



DIRECTORATE
OFFICE OF THE
CITY MANAGER

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Your Ref: W Pretorius

Our Ref: 12/1/9/4/2

Room 201, Bram Fischer Building

Date: 28 June 2022

Clr Werner Pretorius

D.A Councillor

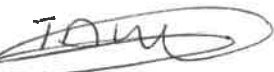
Mangaung Metropolitan Municipality

**RESPONSE TO RULE 38 QUESTION.POSSIBLE BUILDING REGULATION
CONTRAVENTION AT NUMBER 50, PIERRE OLLEMANS STREET,BRANDWAG
BLOMEFONTEIN**

Your E-mail dated 17 June 2022, with regard to the above-mentioned matter refers.

Kindly find attached a comprehensive report dealing with the questions posed from the responsible sub-directorate.

Yours faithfully



Tebogo Motlashuping
Acting City Manager

18/07/2022

Our Ref: J Smith

Your Ref:

Date: 28/06/2022

Phone: 051-405 8407/0826513925

The Acting City Manager
Office of the City Manager

RE: POSSIBLE BUILDING REGULATION CONTRAVENTION AT NUMBER 50, PIERRE OLLEMANS STREET, BRANDWAG, BLOEMFONTEIN.

The address 50 Pierre Olleman Street was visited for inspection purposes on Friday 24/06/2022. The inspection found that construction indeed was taking place. There was no building plan site submitted to the Municipality.

The owner of the property, namely Mr Pitso Kgaile, was contacted, to bring to his attention, the building contravention on site. He reported that he was in Pretoria and would be back on Wednesday 29/06/2022. Follow up will be done, and an updated report will also be submitted.

Hope this will be in order

Johannes Smith
Manager: Enforcement Unit
Land Use Control
Planning Directorate
Contact: 051 405 8407
Cell: 082 6513 925
Email: Johannes.Smith@mangaung.co.za

Mr JG Smith
Manager: Enforcement

Our Ref: J Smith

Your Ref:

Date: 28/06/2022

Phone: 051-405 8407/0826513925

The Acting City Manager
Office of the City Manager

RE: POSSIBLE BUILDING REGULATION CONTRAVENTION AT NUMBER 50, PIERRE OLLEMANS STREET, BRANDWAG, BLOEMFONTEIN.

The address 50 Pierre Olleman Street was visited for inspection purposes on Friday 24/06/2022. The inspection found that construction indeed was taking place. There was no building plan site submitted to the Municipality.

The owner of the property, namely Mr Pitso Kgaile, was contacted, to bring to his attention, the building contravention on site. He reported that he was in Pretoria and would be back on Wednesday 29/06/2022. Follow up will be done, and an updated report will also be submitted.

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Johannes Smith
Manager: Enforcement Unit
Land Use Control
Planning Directorate
Contact: 051 405 8407
Cell: 082 6513 925
Email: Johannes.Smith@mangaung.co.za

Mr JG Smith
Manager: Enforcement

**TO: The Acting City Manager of the
Mangaung Metropolitan Municipality (MMM): Mr T Motlashuping
Tebogo.motlashuping@mangaung.co.za & ocm.reception@mangaung.co.za**

**FURTHER TO: The Speaker of MMM: Ms S Lockman-Naidoo
Stefani.lockman@mangaung.co.za & Dean.maasdorp@mangaung.co.za**

**BRAM FISCHER BUILDING
CNR NELSON MANDELA & MARKGRAAFF STREET
BLOEMFONTEIN
9301**

BY HAND AND EMAIL

Dear Sir / Madam

**RE: Rule 38 Question – Building Regulations - 50 Pierre Ollemans Street, Brandwag,
Bloemfontein**

I refer to the abovementioned matter and hereby submit a **Rule 38 Question** in terms of the Standing Rules and Orders By-law of the Mangaung Metropolitan Municipal (MMM) Council.

I kindly refer you to **Rule 38 of the Standing Rules and Orders** that states:

- 38.1** *Any member may submit a question requiring a written reply from any political office bearer, the municipal manager or senior manager of the municipality, concerning any matter related to the effective performance of the functions of the municipality and the exercise of its powers, provided that a written notice of such a questions has been submitted to the Speaker or chairperson and the municipal manager at least 10 (ten) days prior to the councillor committee meeting and the political office bearer and the City Manager shall ensure that the member receive a written reply at the meeting.*
- 38.2** *If after the question has been replied to, a member is of the opinion that the reply is not clear or satisfactory, he or she may with the permission of the speaker or chairperson, request a follow-up question, follow –up question should be in writing.*
- 38.3** *All questions duly given notice of and all responses submitted shall be recorded in the minutes of the meeting.*

Construction on properties within Brandwag, Bloemfontein have increased exponentially in recent years with many owners building additional rooms and amenities. A lot of construction has taken place to transform residential houses into student housing or businesses. There are clear building laws, by-laws and regulations. These laws, by-laws and regulations are implemented to ensure standards of safety, health and other interests of the community are observed. Substantial construction is taking place at 50 Pierre Olleman Street, Brandwag, Bloemfontein (the property) (see photographs included as Annexure "A1" and "A2").

I am therefore necessitated to ask questions, as I hereby do, to ensure the necessary by-law(s) have been applied and that building by-laws and regulation are being followed. I therefore ask the following Rule 38 questions:

1. ***Was an inspection done on the property?***
2. ***If so, when was the inspection done?***
3. ***If so, which findings were made during the inspection?***
4. ***Has the owner submitted any building plans for the said premises?***
5. ***If so, when were the building plans submitted?***
6. ***If so, are the building plans compliant to the National Building Regulations?***
7. ***If so, has the property been changed according to these building plans?***
8. ***If the building plans were not approved or not compliant with the regulation, what steps have been taken to ensure compliance?***
9. ***If notices have been issued to the owner and compliance has not taken place, what is the plan of action going forward?***
10. ***For which purpose does the owner wish to use the premises?***
11. ***What is the zoning of the residence?***

Looking forward in having a written reply as soon as possible, or at latest at our next Ordinary Council Meeting.



Yours faithfully,
Cllr Werner Pretorius
Ward 20 Councillor
0823411109 | wernerp@da.org.za |

Annexure "A1"¹



Annexure "A2"²



¹ Street View Google Maps November 2014. Accessed 17 June 2022 at 11:04am.

² Photographs taken on 16 June 2022 at approx. 12:09pm.

