



EMFULENI
LOCAL MUNICIPALITY

EDP: BUILDING CONTROL VANDERBIJLPARK & SEBOKENG



OBJECTIVE

Approval of all building plans for the local authority of EMFULENI . Ensure an aesthetical, safe and well constructed community environment through the application and enforcement of legislative provisions.

The Building Control in the **Emfuleni Municipality** is responsible for assessing and approving all building plans, as well as inspecting building work during construction to ensure compliance with the approved plans and related regulations.

SERVICES PROVIDED BY THE BUILDING CONTROL DEPARTMENT

To apply the applications, disciplines, regulations and standards of the National Building Regulations and Building Standards (Act 103 of 1977) in the EMFULENI Municipal area of jurisdiction.

Functional application of the Act (103 of 1977)

Building plans and applications.

Scrutinizing and approval of building plans, building inspections, hoarding applications and demolition requests in terms of the following:

The applications and regulations of the National Building Regulations (Act 103 of 1977)

Act on architects (Act 35 of 1970)

Detailed information on the requirements for building plan applications are available at the Building Control offices.

Sebokeng Houtkop Building and Vanderbijlpark Trust Bank Building.

APPROVAL OF BUILDING PLANS

The first step is to appoint a SACAP (South African Council for the Architectural Profession) registered Architect/Designer. A list of registered professionals can be found at www.sacapsa.com. In order to practice as an Architect or Designer it is compulsory to register with SACAP. De-registered Architects are not legally allowed to practice architecture independently.

The Architect will obtain previous plans from the Council and a copy of your SG (Surveyor General) diagram and Zoning Certificate. The SG diagram clearly demarks your property boundaries / area and neighboring stands. The Zoning Certificate will tell you what the zone use of your property is - agricultural, business, commercial, residential 1, 2 or 3 and Special Use. Residential 2 or 3 usually indicates your property is in a cluster / townhouse development. The Building Lines are invisible lines on your property demarking the point up to which you can build - garden / boundary walls are not included. Typically building lines are 5m at the front, 2m at the sides and 3m at the back. However Building Lines vary from street to street and it's best not to make assumptions.

Building Lines can be relaxed - you will need your neighbor's consent and the Municipal Town Planning Department approval. Coverage is the Building footprint on the stand - in other words what percentage of the stand is covered by a roof? Paving, Driveways, swimming pools and boundary/garden walls do not count towards coverage in SA. Coverage is typically 50% for a single or double storey dwelling / building and 40% for a three storey building. F.A.R - Floor Area Ratio is the percentage living space allowable on the stand - so bedrooms, lounges, kitchens, servant's quarters etc. will count, but garages, covered patios, lapas, sheds, swimming pools and store-rooms etc. do not. F.A.Rs vary between 0.3 - 1.2. A low F.A.R - 0.6 for example - will effectively ensure that the first floor is smaller than the ground floor in a double storey building.

You will also need to obtain a copy of the title deeds if you don't already have a copy. This is not only to confirm that you are the owner of the property; but also because title deeds usually have restrictive clauses within them. This could affect the outcome of your building plan application. Typically title deeds indicate that there is a 2m servitude on two boundaries other than a street boundary or pan-handle. Further restrictions such as prohibiting metal roofs or wooden buildings are also common. Title Deeds can be obtained from your transferring Attorney, the bank (if your property is mortgaged) or the Deeds Office. Now Building Control Emfuleni is in position to issue copies of title deeds at a fee since May 2013, using WINDEED approved system for title deeds information.

If your property is within an estate or town house / cluster complex you will also need to get a copy of the Estate Guidelines from the Aesthetics Committee / Body Corporate / Residents Association etc. You will find a list of requirements that ensure Aesthetic harmony and good building practice within the estate / complex. In addition you will need your plans stamped and a letter from the Body Corporate for Council indicating that they are happy with your planned building. An Appointment / Completion Certificate from a registered Structural Engineer together with stamps on the plans is required if

- 1.) Your Building is under construction / finished.
- 2.) You are constructing a new house / building.
- 3.) Your Plans indicate - concrete floor / roof slabs, wooden floors, Juliet Balconies, steel construction, timber frame construction and cellars.
- 4.) Your stand has poor soil quality or is on a slope.

