



MANGAUNG BY-LAW ON STUDENT ACCOMMODATION



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MANGAUNG BY-LAW ON STUDENT ACCOMMODATION

1. PREAMBLE

It is a *fait accompli* that tertiary institutions are experiencing an explosion in student enrolment and it is expected that student numbers will grow at a rate of about 2% per annum. The number of beds available at tertiary institutions equal only about 20% of total enrolment. The lack of sufficient and adequate on-campus accommodation is resulting in overcrowding, jeopardising students' academic endeavours and creating significant health and safety risks.

The provision of adequate and durable student accommodation has become an urgent priority at virtually all tertiary institutions in South Africa. Although no legislation currently exists in South Africa pertaining to student accommodation the Department of Higher Education and Training adopted a *Policy on the Minimum Norms and Standards for Student Housing at Public Universities* in 2015. The policy has been developed in response to the findings of the *Report on the Ministerial Committee for the Review of the Provision of Student Housing at South African Universities*, September 2011. Both documents form the basis of this By-law.

Student accommodation is of strategic importance because it is ideal locations for both teaching and learning and social and recreational life, and ultimately creating a sense of community. However, it is acknowledged that carefully planned student accommodation has the potential to revitalize neglected areas. Such *studentification* (a phenomenon where large numbers of students move to traditionally non-student neighbourhoods) may contribute to rises in house prices, through speculative buying for renting purposes. But, when poorly integrated into existing patterns and demographics, student accommodation initiatives can have a negative impact on the surrounding communities. Student rental properties can present a problem of low maintenance standards, as the owner is not there to properly maintain the facilities. This may lead to deteriorating infrastructure, declining property values and potential ghettoisation (a slum area) of the area.

Due to the severe shortage of student accommodation for university students in South Africa, the private sector is a significant role player in the provision of student accommodation. Studies

suggest that the majority of university students are accommodated in private student accommodation and Mangaung is no exception.

In order to create a By-law that complies with good governance and compliance with legislation it is necessary to include the legislation applicable to student accommodation. All student accommodation establishments shall comply with the undermentioned legislation:

National legislation

- a. Constitution of Republic South Africa 108 of 1996;
- b. Housing Act 107 of 1997;
- c. Rental Housing Act 50 of 1999;
- d. Occupational Health and Safety Act 85 of 1993;
- e. National Building Regulations and Building Standards Act 103 of 1977; and
- f. Spatial Planning and Land Use Management Act 16 of 2013.

Relevant Municipal By-laws

Other by-laws of the Municipality find expression in matters provided by this By-law and must also be complied with. Such by-laws are, *inter alia*:

- a. Municipal Land Use Planning By-law of 2015;
- b. Building Regulations By-laws of 2016;
- c. Outdoor Advertising By-Law of 2008, amended 2015;
- d. Environmental Health By-Law of 2013;
- e. Noise Control By-law of 2016;
- f. Public Nuisance By-law of 2016;
- g. Firefighting Services By-law of 2013; and
- h. Parking By-law of 2013.

Other Statutory documentation

- a. Municipal Spatial Development Framework (SDF); and
- b. Bloemfontein Town Planning Scheme; and
- c. Bainsvlei Town Planning Scheme.

The aim of this By-law is to provide for accommodation that is suitable for students where they can live, learn and relax. Therefore, this By-law will contain the minimum standards required for student accommodation both on-campus and off-campus and supplied by the tertiary institution or a private accommodation provider.

The By-law is *inter alia* based on the following principles:

- a) To establish student accommodation that will uphold the requirements of the *Constitution of the Republic of South Africa* 108 of 1996 viz. the right to dignity, privacy, adequate housing, healthy and secure environment;
- b) To approve applications for student accommodation that will create an environment conducive for learning, living and relaxing; and
- c) To create a By-law that complies with good governance and compliance with legislation.

