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PROVINCIAL GAZETTE NO. 2150 DATED 29TH JUNE, 1949.

MUNICIPALITY OF JOHANNESBURG: NATIVE
VILLAGE REGULATIONS.

Administrator's Notice No. 381.

29th June, 1949.

CHAPTER I.

APPLICABILITY AND REPEAL.

1. These regulations shall apply and have force and effect only in an area of land which has been or may hereafter be defined, set apart and laid out by the City Council of Johannesburg as a native village under paragraph (b) of sub-section (1) of section two of the Natives (Urban Areas) Consolidation Act, 1945, as amended. These regulations shall be additional to and not in substitution for any existing regulations applicable to a native village; provided that, in the event of a conflict between such existing regulations and these regulations, the provisions of these regulations shall prevail.

CERTIFICATES OF TITLE.

2. (1) Any native person over the age of 21 years who wishes to erect for his own occupation a house in a native village may apply in person to the manager of the Council's Non-European Affairs Department for a certificate of title to a lot in such village for that purpose.

* δ (2) The manager of the Council's Non-European Affairs Department * or any other official authorised by him in writing upon being satisfied that the applicant being a person possessing the qualifications set out in paragraphs (b) to (f) of this sub-regulation -

(a) has submitted to him in duplicate a properly drawn plan of the proposed house, duly approved by the Council's city engineer and medical officer of health, together with a deposit sufficient to cover the estimated amount of the supervision fee referred to in sub-regulation (10) of regulation 3 hereof (any excess of the deposit shall on completion of building operations and determination of the final cost thereof be refunded to the applicant); and

(b) is a fit and proper person to live in a native village; and

(c) (i) is employed or is following some lawful occupation or calling within the urban area of Johannesburg and has been so employed or has followed such occupation or calling therein or has been under training for or receiving instruction in some lawful occupation or calling therein for not less than three years; provided that ex-servicemen of the 1939-45 war who were at the date of their enlistment so employed or following such an occupation or calling or under such training or receiving instruction therein and who within six months of their discharge returned to any such employment, occupation, calling, training or instruction, shall be considered as qualifying in terms of this paragraph; or

(ii) is a pensioner or has retired from some employment, lawful occupation or calling within the urban area of Johannesburg in which he was continuously engaged for not less than three years immediately before retirement or pension;

(d) is lawfully permitted to enter, be and remain in the said area; and

(e) is financially able and willing to erect in such native village within the period prescribed by these regulations, a house in accordance with these regulations; and

(f) is not the owner nor is his or her wife or husband the owner of any immovable property or of any form of land tenure permitted under the Natives (Urban Areas) Consolidation Act, 1945, upon which is a house or

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dwelling suitable for his or her own occupation elsewhere in the urban area of Johannesburg;

shall issue to such applicant a certificate of title in the form set out in Schedule A to these regulations to a particular lot in such native village. Such lot shall be adequately described therein. *β*

* Inst. A.N. 781 - 4/11/59.

β Del. A.N. 781 - 4/11/59.

* (3) The certificate of title shall not be in substitution for but shall be in addition to any notarially executed agreement of lease which may be required in terms of the Transfer Duty Proclamation No. 8 of 1902 (Transvaal.) The words "certificate of title" wherever these occur in the regulations shall be read to include any such agreement of lease and the words "holder of a certificate of title" or "holder" shall include a lessee under any duly executed lease.

* (Subt. A.N. 989 - 2.12.53.)

(4) There shall be an appeal within 14 days from any refusal of the Manager, Non-European Affairs Department, of any application hereunder to the Council's Non-European Affairs Committee.

(5) The Council shall supply free of charge to any bona fide applicant qualified under this regulation a plan of a standard house acceptable to the Council.

* (6) Any costs of and incidental to the drawing up, execution and stamping of any document of lease required to be entered into in respect of any lot shall be borne by the applicant.

* (Added A.N. 989 - 2.12.53.)