Prior to plan submission you will need approval and stamps from the following -

- 1.) Fire Department - if your property is zoned business, commercial, special use or if you are building with thatch or timber frame construction.
- 2.) Water / Sewerage department - if you are applying for Building Line Relaxation, proposing a new house / building or doing major renovations.
- 3.) Roads / Transportation Department - if you are applying for Building Line Relaxation.
- 4.) Environmental Health - if your property is zoned agricultural, business, commercial or special use.

It is vitally important that you're Architect / Designer do their homework before drawing up plans. This will save a lot of time and expense later on.

So for Plan Submission you will need –

- 1.) 3 Copies of the building plans - 1 coloured as per required codes.
- 2.) Application Form - SANS 10400 APPLICATION FOR APPROVAL
- 3.) Title Deed
- 4.) Fire Department/ Environmental Health / Roads / Water stamps etc. if applicable.
- 5.) Engineer Certificate of Appointment / Completion - if applicable.
- 6.) Permission letter and stamp from Body Corporate / Aesthetics Committee etc. if applicable.
- 7.) Letter from Town Planning for Building Line Relaxation, Consent, Rezoning etc. if applicable.
- 8.) Approved updated SDP (Site Development Plan) if applicable.
- 9.) Power of Attorney authorizing your Architect / Courier to act on your behalf in respect of gaining building plan approval.

Tariff amounts are applicable as per area of the proposed structure.

Tariff's range from 0 to 6000m² with minimum submission amount of R326-00

BUILDING CONTROL



1. ASSESSMENT OF PLANS

The purpose of plan assessment and design appraisal is to assist the process of achieving compliance of building work with the Building Regulations. Accordingly contraventions of Building Regulations identified in drawings should be communicated to the designer. However, there is little to be gained from being unduly pedantic and, in determining the level of plan examination necessary, consideration should be given to the expected frequency and detail of subsequent site inspection.

Building Control should alert the client to provisions of legislation outside the Building Regulations which it believes are likely to be relevant to the building work in question. If plans are passed, or approved subject to conditions, or in stages, a schedule should be compiled of the modifications specified by the Building Control and/or of the further plans or information required to demonstrate compliance. The information communicated to the client should be clear and unambiguous.

Where assessment of plans is undertaken, clear information shall be communicated to the client / Architect / consultant regarding:

- Non-compliance with the Building Regulations
- Remedies available in the event of a dispute over compliance.

Records of the plans assessment process: records shall be kept of the design assessment philosophy, and any statutory and/or discretionary consultations, for future reference and continuity of control. Introduction of electronic archive of plans is now in process. Plans are scanned into CD for future reference.

Currently a process of introducing an electronic submission system in Building control office is being investigated with GIS consultants, which may assist the municipality and professionals at large when dealing with applications for construction.

This will provide a friendly and efficient customer service in terms of –

- # General requests for information;
- # Specific queries;
- # Promote personal consultation assistance sessions relating to refused Applications for Approval of Building Plans; and
- # promote and facilitate application meetings between potential major Developers and Departmental Representatives on development issues.

FLOW CHART OF THE PROCESS OF APPLICATION FOR BUILDING PLAN APPROVAL



Inspections conducted by the EMFULENI Municipality

Site inspections.

Foundation excavation

Floor level

Roof Trusses

Open sewer inspections

Final sewer and Occupation certificate inspections

Other inspections conducted:

Inspections relating to demolition applications.

Enforcement of the Act (103 of 1977)

Routine inspections are conducted in order to ensure compliance.

- Illegal building operations

- Contentious building materials and designs

- Legislation and compliance

- Illegal occupation of buildings

- Enforcement measures.