2. DEFINITIONS AND INTERPRETATIONS

In this By-law unless the context indicates otherwise:

“Approval” means any written permission or consent use given by the Mangaung Metropolitan Municipality, with or without conditions.

“Block of tenement” means a building containing two or more habitable rooms and may include communal kitchens and communal ablution facilities and other communal ancillary and subservient facilities such as a laundry and vending machines for the residents only.

“By-law” means the Mangaung By-law on Student Accommodation 2019.

“Council” means the Council of the Mangaung Metropolitan Municipality as established in terms of the Local Government: Municipal Structures Act 117 of 1998 and include any other Committee of Council, Councillor or Municipal Official acting by virtue of powers delegated.

“Landlord” means the owner or operator of a student accommodation establishment that is leased and includes his/her duly authorized agent or a person who is in lawful possession of the accommodation and has the right to lease or sub-lease it.

“Land Use Right” in relation to land, means the right to utilise that land in accordance with the zoning thereof, including any departure.

“Lease” means an agreement of lease concluded between a tenant and a landlord in respect of a student accommodation establishment for studying purposes.

“Municipality” means Mangaung Metropolitan Municipality established by the Provincial Notice No. 155 of 2016 as published in the Provincial Gazette, Free State Province of 22 July 2016, issued in terms of section 12 of the Local Government: Municipal Structures Act 117 of 1998.

“Off-campus accommodation” means units for accommodation off the premises of the tertiary institution, which can be privately owned and can vary from large blocks of tenement to multiple bedroom houses that house only students through to individual rooms in houses occupied by the homeowner.

“On-campus accommodation” means units for accommodation on the premises of the tertiary institution, which vary from large block of tenements to multiple bedroom houses that houses students;

“Owner” means the person in whose name the land is registered in a deed registry and may include the holder of the registered servitude right or lease, and any successor in the title of such a person as defined in legislation. In terms of this By-law an “owner” refers to a “landlord”.

“Private accommodation provider” means a person/institution/owner/landlord that leases student accommodation and includes his/her duly authorized agent.

“Public-private partnership (PPP)” means a cooperative arrangement between two or more public and private sectors, typically of a long-term nature, where a developer build a block of tenements and leases it for a fixed period to a tertiary institution.

“Resident” means any person who, on a permanent basis, lives, resides, inhabits, sleeps, or has an abode in any dwelling unit or residential building of any nature whatsoever which he uses as his fixed residential address.

“Rezoning” means the alteration to a building or premises in order to effect a change of zoning to land.

“Student” means a person who is registered to study with a tertiary institution within the area of jurisdiction of the Municipality and stays at a student accommodation establishment approved by the Municipality and accredited by the relevant tertiary institution.

“Student Accommodation” means an accommodation establishment which is a dwelling place for a student(s) who registered to study with a tertiary institution within the area of jurisdiction of the Municipality and the accommodation establishment has been approved by the Municipality and accredited by the relevant tertiary institution.

“Student Accommodation Manager” means the property owner, landlord or any person, other than a student, who resides permanently on the property and will be responsible for the control, management, administration of the students and student accommodation;

“Tenant” means a legal occupant of a rented property; may have signed a lease agreeing to pay rent for the property. In terms of this By-law a “tenant” refers to a “student” as defined hereinabove.

“Tertiary Institution” refers to any institution providing further education, after graduating from High/Secondary School.

“Zoning” means the development rights and controls accorded to the property and its associated buildings either as of free entry rights, rights that area accorded in term of Municipal approval

3. PURPOSE AND OBJECTIVES OF THE BY-LAW

The municipality shall manage the provision of student accommodation so that the land use does not encroach on the rights of existing residential areas and properties. In all cases, the municipality shall have the prerogative of accepting or rejecting any proposal received. Student accommodation establishments/facilities shall comply with the standards, application requirements and conditions of approval (where applicable) as set out in this By-law.

