



UMSOBOMVU LOCAL MUNICIPALITY  
Continuously Rising

## UMSOBOMVU MUNICIPALITY

### PUBLIC NOTICE: REQUEST FOR SUBMISSION OF BUILDING PLANS

A building plan is required before you can build any new structure or alter an existing building. It is illegal to build without submitting a plan and in contravention with the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended. Section 4(1) and 4(4) of the Act, states that:

- (1) *"No person shall without the prior approval in writing of the local authority in question, erect any building in respect of which plans and specifications are to be drawn and submitted in terms of this Act"*
- (4) *"Any person erecting any building in contravention of the provisions of subsection (1) shall be guilty of an offence and liable on conviction to a fine not exceeding R100 for each day on which he was engaged in so erecting such building."*

It is therefore the responsibility of the owner of a property to ensure that the erection of all buildings on his/her property have been approved by the local authority. Failure to adhere, will have the following implications to the owner:

- (i) Owner will be guilty of an offence, (As per the National Building Regulations)
- (ii) Selling of the property will be a problem.
- (iii) Injury / death of public on such properties, especially with regard to renting out of accommodation, will be the responsibility of the owner.

**Property owners are therefore hereby notified to ensure and comply with the following:**

- 1. That all buildings and structures on your property that have been erected, have been approved by Umsobomvu Municipality.**
- 2. That your current activities, land uses, on the property are complying with the Title Deed and the Town Planning Scheme.**

In the event that you may require any information regarding the way forward to obtain permission to build/demolish, please contact our Building Control and Land Use Officer on 051-753-0040 or email: [smtubu@umsobomvumun.co.za](mailto:smtubu@umsobomvumun.co.za)

  
**T.W. MSENGANA**  
**MUNICIPAL MANAGER**

**Notice: 23/2024**  
**Date: 15 January 2024**