- Issuing of contravention notices.

- Issuing of fines to offenders of the National Building Regulations

- Court appearance in the Magistrates Court and or Supreme Court of South Africa.

DURATION FOR APPLICATIONS

Commercial (Business) - 60 days

Town Houses, Residential, Single Unit- 30 days

NOTE: The National Building Regulations clearly outlines deadlines with respect to the approval of plans in two categories: Building with floor area bigger and less than 500 m² with minimum approval of 60 and 30 days respectively. The approval period can fluctuate depending on whether there are problems on the plan as well as reaction time from Architect to attend to matters raised from the application for approval.

Frequently asked questions.

What rules guide building control and why do we need them?

The Act on National Building regulations was promulgated in 1977 (Act 103 of 1977) in order to regulate all building work and in doing so to ensure structural stability is maintained together with satisfactory health conditions.

Is it necessary to submit a building plan for approval?

Yes, Section 7 of the Act clearly stipulates that, 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 Act.

Why is it required to have inspections done and what is the procedure?

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.

Building Control inspection request – **SEBOKENG** (016) 930 -5443 / 4
VANDERBIJLPARK (016) 950 -5618 / 11

What is an Occupation certificate and why do I need one to occupy the 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.

Types of Application to BUILDING CONTROL

SANS 10400
APPLICATION FOR APPROVAL
OF CONSTRUCTION WORK

APPLICATION FOR
MINOR WORK – LESS
THAN 20 m²

APPLICATION FOR
BOUNDARY WALL

APPLICATION FOR DEMOLITION

BUILDING CONTROL

APPROVED LETTER
FOR BUILDING PLAN

BUILDING CONTROL



Building Control Department
Emfuleni Local Municipality
PO Box 3
Vanderbijlpark
1900
Tel: +27 16 950 5677
Fax: +27 16 950 5620

"For an Aesthetical, Safe and Well
Structured Community Environment"

FORM: BC09-05a-00

☎ (016) 950-5615/7/8
☎ (016) 950-5620
petrob@emfuleni.gov.za

✉ 3
VANDERBIJLPARK
1900

C.N. MADUNA
499/410
VANDERBIJLPARK
1911

26 FEBRUARY 2014

Sir / Madam

APPLICATION FOR APPROVAL OF BUILDING PLANS
APPROVAL

STAND NUMBER: 499/410 TOWNSHIP: CE4
PLAN NUMBER: V014/01/14
TYPE OF BUILDING: NEW HOUSE 60m²

Approval is hereby granted in terms of *Section 7(1)(a) of the National Building Regulations and Building Standards Act 103 of 1977* (as amended), **subject to** the special conditions listed in Annexure "A".

You are requested to collect your **approved** building plans at the office of the Building Control Officer on the ground floor of the EDP Building, corner of President Kruger and Eric Louw Streets, Vanderbijlpark CBD.

EXPIRY PERIOD

This approval shall, in terms of *Section 7(4) of the National Building Regulations and Standards Act – 103 of 1977* (as amended) lapse after the expiry period of **twelve (12) months** from date on which this approval was granted, unless the erection of the building in question is commenced or proceeded with within the said period or unless you submit a written request that the said period be extended.

COMPULSORY INSPECTIONS

Notice of the following compulsory inspections must be given to the office of the Building Control Officer at least two (2) days (exclusive of a Saturday, Sunday or public holiday) in advance:

- a) Inspection of trenches and/or excavations prior to the placing of concrete for any foundation;
- b) Inspection of ground floor slab filling prior to the placing of concrete for any ground floor slab;
- c) Inspection of open drainage installation ready for testing prior to the backfill and/or enclosing thereof;
- d) Inspection of complete erected roof structure; and
- e) Final inspection of the said building for full compliancy.