RIGHTS AND OBLIGATIONS CONFERRED AND IMPOSED BY A
CERTIFICATE OF TITLE.

3. The holder of a certificate of title to a lot in a native village, who is registered as such in the Registry of Certificates of Title relative to that village to be kept by the Council, shall be entitled and liable to the following rights and obligations:-

β * (1) For a period of * thirty (30) calendar years from the date of the issue of such certificate of title, such holder shall be entitled to the exclusive use and occupation, for the purposes hereinafter set out, and subject to these regulations, of the lot described therein, *β* provided that where a holder has occupied a lot under a written lease with the Council the period of 30 years shall be deemed to have commenced on the date of his occupation of the lot under the lease.

* (Sub. A.N. 989 - 2.12.53.)

β Prov. Add A.N. 781 - 4.11.59.

β * (2) Except where a house is erected by the Council on behalf of such holder, he shall within three months of the issue of such certificate of title start to erect upon his lot a house in accordance with * a plan approved by or on behalf of the Council and shall proceed expeditiously with the building thereof and shall complete such building in accordance with such plan, within a period of twelve months from the date of the issue of the certificate of title; provided that the Non-European Affairs Committee of the Council may extend either or both of the prescribed periods for good cause shown. In the event of a breach of this regulation, the Council may, in addition to any other remedies or penalties provided therefor either -

(a) Extend the period for a further specified time; or

(b) Enter upon the lot and erect or complete the approved buildings and recover the cost thereof from him; or

(c) Cancel his certificate of title subject to any rights to compensation for improvements and re-allocate the site to another qualified applicant.

β (Subt. A.N. 989 - 2/12/53).

* (Sub. A.N. 781 - 4.11.59.)

(3) No use shall be made of the lot other than for dwelling purposes, which shall include a garden used for the purpose of growing fruit, flowers and vegetables for domestic use only.

(4) No buildings or erections other than one house with the usual normal outbuildings, shall be erected on any one lot.

(5) No building, erection, structure or alteration of any description shall be commenced or made on any lot without the written approval of the Council which the Council may give or withhold in its discretion.

(6) No house erected in a native village shall (together with normal customary outbuildings) be of a lower estimated cost than £200.

(7) No material shall be used in the construction or alteration of any house or outbuildings unless such material has been first approved by the Council or its officials. The Council shall have the right to require that all material to be used for such purpose shall be bought by the holder either from the Council at cost to the Council, or from a merchant in building material selected from a list of such merchants approved by the Council and every holder of a certificate of title shall have a corresponding right to buy such material either from the Council or from a building material merchant selected from a list of such merchants approved by the Council.

(8) The erection of wood and iron or similar building, or buildings of unburnt brick, shall be prohibited.

(9) There shall be no sub-division of lots.

* ϕ (10) Every house and outbuilding shall conform to the approved plan * or to any subsequent plan which may be approved by the Council or its officials, and to these regulations. All building work carried out by or on behalf of the holder of a certificate of title shall be done under the inspection and supervision of such officials of the Council as the Council may designate and only by competent building workers (irrespective of race) approved by such officials and the holder and/or builder shall, in carrying out such building work, conform to all instructions and directions issued to him by such official. For and in consideration of the supervision of building work so exercised by the Council the holder of every certificate shall be liable to the Council in a sum equal to $\phi \frac{1}{2}$ per cent. of the final cost of the house and outbuildings erected by him on his lot.

* (Del. A.N. 781. 4.11.59).

ϕ (Subt. A.N. 946. 27.10.54).

(11) The keeping of cattle, horses, mules, donkeys, sheep, goats or pigs on any lot is prohibited.

(12) The holder of a certificate of tile shall not sub-let or permit occupation by anyone other than himself, his wife, unmarried children and dependants of the whole or any portion of his house, outbuildings or lot without the written consent of the Council, which the Council may give or refuse at its discretion.

(13) The holder shall not absent himself from the house on his lot after completion thereof for a longer period than six months without the written consent of the Council.

