabulani	Private Bag X 10 P.O. Kwa Xuma 1868
D2	Edward Molepo	011 938 7083/933 2422 082 467 9313	011 989 8213/8209 edwardm@joburg.org.za	Environmental Health Offices Cnr Old Potchefstroom & Nicholas Street Zone 6 Diepkloof	P.O Box 43278 Industria 2042
E	Skrik Viljoen	011 805 7649 082 823 5008	011 805 6488 skrikv@joburg.org.za	Sandton Civic Centre Cnr West & Rivonia Street 6 th Floor, A-Block	To be finalised
F1	Corrie Bezuidenhout	011 376 8522 082 464 5372	011 376 8596 corrieb@joburg.org.za	CJ Cronje Building, 6 th Floor 80 Loveday Street, Cnr Bree, Johannesburg	P.O. Box 1477 Johannesburg 2000
F2	Lizette van Zyl	011 681 8082/8060 082 467 9434	011 681 8211 lizettev@joburg.org.za	92 Eureka House Cnr Malborough & Rosettenville Road Springfield, 2190	P.O Box 1514 Rosettenville 2130
G	Jabu Sithole	011 213 0019/0146	011 213 0030	Ennerdale Civic Centre, 2 nd Floor	P.O Box 992200