OCCUPATION

Any request from the owner to issue a Certificate of Occupancy, in terms of *Section 14 of the National Building Regulations and Standards Act – 103 of 1977* (as amended) shall not be considered favourably unless:



- a) All the special conditions listed in Annexure "A" on which this approval was granted have fully been complied with;
- b) A certificate is submitted certifying that the electrical wiring and electrical installation is in accordance with the provisions of all the applicable laws; and
- c) Certificates are submitted certifying that the mechanical ventilation system, the structural system, the fire protection system and the fire installation system have been erected/installed in accordance with the application in respect of which approval was granted in terms of *Section 7 of the National Building Regulations and Building Standards Act – 103 of 1977 (as amended)*.

Your attention is drawn to the penalties for contravention and non-compliance provided for in the *National Building Regulations and Building Standards Act*.



S.T. SEHOOLE
BUILDING CONTROL OFFICER

26 FEBRUARY 2014

ANNEXURE "A"

SPECIAL CONDITIONS

1. *None*

CONTACT PERSONS

Should you require clarification on any issue pertaining to this building plan application, the following officials may be contacted:

BUILDING CONTROL:	L. TSHABANGU	TEL: (016) 950-5610
LAND USE MANAGEMENT:	D. LOUW	TEL: (016) 950-5517
ROADS:	J. PRETORIUS	TEL: (016) 950-5090
STORMWATER:	J.P. SQUIRRA	TEL: (016) 950-5087
WATER & SANITATION:	I. LOUW	TEL: (016) 986-8364
ELECTRICITY:	A. VAN WYK	TEL: (016) 440-7631
ENVIRONMENTAL HEALTH & MANAGEMENT:	H. NIEUWENHUIZEN	TEL: (016) 988-1061
CHIEF FIRE OFFICER:	H. VAN STADEN	TEL: (016) 440-1011/2
TRAFFIC:	W. PRETORIUS	TEL: (016) 950-5294

CATEGORY 1 BUILDING LESS THAN 80m²

FENESTRATION - NATURAL ENVIRONMENT CONTROL

CLIMATIC ZONE 1

STEP 1:
WINDOW SCHEDULE STANDARD STEEL HUNG



TOTAL GLAZING AREA:
 $1,5 \times 4 + 0,5 \times 4$
 $= 8m^2$

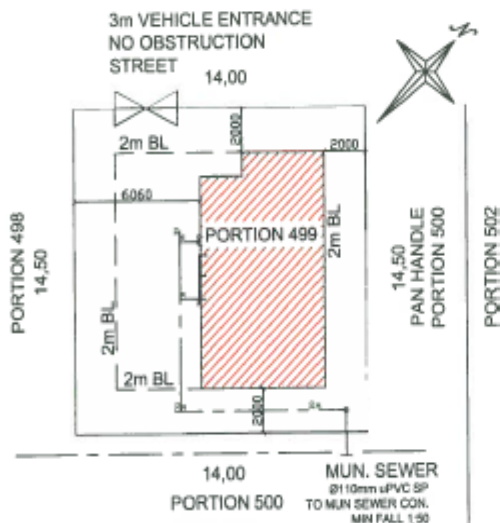
STEP 2:

NET FLOOR AREA: 54m²

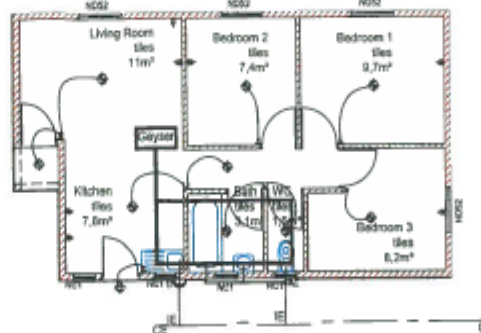
STEP 3:

$(59 / 100) \times 15 = 8,1m^2$

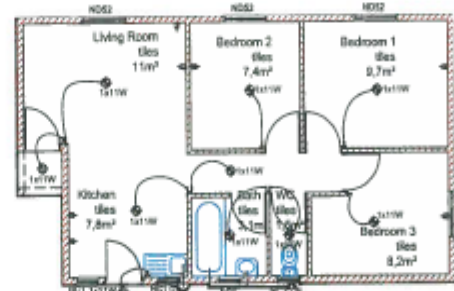
NOTE:
- ALL PIPE INSULATION MUST HAVE A MINIMUM R-VALUE OF 1, REFER TO SANS 204.
- ALL PLUMBING TO COMPLY WITH SANS.
- GEYSER WITH HOT WATER VESSEL TO HAVE A MINIMUM R-VALUE OF 2



SITE PLAN
SCALE 1:200



WATER LAYOUT scale 1:100



ELECTRICAL LAYOUT scale 1:100

WATER LEGEND & ABBREVIATIONS

H HOT WATER
C COLD WATER
HR HOSE REEL
BATH TAP (BATH)
HNB TAP (HAND BASIN)
Z TAP (ZINK)

ELECTRICAL LEGEND:

⬤ CEILING LIGHT POINT
⬤ WATERTIGHT LIGHT
⬤ SAMP LIGHT SWITCH
⬤ DISTRIBUTION BOARD
⬤ SINGLE PLUG POINT
⬤ STOVE CONNECTION
⬤ GEYSER

AREA NOTES:

