

**2020/2021 FINANCIAL YEAR DRAFT
POLICY ON BUILDINGS WITHIN
OKHAHLAMBA LOCAL MUNICIPALITY**

DRAFT POLICY ON BUILDINGS WITHIN OKHAHLAMBA LOCAL MUNICIPALITY

- ANY DEVELOPMENT MUST COMPLY WITH THE TERMS OF NBR ACT/SANS 10400.

- A PERSON WHO APPLIES FOR THE TRANSFER OF LAND TO THE PROFESSIONAL CONVEYANCER, HE/SHE IS OBLIGED TO SUBMIT FORMAL BUILDING PLANS BASED ON THE FOOTPRINT DIAGRAM MAP.

- IF THE FARM/PROPERTY IS OCCUPIED BY THE LEGAL FAMILIES, THE DRAWINGS ARE REQUIRED.

- IF THE FARM/PROPERTY IS OCCUPIED BY DIFFERENT FAMILIES ILLEGALLY, THE PERSON WHO IS RESPONSIBLE FOR PAYING FOR THE BUILDING PLANS IS THE SELLER, UNLESS IF THERE IS A LEASE AGREEMENT BETWEEN THE SELLER AND OCCUPIER.

- FOR ALL PROJECTS THAT ARE CONSTRUCTED BY DOHS WITHIN OKHAHLAMBA MUNICIPALITY, THE OWNER IS NOT ALLOWED TO EXTEND ANY STRUCTURE WITHIN THE SITE IF THERE IS NO APPROVED PLAN.

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- BUILDING PLAN MANAGEMENT SYSTEM ON APPROVING PLANS IS ONLY ALLOWED FIVE (5) DAYS TO SCRUTINISE BUILDING PLANS FOR THE DEPARTMENTS OR (FOR USERS) TO RESPOND TO THE COMMENTS OF THE BUILDING INSPECTOR. THE APPLICANT/ARCHITECTURE MUST RESPOND TO THE REFERRAL WITHIN 30 DAYS. IF THE USER FAILS TO COMPLY WITH THE SPECIFIED DAYS THE BUILDING INSPECTOR IS ENTITLED TO REPORT THE CHALLENGES TO THE MANAGER.

- NO NEW APPLICATIONS WILL BE APPROVED OR BE ISSUED WITH OCCUPATION CERTIFICATE IF THE OWNER OWE RATES OR REFUSE TO THE MUNICIPAL ACCOUNT.

- IF BUSSINESS LICENCE APPLICATION DOES NOT COMPLY, WITHIN 30 DAYS IN TERMS OF NBR ACT OF SECTION 7 PARAGRAPH 1(A), LED WITH LAW ENFORCEMENT ARE AUTHORIES TO SHUT THE BUSINESS OPERATIONS UNTIL SUCH MATTER IS ATTENDED.

- FOR ANY BUSINESS APPLICATION THAT FALLS UNDER INGONYAMA TRUST BOARD , THE PTO LETTER IS REQUIRED.

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- ANY BUSINESS APPLICATION THAT FALLS UNDER 12 SETTLEMENTS, THE BLACK LAND OWNER ASSOCIATION LETTER OR CERTIFIED TITLE DEED IS REQUIRED.

- SACAP CERTIFICATE IS REQUIRED FROM THE PROFESSIONAL ARCHITECTURE IF THE BUILDINGS ARE MORE THAN 500M2.

- IF THE HOUSE IS A DOUBLE STORY, THE OWNER MUST PROVIDE THE MUNICIPALITY WITH THE ENGINEER REPORT.

- A DRAFS-MAN IS DEEMED TO EXECUTE THE DUTIES IF THE SQUAMETRE IS LESS THAN 500 ONLY.