The purpose of this By-law is to provide for accommodation that is suitable for students where they can live, learn and relax. Therefore, this By-law contains the minimum standards required for student accommodation both on-campus and off-campus and supplied by the tertiary institution or a private accommodation provider.

In the light of the above:

3.1 The purpose of the By-law is to regulate the establishment of student accommodations within the area of jurisdiction of the Municipality by:

- i. prescribing requirements and standards to be met for premises to be established as student accommodations;
- ii. providing safe, neat, secure, law-abiding accommodations for students and surrounding neighbourhood; and
- iii. ensuring good management and conducive environment for students for learning and living;

3.2 The objectives of the By-law are:

- i. To set the minimum guidelines and standards that need to be complied with on all premises to be used for student accommodation;

- ii. To set guidelines that will enable the assessment of land use management applications relating to student accommodation;
- iii. Ensure that the residential character of settlements adjacent to tertiary institutions are not materially and negatively affected by uncontrolled student accommodation; and
- iv. Maintain a balance between accommodating students in residential areas without negatively affecting surrounding property owners.

4. APPLICATION OF BY-LAW

The By-law replaces any procedures previously followed by the Municipality.

It applies to the entire geographic area of the Municipality.

All tertiary institutions and private accommodation providers within the jurisdiction area of the Municipality are bound by the stipulations set out in the By-law.

5. MINIMUM NORMS AND STANDARDS APPLICABLE TO STUDENT ACCOMMODATION

5.1 TYPES OF STUDENT ACCOMMODATION

The following types of student accommodation currently exist within the municipal jurisdiction area:

5.1.1 On-campus accommodation

- i. *Student hostels*: These are blocks of tenement with large numbers of individual or twin rooms, mainly on-campus and the property of the tertiary institution.
- ii. *Flats*: These are units consisting of single or twin rooms within a block of tenement, and the property of either the tertiary institution or private accommodation provider.

5.1.2 Off-campus accommodation

The majority of off-campus student accommodation is mainly private student accommodation. Therefore, the following types of private student accommodation exist within the Mangaung jurisdiction area:

- i. *Home accommodation*, where students reside with family members or guardians;
- ii. *Single flat/apartment accommodation*, where individual students enter into a lease agreement with a landlord for a studio or one-bedroomed apartment typically within the landlord's own house or garden or within a block of flats;
- iii. *Communes*, where students jointly or severally rent a house for collective type accommodation;
- iv. *Privately owned accommodation*, where individual students enter into a lease agreement to rent an individual room in a privately-owned house which is occupied by the homeowner;
- v. *Privately-owned block of tenements*, the block of tenements was purposely built as student accommodation, and where students from several institutions enter into fixed-period lease contracts with a landlord who retains the risk for occupancy levels; and
- vi. *Public-private partnership (PPP) accommodation*, where a developer establishes a residence and leases it for a fixed period to a tertiary institution, at the end of which period the residence becomes the property of the university. PPP's are particularly useful when a tertiary institution cannot afford to build its own student accommodation and this By-law will facilitate these initiatives.

5.1.3 Establishment of student accommodation

Anyone of the abovementioned types of student accommodation can be established within the identified development area provided that the necessary land use application process set out in these By-laws has been complied with.

5.2 LOCATION OF STUDENT ACCOMMODATION

5.2.1 On-campus accommodation

Student accommodation must preferably be situated within the campus security perimeter of a tertiary institution, to enable students to make full use of the academic, social, cultural and sporting programmes.

5.2.2 Off-campus accommodation

No new off-campus accommodation will be allowed further than 1km from a relevant tertiary institution.

For purposes of this By-law this 1km radius area will be known as the development area.

Student accommodation shall only be allowed within residential and mixed-use areas. No student accommodation shall be allowed in an industrial area.

However, each application shall be assessed on its own merit and special attention shall be given to the impact of the proposed use to the historical character of the dwelling house as well as the impact of the student accommodation in densely developed area such as group housing areas. Any development shall be in accordance with the requirements of the Mangaung Spatial Development Framework.