(14) The holder shall not pledge, hypothecate or encumber in any manner his certificate of tile or right or interest in and to his lot or any improvements thereon except to the Council or to a person approved by the Council in its discretion.

(15) The holder shall not sell, transfer or otherwise dispose of his certificate of title, nor his interest, if any, in any buildings erected thereon to any person without the written consent of the Council, and any such proposed transferee shall possess the qualifications specified in and shall comply with the terms of regulation 2 hereof. Transfer of a certificate of title which has been approved by the Council shall be effected only by registration thereof in the registry to be kept by the Council, accompanied by delivery of the certificate of title involved to the transferee with an endorsement thereon of the Council's consent, of the full name and address of the transferee, of the transferee's acceptance of such transfer and of the purchase price paid therefor.

(16) In the event of the judicial attachment of a certificate of title or of the interest, if any, of the holder thereof in or to any buildings erected on the lot covered thereby, or of the insolvency of such registered holder, the Council shall be entitled to recover possession of the lot in question together with all buildings thereon, subject, however, to any rights of compensation in respect of such buildings, which may then be vested in the registered holder of the certificate of title in accordance with these regulations.

(17) In the event of the death of the holder of a certificate of title -

(a) should his or her heir be the spouse of such holder of a certificate of title or a male child over the age of 18 years, the Council shall permit such certificate to be transferred to such heir provided that such heir possesses the qualifications prescribed by paragraphs (b), (d) and (e) of sub-regulation (2) of regulation 2 hereof and within three months complies with the provisions of sub-regulation (19) of this regulation; provided further that where the heir is a widow, compliance by one or more members of her family lawfully residing with her on the lot within the terms of the said paragraphs (b), (d) and (e) of sub-regulation 2 of regulation 2, and within three months with the said sub-regulation (19) of this regulation, shall be deemed to be compliance therewith by her.

(b) should the heir be a female child or a male child under the age of 18 years, the Council shall permit the certificate of title to be transferred to the legal guardian of such child (duly certified as such by the Secretary for Native Affairs) in trust for such child until it shall attain the age of 21 years; provided that such guardian -

- (i) possesses the qualifications prescribed by paragraphs (b) and (d) of sub-regulation (2) of regulation 2 of these regulations;
- (ii) undertake in writing to occupy personally the lot covered by the certificate of title, and to provide thereon a home for such minor heir and for any other minor children of the deceased holder of the certificate of title until such minor heir attains the age of twenty-one years;
- (iii) undertakes in writing to be in all respects personally bound by and to comply with all the terms and conditions of these regulations;

(c) a minor heir in trust for whom a guardian is the holder of a certificate of title under paragraph (b) of this sub-regulation, shall on attaining the age of 21 years, be entitled to claim transfer to himself of such certificate provided he possesses the qualifications prescribed by paragraphs (b), (d) and (e) of sub-regulation (2) of regulation 2 hereof, and within three months of attaining the age of 21 years obtains the qualifications prescribed by sub-regulation (19) of this regulation;

(d) failing any of the eventualities provided for in paragraphs (a), (b) and (c) of this sub-regulation the certificate of title shall lapse and the Council shall be entitled to reclaim immediate possession of the lot and of the buildings thereon, subject, however, to any rights of compensation in respect of such buildings to which the owner has become entitled in accordance with these regulations.

(18) All buildings erected upon a lot in a native village and all additions or alterations thereto or modifications thereof shall comply with such technical requirements as may from time to time be promulgated by the Council as a schedule to these regulations.

(19) The holder of a certificate of title shall, during the currency thereof, be and remain employed or shall follow some lawful occupation or calling within the urban area of Johannesburg; provided, however, that failure to comply with this sub-regulation for not more than one month (which period may be extended by the Council's Non-European Affairs Committee in its discretion for good cause shown), shall not be regarded as a breach thereof; provided further that the holder of a certificate of title who can show that he is a pensioner, or has retired from some employment, lawful occupation or calling in Johannesburg, shall be exempted from the operation of this sub-regulation.

