



a world class African city

City of Johannesburg
Development Planning & Urban Management

Metro Link Building
Metropolitan Centre
158 Loveday Street
Braamfontein

PO Box 1049
Johannesburg
South Africa
2000

Tel +27(0) 11 407 6111 (O)
Fax +27(0) 11 403 2492

www.joburg.org.za

In terms of the National Building Regulations Act 103/1977 you are required to ensure that a written notice/request, on the prescribed form, is submitted to this Department – Building Inspectorate for:-

- Notice to commence building work.
- Inspection of all foundation trenches prior to placing of concrete (buildings/alterations/additions/boundary/retaining wall/etc).
- Inspection of waste-water drainage systems (test, connection point and drains) prior to backfilling.
- Notice of completion of building work (prior to occupation).

Kindly note that, the area Building Inspector is to be notified of any deviation from the approved plan prior to undertaking such work. This may necessitate the submission of a new set of plans together with the prescribed building plan submission fees.

In addition to the above, you may be required to submit one or more relevant documents in order to obtain the required Occupation Certificate (it is suggested that you discuss this aspect with the area Building Inspector). Your attention is also drawn to the fact that, by law, a Certificate of Occupancy upon completion, must be obtained from this department prior to the building being used or occupied.

The APPROVED PLAN, or a certified copy of the approved plan shall be available on site and remain available until an Occupation Certificate is issued.

NOTE: THE LAW PRESCRIBES THAT AN OCCUPANCY CERTIFICATE MAY ONLY BE ISSUED AT THE WRITTEN REQUEST OF THE OWNER OF THE PROPERTY BEING DEVELOPED.

This approval does not absolve the owner from the responsibility of ensuring that the building is erected in accordance with the National Building Regulations and Standards Act (Act 103/1977) and any other applicable law. Please note that it is the responsibility of the owner to ensure that adequate measures are taken to control the run-off of storm-water during the construction phase. The Council cannot be held responsible for any damage caused to your property, or adjoining properties by such storm-water.

This approval does not absolve the property owner from complying with any other conditions imposed by the Deed of Title, Home Owners Associations, Review Committees, Body Corporate or any other governing bodies.

The Owner shall ensure that the buildings are erected within the surveyed boundaries and prescribed building lines of the site and all in accordance with the approved building plan application.

Where any building or part of a building, is required to be demolished, the Owner of such building is required to obtain the written permission from the Local Authority Building Inspectorate prior to undertaking such demolition work. Should you further require to utilise the road reserve or pavement for storage of building materials, you are required to apply for a hoarding permit from the Building Inspectorate at the prescribed fee.

Where any work connected with the demolition or erection of any building, in the opinion of the Executive Director: Development Planning and Urban Management Unit, or his/her authorized representative, causes or has a detrimental effect on the strength, standard, safety, quality or position of any property belonging to or vested in the City of Johannesburg, the City of Johannesburg may recover such monies in terms of F2 (3) of the National Building Regulations and Building Standards Act No. 103 of 1977 (as amended), to repair or re-instate such property.

NOTE: Any construction work undertaken by the owner which encroaches upon a Council servitude or into a general omnibus servitude in favour of the Local Authority is undertaken entirely at the Owner's risk. Any consent by the Council thereto shall not be deemed to be a waiver of any of the Council's rights in respect of such servitudes.