5.3 DESIGN STANDARDS

This By-law seeks to develop a residential system which provides students with a safe and secure living space which supports study while promoting diversity and respect for differences.

The *Minimum Standards Code for the Accommodation and Housing of Students in South Africa* (Government Gazette No. 39238, R897 dated 29 September 2015) shall be applicable to all providers of student accommodation (both public and private) where such housing accommodates ten or more students.

All student accommodation establishments shall comply with the following minimum design standards:

Type of Student Accommodation	Minimum Standard	
	Size	Facilities
A. Student hostels, Flats, Single flat/apartment accommodation, Privately-owned block of tenements, Public-private partnership (PPP) accommodation		
Single room	8m ²	Minimum Standards Code
Double room	14m ²	
Parking		One (1) parking bay be provided for every two (2) students
Management		House Committee / accommodation manager
Accreditation with Tertiary Institution		Yes
Land Use Application		Rezoning Approved building plans
B. Home accommodation, Room in a Residential dwelling		
No requirement		
C. Communes		
Single room	8m ²	Minimum Standards Code
Double room	14m ²	
Parking		One (1) parking bay be provided for every two (2) students
Management		House Committee / accommodation manager
Accreditation with Tertiary Institution		Yes
Land Use Application		Rezoning / Consent Use Approved building plans
Number of rooms allowed		Five (5) rooms. Not more than ten (10) students shall be accommodated in a single dwelling house where each of the five (5) bedrooms are regarded as double bedrooms.

5.4 GENERAL TERMS AND CONDITIONS

5.4.1 Council Approval

A student accommodation must be approved by the Municipality and be established on the zoned property.

5.4.2 Accreditation

A student accommodation facility must be accredited by a relevant tertiary institution(s) and the owner must be provided with the accreditation policy and code of conduct of the institution(s), if such exists.

5.4.3 Alterations

If the accommodation is established in the dwelling house, the residential character of the dwelling house may not be altered in a manner that, in the opinion of the Council, will detract from the character of a dwelling house. No alterations will be permitted unless approved by the Municipal Council.

5.4.4 Number of students/rooms

Not more than two (2) students may be accommodated in any double bedroom and such double bedroom shall have a floor area of not less than fourteen square metres (14 m²).

In cases where students are accommodated in a single bedroom, such single bedrooms shall have a floor area of not less than six (6) square metres (6 m²).

No overcrowding is allowed.

5.4.5 Parking

One (1) parking bay be provided for every two (2) students accommodated, excluding parking for the owner, if applicable.

No parking in front of driveways and on pedestrian walkways is permitted.

5.4.6 Cooking

No cooking of meals shall be permitted in individual bedrooms or any common area except in an area designated on an approved building plan as a kitchen or braai area.

Cooking facilities should at least be a stove, a fridge, a sink, lockable cupboards, a microwave oven and a workplace, that can be used by a maximum of fifteen (15) students.

5.4.7 Ablution facilities

No more than five (5) students must share a bath or shower and toilet.

5.4.8 Social facilities

There should be a general social area (common entertainment area/meeting & TV room) at a ratio of at least two square metres (2 m²) per student.

5.4.9 Public nuisance

The accommodation shall not cause or create any nuisance to neighbouring residents.

Nuisance in this regard may include excessive noise, particularly late at night or in regard to regular partying.

A twenty-four (24) hour contact number to which residents or anyone can report any nuisance must be provided by the accommodation manager or the owner.

5.4.10 Screening

The Municipality may prescribe that any parking area, drying yards and/or entertainment areas be screened from neighbouring residential properties and/or public streets.

5.4.11 Lease agreement

There must be a lease agreement concluded between the owner and all students residing at the student accommodation concerned.

The agreement must, *inter alia*, provide for the management issues regarding the accommodation facility.