(20) The holder of a certificate of title shall within three months (which period may be extended by the Non-European Affairs Committee in its discretion for good cause shown), comply with any written instructions he may receive from the Council's medical officer of health or the Council's city engineer given on reasonable grounds, which shall be stated in the written instructions, requiring him to repair, alter, rebuild or demolish any dwelling, building, outhouse, fence or other structure; provided that such written instruction is accompanied by a written offer by the Council to advance to such holder upon the terms as to interest and repayment hereinafter specified, materials to enable such instructions to be carried out.

(21) No room wholly or partly used by human beings for sleeping in shall be occupied by a greater number of persons than will allow four hundred cubic feet of free air space and forty square feet of floor space for each person of or over the age of ten years, and two hundred cubic feet of free air space and twenty square feet of floor space for each person under the age of ten years; provided that under no circumstances shall any latrine or any passage, staircase, landing or cupboard or any outbuildings, garage, stable, tent, storeroom, lean-to, shed, cellar or loft be used for sleeping in by any human being unless its use for that purpose has been approved of by the Council.

* (22)(a) The holder of a certificate of title shall pay to the Council monthly in advance at the office of the superintendent the amount set out in Schedule B to these regulations as rent for the occupation of a residential lot. Such amount shall include any charges for sanitary services.

(b) Except where the amount payable in terms of paragraph (a) is stated in Schedule B to these regulations to include payment for water supplied by the Council, the holder of a certificate of title shall in addition to such amount pay to the Council for water supplied to the lot for which such certificate is issued at the rate of 1s. 9d. (one shilling and ninepence) per thousand gallons ϕ where the quantity of water supplied to the lot is measured and at the rate of 3s. a month where water so supplied is not measured.

* (Subt. A.N. 989 : 2/12/53).

* (Subt. A.N. 8 : 2/1/57.)

ϕ (Add. A.N. 30 : 13/1/60.)

(23) Any house, outbuilding or fence or any alteration thereof or addition thereto which does not comply with approved plans, or has not been built under supervision in accordance with these regulations or has not been built with approved materials, and any building other than one house together with the customary outbuildings on one lot may be demolished by the Council at the expense of the holder without payment of compensation.

(24) The holder of a certificate of title shall upon the completion of any house or outbuilding or any alteration or addition thereto give notice thereof to the superintendent and the superintendent upon receipt of a certificate from the medical officer of health and the city engineer that such house and/or outbuildings has been completed in terms of these regulations and is fit for occupation, shall certify accordingly. The superintendent shall, within three days of receipt of notification from the holder of the certificate of title to the effect that the house and/or outbuildings has been completed, notify such holder whether the said house and/or outbuildings have been completed in terms of these regulations.

* (25) The holder of a certificate of title shall throughout the currency thereof be solely liable for the maintenance, repair and upkeep of any house and/or outbuildings erected thereon and shall throughout maintain such house and outbuildings in good and habitable order and repair.

*(Deleted A.N. 989 - 2/12/53).

OCCUPATION CERTIFICATES AND PROHIBITION OF TRESSPASS.

4. No person shall reside on or occupy any land in a native village except under authority of a certificate of title issued in accordance with these regulations in respect of a duly demarcated lot; nor shall any person reside in or occupy any building, structure or other form of accommodation in a native village unless such building, structure or other form of accommodation has been certified as being fit for occupation in accordance with the provisions of sub-regulation (24) of regulation 3.

NUMBERING OF BUILDINGS.

5. (a) The Council shall number each building in a native village including municipal buildings. Such number shall be legibly painted on or affixed to a conspicuous point on the exterior thereof so as to be visible from the adjacent street.

(b) No person shall wilfully and unlawfully obscure, deface, obliterate or destroy any such number.

LIMITATION OF NUMBER OF CERTIFICATES OF TITLE HELD
BY ONE PERSON.