HOUSE FLOOR AREA 80 m²
SITE AREA 203 m²
COVERAGE 30 %

WINDOW CODES:
ALL WINDOWS TO BE STANDARD STEEL HUNG

SOUTH WEST ELEVATION scale 1:100



NORTH WEST ELEVATION scale 1:100

SOUTH EAST ELEVATION scale 1:100



NORTH EAST ELEVATION scale 1:100

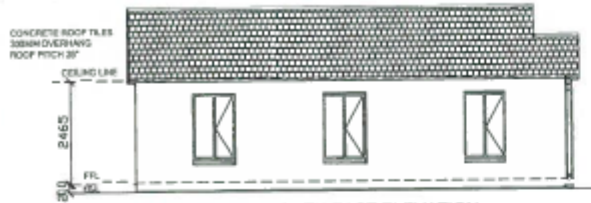


PROJECT

PROPOSED HOME FOR PIONEER - MAFURA, CC
03 DECEMBER 2013
HOUSE TYPE - 80 MAXI ON PORTION 498 VANDERBULPAAR

BUILDING CONTROL

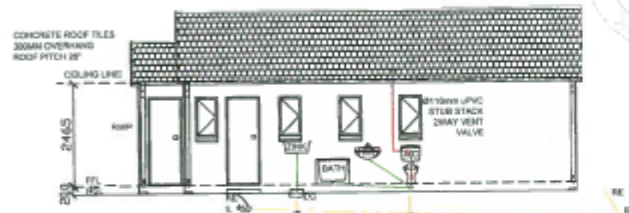




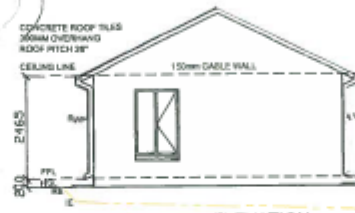
NORTH EAST ELEVATION
SCALE 1:100



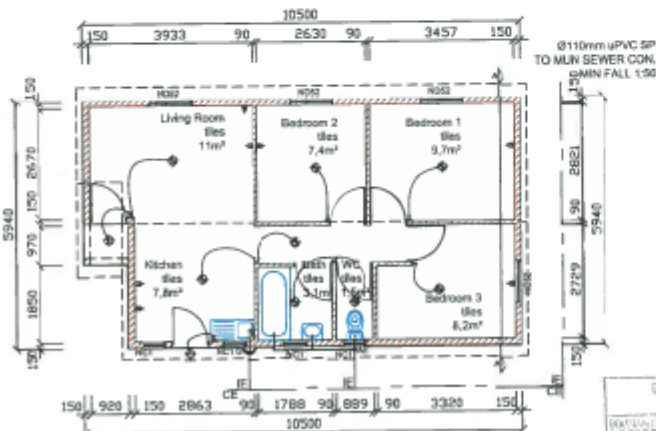
NORTH WEST ELEVATION
SCALE 1:100



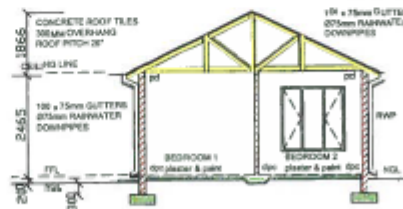
SOUTH WEST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



ROOF NOTES:
CONCRETE ROOF TILES AT 28 DEG PITCH
ON 38 x 38mm S.A. PINE BATTENS AT 345mm GC
RAK, ON 152 x 38mm S.A. PINE RAFTERS AT 760mm GC
MAX. WITH 128 x 38mm S.A. PINE TIE BEAM AT 760mm GC
MAX. WITH 114 x 38mm S.A. PINE WALL PLATE ALL MEMBERS
TO BE 114 x 38mm S.A. PINE TO GF GRADE &
ROOF TIES 2.4mm STRAND OF GALV. STEEL WIRE 3 LAYERS FROM TOP
ROOF CONSTRUCTION TO COMPLY WITH NPL



SECTION A-A
SCALE 1:100

30mm SURFACE BED (150mm AFTER 28 DAYS, 150mm STONE)
TO 100mm BRICK WALL CD MP ACTED IN LAYERS NOT MORE THAN 180
WATERED AND WELL RANDED. 25mm SCHEDULE FINISHED FLOOR
LEVELS INDICATE AS LEAST 150mm ABOVE FINISHED GROUND LEVEL

