

2021/2022 FINANCIAL YEAR

POLICY: BUILDINGS WITHIN

OKHAHLAMBA LOCAL

MUNICIPALITY

POLICY ON BUILDINGS WITHIN OKHAHLAMBA LOCAL MUNICIPALITY

- Any development(s) should comply with the terms of NBR Act/SANS 10400.
- Any type of application on **LEXIS RATES CLEARANCE.COM**, the seller or buyer is deemed to prepare the formal building drawings for approval.
- Legal documents must be accompanied with the building plans.
- Low income housing projects that are constructed by DOHS within Okhahlamba Municipality. The owner/beneficiary is not allowed to extend any illegally within his/her premises if there is no approval plan from the municipality.
- Any new submissions, additions or alterations take place prior to approval plans; the owner/beneficiary is not allowed to breach the conditions of approval on the receipt letter.

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- Engaged building management system is only allowed five (5) days for the active users to assess plans for approval. If the user fails to comply with specified days, the building inspector is entitled to elevate the matter to the Manager.
- No application will be approved or be issued with the occupation certificate if the owner owes the rates or refuse of the municipal account.
- If the business licence application does not comply within 30 days, in terms of NBR Act of section 7 paragraph 1(a), the SAPS and Law Enforcement are granted to shut down such business operation until the matter is resolved.
- 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, Certified affidavit or Certified Title Deed is required.
- An SACAP certificate is required from the professional/accredited architecture.

- If the existing building/s are double storey, the owner must provide the municipality with the Engineer report.

- Demolition process only charges as per proposed sketch drawing.

- Any development (s) for rubble, deposit payable when submitting the building plan for approval, and refundable upon proof of deposit on the Landfill Site.