6. Not more than one certificate of title shall be issued to or held by any one person. For the purpose of this regulation an adult male and an adult female living together as man and wife shall be deemed to be one person.

GRANT OF HOUSING LOANS AND TERMS AND CONDITIONS OF REPAYMENT
THEREOF.

* 6 7. (1) The Council may in its discretion on application * by the holder of a certificate of title grant to him a building loan of up to 6 95 per cent of the value (as estimated by the city engineer upon the basis of the probable cost according to the plans submitted) of the proposed building when completed.

* (Del. A.N. 989 - 2.12.53.)

6 (Subt. A.N. 695 - 5.9.56.)

(2) Loans may be advanced in accordance with the progress of building operations against monthly certificates from the city engineer, certifying the value of the work done, which value shall be as nearly as possible the actual cost of the work done. Payment for building materials supplied shall be made by the Council direct to the builder concerned against submission of detailed invoices.

(3) With a view to economy the Council may arrange by means of tenders for building material merchants to supply building materials at a stated price. One of the conditions of any loan made hereunder shall be that the Council shall have the option either to require that all building materials shall be supplied by such an approved building material merchant selected from a list of such merchants approved by the Council against written requisition by the Council on the native's behalf, or that such materials shall be supplied by the Council itself.

(4) Advances on account of loans shall bear interest at such rate as the Council may by resolution from time to time determine, but such interest shall not be more than 1/4 per cent. above the interest payable by the Council upon any loan raised by it to finance such building loans. Such interest shall be calculated monthly in advance on the balance of the loan then owing.

(5) Loans shall be repayable in equal monthly instalments on account of principal and interest over a period not exceeding 30 years. The period of repayment shall be calculated from the date on which the last advance on account of the loan was made. Any amount advanced for the carrying out of repairs in accordance with these regulations shall be added to the balance due on any loan already made and the remaining period allowed for the repayment of the balance of any loan already made shall, unless otherwise agreed upon between the Council and the holder of a certificate of title, be so extended as to ensure that the monthly payments on account of capital and interest required for both loans are not increased beyond the payments required under the original loan. In the event of an advance for repairs being made to any native who has not received a housing loan from the Council or does not owe any balance of any such loan, such advance shall be repaid in equal instalments of capital and interest over a period of five years from the date of the payment thereof.

* (6) The borrower shall sign and deposit with the Council a written acknowledgement of debt in respect of any loan granted to him under the provisions of this regulation, together with an undertaking to repay such loan in accordance with these regulations.

*(Subt. A.N. 989 : 2.12.53.)

(7) Monthly instalments in terms of sub-regulation (5) shall respectively become due and payable on the first day of each succeeding month commencing with the first calendar month after the date of the last advance under a loan.

* δ (8) The provisions of this regulation shall apply mutatis mutandis to house built by the Council on a lot in a Native Village in respect of which lot a certificate of title is granted by the Council. *(Add A.N. 989 : 2/12/53.)

δ (Subt. A.N. 781 : 4.11.59.)

BREACH OF REGULATIONS AND CANCELLATION OF
CERTIFICATE OF TITLE.

* 8. In the event of a breach by the holder of a certificate of title of any of these regulations, the Council shall in addition to any other right provided by law, have the right at its discretion forthwith to cancel such certificate of title and, in accordance with the provisions of these regulations as to compensation and otherwise, to reclaim possession of the lot covered thereby and all dwellings or buildings erected or constructed thereon.

(Deleted A.N. 989 : 2.12.53.)

* 9. (1) In the event of cancellation of a certificate of title in accordance with the provisions of these regulations, the δ holder who has erected or acquired an interest in any improvements on the site to which the certificate of title relates shall, if he has repaid in full the capital and interest on any loan made to him by the Council in connection with such improvements, have the right before the coming into operation of such cancellation, either -

(a) to remove such improvements from the site, in which case he shall be deemed to be the owner of all materials so removed; or

(b) to dispose of his interest in the site with the improvements thereon to a person approved by the Council.

