



REF NO: 1039416

Dear Sir / Madam

Approval of Building Plan No **2022/20869** in respect of Erf 111213000.

I am pleased to inform you that your building plan 2022/20869, submitted on 2022-01-14, in respect of erf 111213000 has been approved on 2022-02-16. An electronic copy is attached.

The approval is subject to the following conditions:

Please take note of the following regulations (contained in Section A22 of the National Building Regulations)

1. We must be informed of your intention to begin work on the implementation of these plans at least four days before you begin work on site. No inspections will be arranged if this notification has not been received.
2. You may not construct any foundation until the trenches have been inspected and approved. You must make an appointment for such inspection at least two working days in advance of the day of inspection. Failure to comply with this requirement is an offence and will lead to the imposition of a fine. In addition, no further inspections will be carried out if this inspection has not been carried out.
3. Your drainage installation must be inspected and tested. You must make an appointment for such inspection at least two working days in advance of the day of inspection. No further inspections will be carried out if this inspection has not been carried out. In addition, a certificate must be provided by a registered plumber.

In addition, in terms of Section 14(4) of the National Building Regulations and Building Standards Act you may not occupy the building unless and until a certificate of occupation has been issued. No such certificate will be issued unless the regulations listed in 1, 2 and 3 above have been complied with and all necessary certificates of compliance in respect of the structure of the building, the fire protection system, the electrical system, the plumbing, and any other elements that the Building Control Officer deems necessary have been provided. Occupation of a building without a valid occupation certificate is an offence which is liable to prosecution. In addition we will levy a penalty fee to carry out a completion inspection if the building is already occupied.

Please take note that if you wish to change the plans during the building process new plans must be submitted BEFORE the changed part of the structure is built. No completion certificate will be issued if the structure is different from the approved plans and if plans are submitted after the change has been made "as built" fees will be charged for the scrutiny of the plans.



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The attached approved plan is valid for 12 months from the date of approval. You must start construction before the expiry of this period unless you have applied in writing for the extension of the period of validity. If you do not start construction or apply for extension the plan will lapse and will have to be resubmitted (together with all applicable plan fees) before construction can commence.

The approval is subject to the following conditions:

Artificial ventilation to be fitted on 'bedroom 01' en-suite

Thank you for your continued co-operation and I wish you every success with your building process.

Yours faithfully

Randolph Daames
Manager Building Control