W. Dulabh Pr. Eng. Tech
200730209
Wiam Consulting
071 609 3716

NOTES:
FOUNDATIONS:
FOUNDATIONS TO BE MIN. 300MM BELOW NATURAL GROUND LEVEL (NGL). ALL FOUNDATIONS ARE 150MM CONCRETE AND ACCORDING TO GIVEN DIMENSIONS ON SECTION A-A.
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
FLOORS:
MIN. 150MM THICK COMPACTED HARD CORE FILLING 15MM THICK CONCRETE SLAB (15MPa) STRUCTURAL FLOOR LEVEL MIN. 200MM ABOVE GROUND LEVEL (STEP) TO BE PROVIDED IF FFL IS 170MM PLUS.
WALLS:
EXTERNAL: BRICKWORK EVERY THIRD COURSE UNLESS STATED.
INTERNAL: BRICKWORK EVERY SECOND COURSE UNLESS STATED.
150MM THICK EXTERNAL MAXI BRICK WALLS
90MM THICK INTERNAL MAXI BRICK WALLS PRECAST CONCRETE UNITS OVER ALL OPENINGS.
375 MICRON GUNPLAS BRICKGRIP DAMPROOFING AT STRUCTURAL FLOOR LEVEL AND BENEATH WINDOWS AND DOORS.
375 MICRON DAMPROOF COURSE AT STRUCTURAL FLOOR LEVEL UNDER WALLS. DAMPROOFING MIN. 150MM ABOVE NATURAL GROUND LEVEL.
ROOF:
CONSTRUCTED WITH PREFAB. ROOF TRUSSES AS PER SPECIALIST.
ROOF PITCH 28 DEG. COVERED WITH CEMENT TILES 750 GC
ON 38 x 38 BATTENS 345C
THUNDER OR LEAVES AS PER WORKING DRAWINGS
ROOF TRUSSES TP BE ERCTED AS PER SPECS DESIGN AND WILL BE TIE 9MM WITH 25MM WIRE TIES BUILT 300MM INTO EXTERNAL WALLS (MINIMUM OF 3 BUILT COURSES).
CEMENT TIE PR FIREGLASS RAFFLE SWAPS TP BE PROVIDED.
CEILING:
COMPLETE CEILING IN ALL ROOMS TP BE 6.4 RAINPOND FIBED TO 38 X 38MM SPANFING @ 450 GC WITH H-SECTION COVER STRIPS. PAINTED.
WALL FINISH:
INTERNAL WALLS TO BE PLASTERED 12MM THICK
EXTERNAL WALLS TO BE PLASTERED 12MM THICK
RAINWATER GOODS:
75 X 150MM GALV. GUTTERS WITH 750 PIPES
PAINTED TO FINISHED SCHEDULE. CONCRETE RAINWATER CHANNELS TO BE PROVIDED AT EACH DOWNPIPE
WINDOWS AND GLASS:
STANDARD STEEL FRAME WINDOWS WITH GLASS FIBER INTO FRAME.
ALL TO COMPLY WITH SABS 0137 AND NPL. WINDOW AREAS TP BE 10% OF FLOOR AREA. AND TO BE 50% OPENABLE.
DRAINAGE:
ALL PLUMBING, DRAINAGE WORK AND INSTALLATION OF SANITARY FITTINGS TO COMPLY WITH LOCAL AUTHORITY REGULATIONS
ALL BENDS & JUNCTIONS IN DRAINS & SEWERS TP BE FITTED WITH IE'S. ALL DRAINAGE PIPES TO HAVE MIN FALL
I.E.S. PROVIDE CE'S AT START OF EACH SOIL PIPE.
WASTE PIPES TO BE 50mm DIAMETER.
SOIL PIPES TP BE 110mm DIAMETER.
WASTE PIPES EXCEEDING 8m TP BE VENTED.
PAINTWORK:
EXTERNAL & INTERNAL PLASTER WORK TO BE PAINTED WITH 2 COATS OF GOOD QUALITY ACRYLIC FVA UNLESS SPECIFIED.
EXPOSED METAL WORK IS TP BE PAINTED WITH ONE COAT UNIVERSAL UNDERCOAT AND 2 COATS GLOSS ENAMEL.
ALL EXTERNAL DOORS TP BE FINISHED WITH 2 COATS OF UNCEED OIL OR GOOD QUALITY VARNISH.
ALL INTERNAL DOORS TP BE FINISHED WITH GLOSS ENAMEL.
ALL EXPOSED TIMBER TP RECEIVE TWO COATS OF CARBOLINUM.