5.4.12 Accommodation manager

Either the owner or student accommodation manager must permanently reside on the property for purposes of the management of the accommodation.

5.4.13 Maintenance

The accommodation manager or the owner must ensure that the facility is, at all times, well maintained or kept clean and neat.

Dumping or littering is prohibited.

5.4.14 Signage

The accommodation must put up a signage indicating that the accommodation is an approved and accredited student accommodation facility.

5.5 ROLES AND RESPONSIBILITIES OF KEY ROLE PLAYERS

5.5.1 The Municipality

- i. Approve land use applications for and register student accommodation establishments;
- ii. Ensure and enforce compliance with the By-law;
- iii. Close unauthorized and illegally operating student accommodations; and
- iv. Establish and maintain a database of approved student accommodations.

5.5.2 Student Accommodation Owners

- i. Ensure that the necessary land use rights are in place. If not submit an application to the Municipality;
- ii. Register their student accommodation establishments with the Municipality;
- iii. Appoint and ensure Student Accommodation Manager resides at the establishment twenty-four (24) hours a day;
- iv. Register with relevant tertiary institution for accreditation purposes;
- v. Have copy of Accreditation Policy and Code of Conduct of the relevant tertiary institution;
- vi. Ensure that the provisions of the By-law are implemented and complied with;
- vii. Keep the premises and buildings of the establishment in clean, hygienic and good conditions at all times;
- viii. Conclude a lease agreement between himself/herself and every student residing at the accommodation.

5.5.3. Tertiary Institutions

- i. Accredite suitable student accommodation establishments;
- ii. Keep database of all accredited student accommodation establishments **and all students residing at the respective establishments;**
- iii. Provide owners of the student accommodation establishments with its Accreditation Policy and Code of Conduct;

- iv. Discredit any unsuitable student accommodation establishments and notify the Municipality of such discreditation;
- v. **Provide accommodation for 20% of their registered students.**

5.5.4 Residing Students:

- i. Conclude a lease agreement with the approved and accredited student accommodation establishment owners;
- ii. Comply with Code of Conduct of the tertiary institution they enrolled with;
- iii. Behave in an acceptable manner, at all times, and not cause or create any public nuisance, dumping or littering and parking illegally.

6. APPLICATION PROCEDURES

6.1 LODGING OF APPLICATION

- i. The applications must be lodged in terms of the Municipal Land Use Planning By-laws of the Municipality.
- ii. All applications must be lodged with the Municipality so that it can be registered.
- iii. The applicant must submit the application form in Schedule “A” to this By-law and the form must be accompanied by all the relevant documents as prescribed herein in sub-section 6.2 below.
- iv. The existing non-registered accommodations must submit an applications for registration purposes to be compliant with the provisions of this By-law.
- v. The previously approved accommodations must comply with the provisions of this By-law, without necessarily taking away their existing use rights.

6.2 RELEVANT APPLICATION DOCUMENTS

The following documents are required when submitting an application for the establishment of Student Accommodation:

- i. *Certified copy of Title Deed* pertaining to the relevant property;
- ii. *Power of Attorney* if an application is submitted on behalf of the property owner;

- iii. *Company/Trust Resolution* if the application is submitted on behalf of the property owned by a Company/Trust;
- iv. *A locality plan*;
- v. *An affidavit* that the owner permanently resides on the property and/ or a full-time manager has been appointed to manage the establishment.
- vi. *A letter from the tertiary institution* that confirms that the property has been registered on the Off-campus Student Accommodation data base to provide accommodation for students.
- vii. *Application motivation report* (covering desirability, parking, number of students, room sizes, number of bedrooms, parking, etc).
- viii. Applications must be accompanied by prescribed *application fee*, determined by the Council from time to time.

6.3 PUBLICATION OF APPLICATION

The application for student accommodation shall be advertised in accordance with the prescriptions of the Municipal Land Use Planning By-laws of the Municipality.

