



# Government Gazette

**REPUBLIC OF SOUTH AFRICA**

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**AIDS HELPLINE: 0800-0123-22 Prevention is the cure**

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**GOVERNMENT NOTICE**

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**DEPARTMENT OF TRADE AND INDUSTRY**

No. 180

31 January 2003

**HOUSING DEVELOPMENT SCHEMES FOR RETIRED PERSONS ACT,  
(ACT NO.65 OF 1988)**

I, Alexander Erwin, Minister of Trade and Industry do hereby publish for general comment, the intended notice to exempt the Methodist Homes for the Aged from the provisions of regulations 6-14 contained in the Government Notice No. R1351 of 30 June 1988, promulgated under the Housing Development Schemes for the Retired Persons Act, 1988 (Act No. 65 of 1988), with regards to Garden Village in corner Garden and Republic roads on portion 252 (a portion of portion 44) of the farm Klipfontein 203 IQ and Arbor Village in corner Smith and Bradford Roads on Erf 1562 IR of Bedfordview Extention 275 township, for the period of three years on conditions as set out in Schedule A hereto.

Interested persons are invited to make written comments regarding this notice within a period of twenty-one days (21) from the date of this publication to:

**Deputy Director General: Consumer and Corporate Regulation Division  
Private Bag X84  
PRETORIA  
0001**

**Attention: Mercia Ramaboea  
Fax No. : (012) 320 0311**

**Schedule A****PERMANENT EXEMPTION OF THE METHODIST HOMES FOR THE AGED FROM THE  
PROVISION OF REGULATIONS 6 TO 14 CONTAINED IN THE GOVERNMENT NOTICE  
No. R. 1351 OF JUNE 1989 PROMULGATED UNDER THE HOUSING DEVELOPMENT  
SCHEMES FOR THE RETIRED PERSONS ACT, 1988 (ACT No. 65 OF 1988)**

1. The exemption with regard to regulations 6 to 14 is valid only for a period of three (3) years from the date of alienation of the first right of occupation in the above housing development scheme, after which period, the Methodist Homes for the Aged is at liberty to apply for exemption from these regulations to extend the period or to make it more permanent on the proviso that the residents in the housing development scheme approve such application.
2. The Management Structure of Methodist Homes for the Aged will provide each housing development scheme with a separate local committee consisting of

approximately 10 members, who are concerned and interested persons living in the vicinity of the scheme and who are responsible to the board of directors. Each local committee shall include at least two democratically elected resident representatives on the basis of two resident representative members per forty privately financed units.

3. Each housing development scheme must have a full time or part time paid manager with employees as required to assist with administration, and provision of services such as financial management, the preparation and serving of meals and provision of nursing care.
4. A clause that conditional exemption from provisions of regulations 6 to 14 contained in Government Notice No.1351 of 30 June 1989 has been granted to Methodist Homes for the Aged as well as the suspensive conditions related thereto must be contained in the Sales Agreement between Methodist Homes for the Aged and the prospective buyer of the occupational rights in the above-mentioned housing development scheme.
5. That Methodist Homes for the Aged should provide an irrevocable guarantee to buyers that in the event a unit is not available for occupation on the agreed occupation date, Methodist Homes for the aged shall take all steps reasonably possible to procure that the unit is available as soon as possible thereafter or, if occupation is likely to be unduly delayed, offer, if available, another unit which has not been allocated to the occupant and if accepted by the occupant, the agreement shall be amended accordingly or all payments made will be refunded to the buyer. If, for any reason whatsoever, a unit is not completed within two years from the date of conclusion of the contract.
6. That Methodist Homes for the Aged arranges for the title deeds of the land on which the housing development scheme is being, or has been developed, shall be endorsed in terms of section 4C(1) of the Act to the effect that the land is subject to a housing development scheme.
7. Methodist Homes for the Aged is obliged to report in writing to the Minister of Trade and Industry, after 2 (two) years from the date of which the exemption has been granted, regarding their compliance to the above mentioned conditions.



**Alexander Erwin, MP**  
**Minister of Trade and Industry**

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