

MSUKALIGWA LOCAL MUNICIPALITY



PUBLIC NOTICE

BUILDING WORK COMPLIANCE MANUAL

Unlawful and Unauthorised Land Use and Building Activities

Notice is hereby given to all public residents who reside within the Msukaligwa Local Municipal Area to be well informed about the correct and legal procedures to follow for any planned or ongoing building construction, as well as the negative corrective measures that the Municipality can institute against any person or party who fails to comply the stipulated proper procedures.

This notice applies to all seven (7) service areas within the Msukaligwa Local Municipality, namely: Ermelo/Wesselton; Breyten/KwaZanele; Davel/KwaDela; Chrissiesmeer/KwaChibikhulu; Lothair/Silindile; Warburton/Nganga; and Sheepmoore.

This notice is served within the framework of the National Building Regulations and Standards Act (103 of 1977) read with the Ermelo Town Planning Scheme 1982. To avoid any legal action taken by the Municipality in terms of the Criminal Procedure Act (51 of 1977 as amended) against any party who fails to comply (which can also a possible fine, a halt or demolition of illegal building work, and in worst cases possible imprisonment), it is important that the following Municipal Building Guidelines be adhered to:

The Public's Duties and Responsibilities

1. Submission of Building Plans

- Building plans are to be submitted to the local authority for all building work that is to be erected.
- Failure to submit building plans will constitute non-compliance to the law.

2. Request for Inspections on all Building Work

- Inspections are conducted at several stages of the building whilst under construction.
- The inspections are conducted to ensure that the building standards and materials comply with the National Building Regulations and building standards Act.
- Inspections should be requested, from the building inspectorate at least one working day prior to the inspection date.

3. Application for Occupation Certificate before Occupying a Completed Building

- An application for occupation certificate is to be submitted to the inspectorate once the building has been completed.
- By issuing the certificate, the Municipality confirms that the building, in its opinion, has been erected in accordance with the Building Regulations and is found safe for occupation.

The Municipality's Duties and Responsibilities

1. Building Plans and Applications

- Scrutinising and approval of building plans.

2. Inspections Conducted by the Municipality

- Foundation excavation and site inspections.
- Open sewer inspections.
- Final sewer and Occupation certificate inspections.
- Backfill compaction inspections (NHBRC).
- Roof inspections (ITC).
- Inspections relating to demolition applications.

3. Enforcement

Routine inspections are conducted in order to ensure compliance. These include:

- Illegal building operations.
- Contentious building materials and designs.
- Legislation and compliance.
- Illegal occupation of buildings.

4. Enforcement Measures

- Issuing of contravention notices.
- Issuing of fines to offenders of the National Building Regulations.
- Direct summons to appear in the Magistrates Court and or Supreme Court of South Africa.

	Registration	CIRCULATION PROCESS											
		Electricity	Fire Department	Traffic Dept.	Public Safety	Health	Storm water	Water/Sewer	Waste	Finance	Housing	Building	Approval Date
Commercial(Business)	Day 1	3	2	2	2	2	2	2	2	1	2	3	Day 24
Multiple Dwelling Units	Day 1	3	2	2	2	2	2	2	2	1	2	3	Day 24
Residential Single Unit	Day 1	3	Sent to one or more of these sections if deemed necessary									3	Day 7

For more information and enquiries:

Town Planning and Building Inspectorate
Msukaligwa Local Municipal Offices
C/O Taute and Kerk Street
Ermelo

Tel: (017) 801 3605 - Mrs E Nkosi (Building Information)
Tel: (017) 801 3610 – Mr NM Zulu (Chief Building Technician)