6.4 EVALUATION CRITERIA

The land use applications will be evaluated on individual merit. The Municipality will take the following into account when considering applications for approval:

- i. The applicable Zoning Scheme.
- ii. Principles and policies established for such applications by the National and Provincial spheres of government.
- iii. Any objection received on or before the closing date in response to a publication of the application, as well as comments received from other organs of the state.
- iv. Any response received from the applicant to objections or comments made;
- v. The impact of the proposed use on the amenity of the surrounding area and the anticipated impact on the character of the area, including but not limited to impact on traffic flow, noise and pollution generation.

Applications will be evaluated on the basis of the following factors:

- i. desirability of the contemplated utilization of the land concerned;
- ii. spatial guidelines, such as the Municipality's Spatial Development Framework and Local Spatial Development Framework.
- iii. effects on the existing rights (except any alleged right to protect against trade competition).
- iv. the safety and welfare of the community.
- v. the preservation of the heritage, natural and developed environment.

6.5 CONDITIONS OF APPROVAL

- i. The Municipality may approve or refuse an application and may attach any condition that is consistent with any applicable Zoning Scheme and may include provisions not contained in any applicable Zoning Scheme or that may be more or less restrictive than the standard provisions applying to the zone concerned;
- ii. An application approved by the Municipality will lapse if the land concerned has not been utilized within the time specified by the Land Use Management System (LUMS) after the date on which the approval was granted, provided that the Municipality may grant an extension of such time if requested to do so in writing before the application has lapsed.
- iii. Conditions of approval imposed by the Municipality will have the same force and effect as if they were part of the applicable Zoning Scheme.
- iv. The Municipality may terminate any land use right granted or change conditions relating to a consent use granted if any breach of approval or conditions of approval has, in the opinion of the Municipality, taken place. The Municipality may request the breach to be remedied within a specified period of time.
- v. The rights granted to operate Student Accommodation will be attached to the property and not the applicant.
- vi. In the event that there are objections to the decision made by the Municipality with regard to the application, an appeal to review the decision must be submitted within the time specified by the Municipal Land Use Planning By-laws.
- vii. The owner or student accommodation manager must be on the accommodation twenty-four (24) hours a day to ensure, inter alia, the compliance with this By-law.
- viii. An affidavit to confirm a twenty-four (24) hour a day presence on the property, as required by sub-section 6.5 g) above, must accompany the application.

6.6 NON-COMPLIANCE WITH CONDITIONS OF APPROVAL

- i. If approval conditions are not complied with, the Planning Department will issue a written notice to the owner and/or student accommodation manager to rectify any irregularities within 7(seven) days.
- ii. If complaints are received with regard to the approved student accommodation, the Planning Department will evaluate the validity of the complaints and where applicable, notify the owner and/or student accommodation manager about the complaints and further give a written notice to the owner and/or student accommodation manager to comply with the conditions put by the Municipality.
- iii. Failure to comply with points (a) and (b) above may lead to the Municipality declaring the accommodation closed and will notify the relevant tertiary institution(s) to discredited.

6.7 WITHDRAWAL AND LAPSING OF AN APPROVAL

Approval is granted to the owner of the property to establish a student accommodation and will be withdrawn under the following circumstances:

- i. When the property is alienated.
- ii. In the event of the death of the owner.
- iii. Valid objections have been received and an interdict against the owner has been obtained.
- iv. Where the accommodation is a cause of nuisance to surrounding neighbourhood.
- v. Where the relevant institution has discredited the accommodation.
- vi. Where the Council has declared the accommodation closed in terms of violation of the approval conditions imposed or any other provisions of this By-law.

6.8 APPEAL AGAINST REFUSAL

- i. The applicant whose application has been refused has the right to appeal against the decision.
- ii. The affected applicant must lodge his appeal with the Municipal Land Use Appeals Tribunal within the period of fourteen (14) days upon the receipt of the notice of the refusal.

