

CITY OF CAPE TOWN - SOUTH PENINSULA ADMINISTRATION
URBAN & ENVIRONMENTAL SERVICES : BUILDING SURVEY

64568

25 FEB 2008

CONDITIONS OF APPROVAL : PLAN NO: ...A 49080/4...	
	The Town Planning departure shall lapse if not acted upon with a period of 2 YEARS from the date of approval.
	The departure granted shall be taken to cover only the departure applied for and shall not be construed as authority to depart from any other Municipal requirement and/or legal provision.
X	PLEASE NOTE: The approval of the building plan shall be valid for only 1 YEAR from the date of approval. (Refer to Item 5 below) - Annex1
	No occupation of the dwelling be permitted until this Municipality has issued a final services clearance certificate and, further, no occupation of the dwelling may be permitted until the sewer system is operative unless the installation of a septic tank and soakaway, which has been approved by the Medical Officer of Health in accordance with an approved building plan, has been completed. - Annex2
	Engineer's structural details to be submitted to this office 3 DAYS prior to the commencement of the structural work, signed by the relevant Engineer, together with his Professional Registration Number (Ref. NBR A4B1) - ci
	The attached Engineer's Certificate is to be completed by the relevant Engineer and returned to this office (Ref. NBR Part BB4.1) - cii
X	The boundary pegs must be pointed out to the Building Inspector - ciii
	The applicant/builder/electrical contractor to submit the plan to the Installation Inspector, Atlantic Road, Muizenberg for their comments. - civ
	The roof covering within the 4.5m building line, exceeding 20m ² in area, shall be of a non-combustible roof cladding to comply with TT12.2 SABS 0400-1990. - ix
	The structure must conform to SABS 082 of 1990. - cv
	Land Surveyor's Certificate must be submitted to indicatem overall height of dwelling. - cvi
	Roof truss design must be provided and Engineer's details/computer printout submitted to this office 3 DAYS prior to construction. - cvii
	Carriageway crossing to be constructed by the applicant in accordance with the specifications and drawings approved by the Municipal Roads Engineer. - cviii
	Swimming pool protection, in accordance with Rule D4 of SABS 0400-1990, to be provided to the Building Inspector's satisfaction. - cx
X	Approval of this plan does not in any way imply approval or sanction for the retention of any unauthorised building work on the site, whether indicated on the plan or not. - cxxi
	All building work, finishes, materials and colours must conform to the approved design manual. - cxxii
	A water tank containing a 12 hour supply to be provided as per P.N.1141-1976. - cxxiii
X	This plan is considered for approval subject to the owner/developer/architect being responsible for showing all existing and proposed underground and overhead services on or encroaching the site. The approval, if any, may be cancelled if services are found which are not shown on the plan submitted. - cxxiiii
	The property is only to be utilised as a Main Dwelling unit with a Second Dwelling unit as approved. The property is not to be utilised as a guest house/bed & breakfast establishment without the necessary application being submitted to and approved by the relevant authority.

CITY OF CAPE TOWN
SOUTH PENINSULA ADMINISTRATION
BUILDING SURVEY DIRECTORATE

APPLICATION NO.	A 49080/4	AANSOEKNUMMER
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APPROVED SUBJECT TO THE FOLLOWING CONDITIONS	GOEDGEKEUR ONDERWORPE AAN DIE VOLGENDE VOORWADES
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The whole of the work shall be carried out in strict accordance with the provisions of the National Building Regulations and Building Standards Act, No. 103 of 1977 and the National Building Regulations as published under GN 1985/R441 in GG 9613 of 01/03/1985 as amended.

Die hele werk moet uitgevoer word streng ooreenkomstig die bepalings van die Wet op Nasionale Bouregulasies en Boustandaarde, Nr. 103 van 1977 en die Nasionale Bouregulasies soos gepubliseer onder GK 1985/R441 in SK 9613 van 01/03/1985 soos gewysig.

The approval shall furthermore be subject to such Town Planning, Building and Health By-Laws as may be in force, as well as relevant resolutions of the Municipality and any other legislation administered by the Municipality, whether thus shown on the plans and schedules or not.

