

PUBLIC NOTICE

UNAPPROVED BUILDING ACTIVITIES

It has been discovered that habitants around Swakopmund are engaged in unapproved building activities that do not conform to the town planning scheme. Note that it is an offence to construct structures without the necessary approvals from Council.

AS PER SWAKOPMUND TOWN PLANNING SCHEME AMENDMENT NO.12:

Clause 7.1.1.1: Any person intending to erect any building shall furnish the Council for its consideration, if it so requires (in addition to any plans and particulars required to be submitted under any of the Council's regulations) with the following:

- (a) A site plan with a scale of 1:200
- (b) A building plan, indicating the external appearance of the proposed buildings, including a description of the building materials to be used for those purposes to a scale of 1:100
- (c) And Electrical plan, and
- (d) Sewer and water drainage plan.

Clause 7.1.3: No person shall commence the erection of any building until such time as the particulars hereinbefore referred to have been approved by the Council or by the competent authority appeal.

With regards to non-compliant building activities, the Swakopmund Municipal Council, at an Ordinary Council Meeting held on 29 April 2009, resolved to adopt the following penalty clause to be applied for non-compliant structures:

- Minor transgression (Boundary walls) N\$ 37.13 per running meter per month
- Minor transgression (Building/structures) N\$ 48.80 per square meter per month
- Medium transgression N\$ 185.66 per square meter per month
- Major transgression N\$ 504.99 per square meter per month
(Excl. 15% VAT)

Definition of the transgression

- **Minor Transgression:** Deviation from the original approved plan (making some minor adjustments to the approved plans), whereby the structure added does not exceeds 35% of the area of the approved building plans, (this includes the boundary walls).
- **Medium Transgression:** Addition of extra structures onto approved plan, and whereby the structure added exceeds 35% of the area of the approved building plans.
- **Major Transgression:** Any structure without approved plan and building over the building lines without necessary permission for the building line relaxation.

ALL MEMBERS OF THE PUBLIC ARE ENCOURAGED TO SEEK ADVICE FROM THE ENGINEERING & PLANNING SERVICES DEPARTMENT OF THE MUNICIPALITY OF SWAKOPMUND IN REGARD TO ANY BUILDING ACTIVITIES.