- iii. The Municipal Land Use Appeals Tribunal must consider and decide on the appeal within the period of ten (10) working days.
- iv. The decision by the Municipal Land Use Appeals Tribunal is final and binding.

7. TRANSITIONAL ARRANGEMENTS

The Municipality shall, by public notice, call all the unregistered student accommodation establishments within the area of jurisdiction of the Municipality to apply for approval and registration.

All the unregistered student accommodation establishments shall apply for registration with the Municipality within the period of twelve (12) months upon the promulgation of this By-law in the provincial gazette.

Any unregistered student accommodation establishment that have not registered within the period set out in the public notice to be issued by the Municipality, prescribing deadline for registrations of existing student accommodation establishments, shall be operating illegally after such a prescribed date.

The applications for existing unregistered student accommodation establishments must also comply with the application procedure of this By-law.

Any new student accommodation establishments after the coming into operation of this By-law must apply, in terms of the application procedure of this By-law, before they can operate

8. OFFENCES AND PENALTIES

Any person who operate a student accommodation establishment without a Municipal approval and registration shall be liable to a fine not exceeding ten thousand rand (R10 000).

In the case of continuous offence, an additional fine of one thousand rand (R1 000) will be imposed for each day on which the offence continues.

Any other offence, in violation of the By-law, will be determined by the Magistrate.

9. REPEAL

Any by-laws relating to student accommodation adopted by the former municipalities now forming part of the Municipality, are repealed from the date of promulgation of this By-law.

10. SHORT TITLE AND COMMENCEMENT

This By-law is called *Mangaung By-law on Student Accommodation* and comes into effect on the date of promulgation thereof in the Free State Provincial Gazette.

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DRAFT AMENDMENT SCHEME APPLICABLE TO STUDENT ACCOMMODATION

PROPERTY DESCRIPTION:		
1	Use Zone	??
2	Uses permitted	Dwelling-units and communal recreational facilities
3	Uses with consent	??
4	Uses not permitted	All other uses
5	Definitions	<p>(1) For purpose of this scheme dwelling-unit means a self-contained suite of rooms internally and mutually connected and consisting of habitable room(s), bathroom(s), toilet(s) and not more than one kitchen without the permission of the Municipality for the purpose of residence by a single family, or a single person or two or more unmarried persons and may include outbuildings which are ancillary and subservient to the Dwelling-unit and may include a Home Enterprise.</p> <p>(2) Recreation Facilities means land and buildings used for recreational purposes such as a TV and games room, a gymnasium and braai facilities, for exclusive use by the residents and their guests of the dwelling-units on the erf.</p> <p>All other definitions: Clause ...</p>
6	Density	286 units per hectare
7	Coverage	80%
8	Height	3 storeys
9	Floor area ratio	1.2
10	Site Development Plan and Landscape Development Plan	<p>(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans.</p>

PROPERTY DESCRIPTION:

		(2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Street Building Lines	As per Site Development Plan
12	Building Restriction Areas	As per Site Development Plan
13	Parking requirements	1 Parking space per two students / As per Site Development Plan
14	Paving of traffic areas	All parts of the property upon which motor vehicles are allowed to move or park shall be provided with a permanent dust free surface, which shall be drained and maintained, to the satisfaction of the Municipality.
15	Access to the erf	Entrances to and exits from the erf shall be sited, constructed, and maintained to the satisfaction of the Municipality.
16	Loading and off-loading facilities	All loading and off-loading activities shall take place on the erf.
17	Turning facilities	Shall be provided on the erf to the satisfaction of the Municipality.
18	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) to the satisfaction of the Municipality.
19	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior permission of the Municipality.
20	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.

PROPERTY DESCRIPTION:

21	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
22	Open Space	Not applicable
23	General: 1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Land Use Scheme.	

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