Die goedkeuring sal verder onderworpe wees aan sodanige Stadsbeplannings-, Bou- en Gesondheids- verordeninge was van krag mag wees, sowel as betrokke besluite van die Munisipaliteit en enige ander wetgewing deur die Munisipaliteit geadministreer, hetsy aldus op die planne en bylaes aangedui of nie.

The approval hereof does not absolve the owner from compliance with any conditions in the Title Deeds of the property upon which the building shown on this plan are to be erected.

Die goedkeuring hiervan stel nie die eienaar vry van voldoening aanenige voorwaardes bevat in die transportakte van die eiendom waarop die geboue, soos op hierdie plan aangetoon, opgerig sal word nie.

The approval of the plan does not commit the Municipality to grant a certificate for a trading licence in respect of the premises.

Goedkeuring van hierdie plan verplig nie die Munisipaliteit om 'n sertifikaat vir 'n handelslisensie ten opsigte van die perseel toe te staan nie.

Subject to the foundations being constructed to such height as will avoid flooding of the building.

Op voorwaarde dat fondamente tot sodanige hoogte opgerig word dat die oorstroming van die gebou sal voorkom.

Attention is drawn to the fact that any owner of any building who shall occupy or cause to allow the same to be occupied before granting of the Certificate of Occupancy shall have committed an offence in terms of Section 14(4)(a) of Act 103 of 1977 and upon conviction be liable to a fine not exceeding R600 or to imprisonment for a period not exceeding 6 months.

Aandag word gevestig op die feit dat enige eienaar van enige gebou wat die okkupeer of laat okkupeer voordat die Okkupasiesertifikaat toegestaan is, is skuldig aan 'n misdryf kragtens artikel 14(4)(a) van Wet 103 van 1977 en by skuldigbevinding strafbaar met 'n boete van hoogstens R600 of met gevangenisstraf vir 'n tydperk van hoogstens 6 maande.

Further, any person who shall contravene or commit a breach of any of the by-laws shall be liable on conviction to a fine not exceeding R200 or imprisonment for a period not exceeding 6 months, or to such imprisonment without the option of a fine, or to both a fine and such imprisonment and, in the case of a continuing offence, to an additional fine not exceeding R10 or additional imprisonment for a period not exceeding 10 days, or to such additional imprisonment without the option of a fine, or to both such additional fine and imprisonment for each day on which such offence is continued.

Verder sal enige persoon wat enige van die verordeninge oortree of verbreek, by skuldigbevinding strafbaar wees met 'n boete van hoogstens R200 of gevangenisstraf sonder die keuse van 'n boete of met sodanige boete en sodanige gevangenisstraf in the geval van 'n voortdurende misdryf met 'n addisionele boete van hoogstens R10 of addisionele gevangenisstraf vir 'n tydperk van hoogstens 10 dae of met sodanige addisionele gevangenisstraf sonder die keuse van 'n boete of met beide sodanige addisionele boete en gevangenisstraf vir elke dag wat sodanige misdryf voortduur.

WATER SUPPLY

Although the plan referred to herein is approved, and you are thus entitled to proceed with the construction work covered thereby, no guarantee can be given that any water supply which you may require from the Municipal mains will be available to you. If therefore you proceed with the building and you find that water supplies cannot be provided by the Municipality, the responsibility will be yours. It is therefore suggested that before you embark upon the construction work covered by these plans you should satisfy yourself as regards the water supply position.

WATERTOEOVOOR

Hoewel die plan waarna hierin verwys word, goedgekeur word en u dus geregtig is daarop om voort te gaan met die bouwerk daardeur gedek, kan geen waarborg gegee word dat enige watertoevoer was u van die Munisipaliteit se hoofpype mag verlang, aan u beskikbaar sal wees nie. As u dus met die gebou voortgaan en vind dat watertoevoer nie deur die Munisipaliteit versak kan word nie, sal die verantwoordelikheid op uself rus. Daar word dus aan die hand gedoen dat voordat u die bouwerk was deur hierdie planne gedek word onderneem, u uself ten opsigte van die posisie met betrekking tot watertoevoer tevrede moet stel.

Every person erecting any building work or doing any work involving the repair or taking down of any building shall, before commencing, provide or make available sanitary accommodation for the use of personnel engaged for that purpose. Such sanitary accommodation shall be approved by the Medical Officer of Health and maintained at all times in an hygienic manner to his satisfaction.

