

BUILDING AND ADVERTISING CONTROL

1. BUILDING AND ADVERTISING CONTROL

This division forms part of the Community Services Department. The Building inspectors in Tswelopele [i.e in Bultfontein / Phahameng and in Hoopstad / Tikwana] can be contacted between 08:00 and 16:00 during the day.

2. BUILDING CONTROL

The Building Control Section deals with the submission and approval of building plans and site inspections of all building work in Tswelopele.

3. ADVERTISING SIGNAGE CONTROL

Building inspectors also deals with the submission and approval of advertising signage, the identification of and removal of illegal advertising signage, and applications to lease sites for signage display.

4. KEY CONTACTS

Postal Address:

PO Box 3

BULTFONTEIN

9670

Physical Address:

Bosman Street

BULTFONTEIN

9670

Bultfontein / Phahameng : A Labuscagne
051 853 1111
082 828 6415

Hoopstad / Tikwana : O Slabbert
053 444 1897
082 955 0948

5. BUILDING CONTROL

Frequently Asked Questions

When do I have to submit building plans for approval?

No plans, particulars or approval are required for repair work that is required as a result of ordinary wear and tear or which is undertaken in the normal course of maintenance or upkeep of a building. However, all other building work requires notification and / or the submission of plans to the local authority for approval.

Must I submit plans for internal alterations?

Yes. The proposed alterations may affect the required areas for light, ventilation and the minimum permissible floor area for habitable rooms and structural stability.

Can I built a timber house?

Yes, provided that:

- ☆ Plans are submitted and the building construction complies with the requirements of the SAMS082 code for timber buildings.
- ☆ It is not excluded in terms of the relevant town planning zoning scheme or your title deeds.

How much are building plan approval fees?

Plan approval fees are R 91-20 for new buildings and R 57-00 for any additions / alterations.

How long does the plan approval process take?

The department strives for a one week turnaround time for plan approvals. This assumes that there are no other issues involved such as special consent requirements, building line relaxation requirements or any other problems with the requirements of the service departments, [e.g water, sewer, electrical connections and fire requirements].

Where must I submit my building plans?

Submissions to be done at understanding addresses:

Building Control Officer Civic Centre Bultfontein Andries Labuscagne Telephone: 051 853 1111 Cell: 082 828 6415	OR	Building Control Officer Civic Centre Hoopstad Org Slabbert Telephone: 053 444 1897 Cell: 082 955 0948
---	-----------	--

6. SIGNAGE CONTROL

Frequently Asked Questions

Can I hire out space on my business site to advertisers?

No. Only products or services available on your site may be advertised.

Can I hire out space on my residential property to advertisers?

No advertising is allowed on residential sites other than “for sale” signs and professional practice boards of professional persons practising from their residence [e.g doctor, architect, engineer], subject to certain guidelines.

Can I advertise my business by placing boards on spikes or sandwich boards on road verges and islands?

No. Road verges and islands are council property. Only estate agent boards are permitted, subject to certain guidelines.

Can I advertise my business on posters on street poles?

No. Posters can only be displayed on street poles after approval and payment of deposits to the municipality. Posters may only display events or occasions of public interest such as elections, charitable functions, grand prix events etc.

What about billboards?

As per Council Policy attached hereto.

What is going to happen to all the illegal advertising boards around Tswelopele?

They will be removed once the necessary resources are available. The guilty parties will be billed on their monthly water and lights accounts for the cost of removal. Failure to pay will be treated as any other failure to pay [i.e disconnection of electricity, legal action, etc] This plan will only be put

into action after a public awareness campaign has been conducted so that guilty parties can have the opportunity to remove the illegal signage themselves.