PROPOSED HOME FOR OWNER - MADUNA, CC
03 DECEMBER 2013
HOUSE TYPE - 60 MAXI ON PORTION 428 VANDERSBURG 104



ILLEGAL BUILDINGS



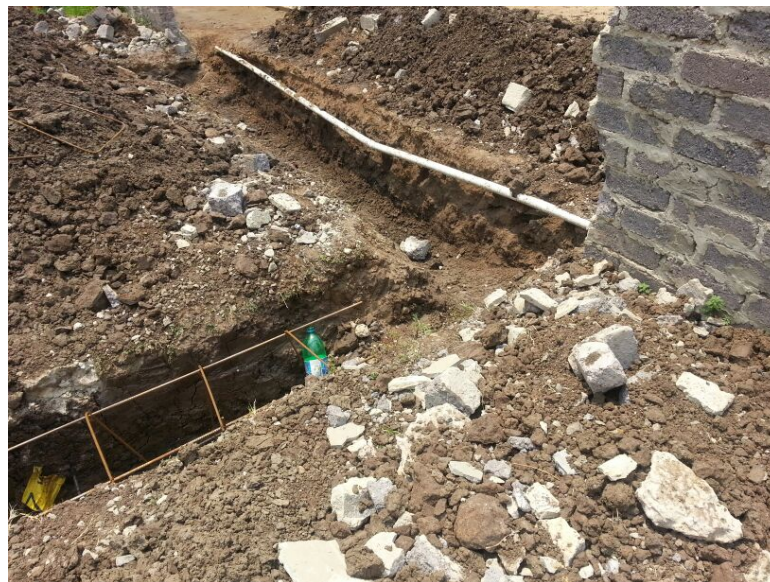
BUILDING CONTROL



BUILDING CONTROL



BUILDING CONTROL



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BUILDING CONTROL ISSUE NOTICE FOR ILLEGAL BUILDING WORK



EMFULENI
LOCAL MUNICIPALITY
Vaal River City, Cradle of
Human Rights

DEPARTMENT: BUILDING CONTROL

☎ (016) 950-5676/5677
☎ (016) 950-5620

Notice Number: N184
Contact Person: Lucky Tshabangu
Email: tshabangu@emfuleni.gov.za

APS Number:

☎ 016 950-5617/8
Fax: (016) 950-5620
Date: 26 July 2013

Division/Section/Unit: Building Control "Region"

NOTICE OF A CONTRAVENTION OF SECTION 12(1) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, 1977 (ACT 103 OF 1977)

PROPERTY INFORMATION

ERF NUMBER : 223
SUBURB : SE7
STREET NAME AND NUMBER : 33 Piet Retief Blvd

REGISTERED OWNER OF PROPERTY

NAME : Gomes Frederico Miguel Ferreira de Sousa
ADDRESS : 33 Piet Retief Blvd
Vanderbijlpark

BUILDING INFORMATION

TYPE OF BUILDING: ILLEGAL OCCUPANCY OF BUILDING

This is a contravention of Regulation A25 (1) of the National Building Regulations, which states that:

A25(1) No Person shall use any building or cause or permit any building to be used for a purpose other than the purpose shown on the approved plans of such building, or for a purpose which causes a change in the class of occupancy as contemplated in these regulations, whether such plans were approved in terms of the Act or in terms of any law in force at any time before the dated of commencement of the Act, unless such building is suitable, having regard to the requirements of these regulations, for such first-mentioned purpose or for such changed class of occupancy.

You are therefore instructed herewith in terms of regulation A25 (2) of the said regulations to immediately stop the illegal change in use of occupancy of the business and to provide proof of the consent use or rezoning granted and to submit the compulsory building, fire protection and site development plans within **30 days** after receipt hereof.

Failing compliance with this notice, legal proceedings will in terms of regulation A25(2) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), be instituted against you without any further notice.

BUILDING CONTROL OFFICER

On request, the contents of this letter can be made available in another official language



EMFULENI
LOCAL MUNICIPALITY

BUILDING CONTROL



EMFULENI
LOCAL MUNICIPALITY
Vaal River City, Cradle of
Human Rights



DEPARTMENT: BUILDING CONTROL

☎ (016) 950-5615/7/8
☎ (016) 950-5620

Notice Number: N270
Contact Person: Nono Mohlabane
Email: nonom@emfuleni.gov.za

APS Number:

Tel : (016) 930-5443
Fax : (016) 950-5620
Date : 26 November 2013

Division/Section/Unit: Building Control "Region"

NOTICE OF A CONTRAVENTION OF SECTION 4(1) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, 1977 (ACT 103 OF 1977)

PROPERTY INFORMATION

ERF NUMBER : 423 Zone 7 Ext. 1
SUBURB : Sebokeng
STREET NAME AND NUMBER:

REGISTERED OWNER OF PROPERTY

NAME : John Oupa Mokoena
ID NUMBER : 620222
ADDRESS : 423 Zone 7 Ext. 1
Sebokeng

BUILDING INFORMATION

TYPE OF BUILDING: Illegal building works

You are hereby notified in terms of Section 4(1) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), to stop immediately and submit building plans.

An inspection of your property revealed that you build a construction without the necessary approval. Please submit plans within **24 hours** after receipt hereof legal action will be instituted against you.

Failing compliance with this notice, legal proceedings will in terms of Section 4(1) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).

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