Iedereen wat enigebouwerk oprig of enige werk doen wat die herstel of afbreek van 'n gebou meerbring, moet, voordat hy met die werk 'n aanvrag maak sanitere geriewe verskaf of beskikbaar stel vir die gebruik van personeel wat vir die doel in diens geneem word. Sodanige sanitere geriewe moet deur die Mediese Gesondheidsbeampte goedgekeur en ter alle tye in 'n higiëniese toestand tot sy genoee gehou word.

Any such sanitary accommodation which has been provided for the purpose aforesaid shall be removed and the site upon which it was provided shall be left clean when the erection of such building or the doing of such work has been completed.

Enige sodanige sanitere gerief wat vir bogenoemde doel verskaf is, moet verwyder en die terrein waarop dit gestaan het, skoon gelaat word wanneer die oprigting van so 'n gebou of die uitvoer van sodanige werk voltooi is.

All such sanitary accommodation shall be screened that the requirements of public decency shall be complied with.

Al sodanige sanitere geriewe moet op so 'n wyse beskut word dat die vereistes van openbare welvoeglikheid nagekom word.

Subject to the conditions specified in the Municipality's letter of approval.

Onderhewig aan die voorwaardes gespesifiseer in die Munisipaliteit se brief van goedkeuring.

CITY OF CAPE TOWN
SOUTH PENINSULA ADMINISTRATION
BUILDING SURVEY DIRECTORATE

NOTICE TO COMMENCE BUILDING WORK AS SHOWN ON APPROVED PLAN

DATE		APPROVED PLAN NO.	A 49080/4
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THIS FORM IS TO BE COMPLETED BY THE OWNER OR BUILDER AND SUBMITTED TO THE
BUILDING INSPECTOR 4 (FOUR) DAYS PRIOR TO THE BUILDING WORK COMMENCING

TO THE MUNICIPAL BUILDING INSPECTOR

Notice is hereby given in terms of Regulation A22 of the National Building Regulations & Building Standards Act No. 103 of 1977 (as amended), that trenches for the foundations of the proposed building at:

OWNER - NAME		I.D. NUMBER	
SIGNED		AREA	
ERF NO.		STREET NO.	STREET NAME

will be ready for inspection on (date): _____

BUILDERS NAME	
I.D. NUMBER	PHONE NO.

THE INSPECTION SHALL BE TELEPHONICALLY CONFIRMED WITH THE BUILDING INSPECTOR
AT LEAST 2 (TWO) CLEAR WORKING DAYS IN ADVANCE.

Failure to submit this notice is an offence in terms of the National Building Regulations and Building Standard Act No. 103 of 1977 (as amended), and on conviction, punishable with penalties prescribed in terms of Section 24 of Act 103 of 1977.

A COPY OF THE APPROVED PLAN SHALL BE KEPT ON SITE DURING CONSTRUCTION.

SANITARY FACILITIES ARE TO BE PROVIDED IN TERMS OF SECTION F11 OF THE NATIONAL BUILDING
REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977 (as amended).

NOTE: ALL LINES, LEVELS & BOUNDARY BEACONS SHALL BE APPLIED PRIOR TO WORK COMMENCING.

TO BE COMPLETED BY THE MUNICIPAL BUILDING INSPECTOR

INSPECTED BY:	SIGNATURE	
DATE:	PRINT NAME	

	YES	NO
Have proper sanitary facilities been provided?		

Stats Dealt With By:	Name:	Date:
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SOUTH PENINSULA ADMINISTRATION

BUILDING
SURVEY

Private Bag X5, Plumstead 7801
cor Main & Victoria Roads, Plumstead 7800

TEL: (021) 710.8000
FAX: 710.9446

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

NOTICE TO INSPECT DRAINAGE INSTALLATION

(As prescribed by the National Building Regulations (Section P7))

DATE		APPROVED PLAN NO.	A49080/4
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THIS FORM SHOULD BE COMPLETED BY THE PLUMBER / BUILDER
& GIVEN TO THE BUILDING INSPECTOR

PLUMBER		PHONE NO.		SIGNATURE	
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ERF NO.		AREA	
STREET NO.		STREET NAME	

*Under no circumstance is any work to be commenced with prior to the requisite
SEWER CONNECTION FEE having been paid.*

**DRAINS ARE NOT TO BE COVERED UP UNTIL TESTED & PASSED BY
THE MUNICIPAL BUILDING INSPECTOR**

TO THE MUNICIPAL BUILDING INSPECTOR

Please note that the drainage installation shown on the abovementioned plan will be ready for inspection on:	DATE	
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**THE INSPECTION SHALL BE TELEPHONICALLY CONFIRMED WITH THE
BUILDING INSPECTOR AT LEAST 2 (TWO) CLEAR WORKING DAYS
IN ADVANCE.**

Failure to submit this notice is an offence in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 (as amended), and on conviction, punishable with penalties prescribed in terms of Section 24 of Act 103 of 1977.

TO BE COMPLETED BY THE MUNICIPAL BUILDING INSPECTOR

	YES	NO
Has Drainage been installed in accordance with Approved Building Plan and National Building Regulations?		

Defects (if any)

INSPECTED BY:		SIGNATURE	
DATE		PRINT NAME	
Instructions:			

CITY OF CAPE TOWN
SOUTH PENINSULA ADMINISTRATION
BUILDING SURVEY DIRECTORATE

NOTICE OF COMPLETION OF BUILDING WORK

DATE		APPROVED PLAN NO.	A 49080/4
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THIS FORM SHOULD BE COMPLETED AND SUBMITTED TO THE BUILDING INSPECTOR
IMMEDIATELY ON COMPLETION OF ANY BUILDING WORK

OWNER - NAME		SIGNED	
ERE NO.		AREA	
STREET NO.		STREET NAME	

Failure to submit this notice is an offence in terms of the National Building Regulations and Building Standard Act No. 103 of 1977 (as amended), and on conviction, punishable with penalties prescribed in terms of Section 24 of Act 103 of 1977.

*It is in your interests to submit this notice as soon as the building work concerned has been completed,
so any requirement of the Municipality can be attended to before the builder has left the site.*

TO BE COMPLETED BY THE MUNICIPAL BUILDING INSPECTOR

		N/A	YES	NO
BUILDING WORK	COMPLETE?			
DRAINAGE	COMPLETE?			
PARTIALLY COMPLETE?	SPECIFY:			
VALUE	R			
New Work Occupied & In Use	Date:			
Does building work & drainage comply with the approved plan?				
Is the site clear in terms of F9 & F10?				
Are there any outstanding requirements? A SEPARATE NOTICE MUST BE ISSUED FOR ANY OUTSTANDING REQUIREMENTS.				
Has an occupancy certificate been applied for?				

INSPECTED BY:	SIGNATURE	
DATE:	PRINT NAME	

To the Clerk / Administration Assistant:

Please notify the undermentioned that the building work is complete:

	Director : Financial Services Rates/Valuation Section		Director : Health Services
	Fire Prevention Officer		Other : Specify

Stats Dealt With By:	Name:	Date:
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URBAN & ENVIRONMENTAL SERVICES : BUILDING SURVEY SECTION

STRUCTURAL COMPLETION CERTIFICATE

TO BE COMPLETED BY A REGISTERED PERSON
AS DEFINED IN THE ENGINEERING PROFESSION OF SOUTH AFRICA
ACT NO. 114 OF 1990 AS EITHER A PROFESSIONAL ENGINEER, ENGINEERING TECHNICIAN
OR PROFESSIONAL TECHNOLOGIST (ENGINEERING)

NAME OF OWNER (Please print)

ADDRESS & ERF NO.
.....
.....

NAME OF REGISTERED PERSON

DESCRIPTION OF WORK COMPLETED

I/We have undertaken inspections of the above work in terms of the Appointment Certificate and Part B of the National Building Regulations & Standards Act, No. 103 of 1977, and wish to confirm that all work has been completed to my/our satisfaction in accordance with the approved design and National Building Regulations.

REGISTERED PERSON

SIGNATURE

DATE

REGISTRATION NO.

GRADE (SEE ABOVE)

ADDRESS

TELEPHONE NO.

FAX NO.