δ (Deleted A.N. 989 : 2.12.53.)

δ (2) If the δ holder, at the date of coming into operation of cancellation of his certificate of title, be still owing any balance, either in respect of capital or interest, of any loan made to him by the Council in connection with such improvements, the Council may -

(a) dispose of the holder's interest in such improvements by public auction and shall in that event, after deducting the amount still owing under the loan and any expenses necessarily incurred by it in connection with such sale, pay the balance of the proceeds to such holder; or

(b) permit the holder to dispose of his interest in the site with improvements thereon to a person approved by the Council.

Provided that, if the intention is to cancel the certificate of title because of default by the holder in paying any amount due by him to the Council in respect of a loan in connection with any improvements erected or acquired by him on his site the holder shall have the right, at any time prior to the coming into operation of the cancellation to pay to the Council any amount due and payable under the loan and his certificate of title shall thereupon not be cancelled.

Ø (Del. A.N. 989: 2/12/53).

DEFINITIONS.

* + 10. For the purpose of these regulations -

"fit and proper person" shall mean an applicant who -

(a) is of good character;

(b) produces proof that he is married either by christian rites or civil law or that a customary union subsists between himself and the woman he describes as his wife or that he or she is a widow or widower or divorcee with minor unmarried children or other dependants living together as a family;

"customary union" shall mean the association of a man and woman in a conjugal relationship according to native law and custom;

"financially able" shall mean -

(a) that the applicant has deposited with the Council in trust, liquid assets equal to the estimated cost of the approved building; or

(b) if he applies for a building loan in accordance with these regulations, that he -

(i) has so deposited liquid assets equal to * + 5 per cent. of such estimated cost; and

(ii) that his income is not less than six times the amount of the total monthly payment on account of capital, interest and rent payable in accordance with these regulations; provided, however, that the Non-European Affairs Committee of the Council may in its discretion on a recommendation from the manager of the Council's Non-European Affairs Department approve of an applicant whose monthly income does not comply with this requirement where that committee is satisfied that such applicant will be able to meet his financial obligations thereunder.

* (Sub. Admin. Notice No. 989. 2.12.53.)

+ (Sub. Admin. Notice No. 695. 5.9.56.)

MONTHLY INSTALMENTS TO COVER INTEREST AND REDEMPTION REQUIRED IN RESPECT OF LOANS FOR
20, 25 AND 30 YEARS.

Amount of Loan.	PERIOD OF LOAN 20 YEARS.			PERIOD OF LOAN 25 YEARS.			PERIOD OF LOAN 30 YEARS.																				
	Annual Payment		Monthly Payment of Redemption and Interest	Annual Payment		Monthly Payment of Redemption and Interest	Annual Payment.		Monthly Payment of Redemption and Interest.																		
	Re-demption	Interest at 3½ Per Cent.		Re-demption	Interest at 3½ Per Cent		Re-demption	Interest at 3½ Per Cent																			
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.																		
£200	6	19	9	7	0	0	1	3	4	5	1	4	7	0	0	1	0	1	3	16	5	7	0	0	0	18	0
£250	8	14	8	8	15	0	1	9	2	6	6	8	8	15	0	1	5	2	4	15	6	8	15	0	1	2	6
£300	10	9	8	10	10	0	1	15	0	7	12	1	10	10	0	1	10	2	5	14	8	10	10	0	1	7	1
£350	12	4	7	12	5	0	2	0	10	8	17	5	12	5	0	1	15	2	6	13	8	12	5	0	1	11	7
£400	13	19	6	14	0	0	2	6	7	10	2	9	14	0	0	2	0	3	7	12	10	14	0	0	1	16	1
£450	15	14	6	15	15	0	2	12	5	11	8	2	15	15	0	2	5	3	8	12	0	15	15	0	2	0	7
£500	17	9	5	17	10	0	2	18	3	12	13	5	17	10	0	2	10	3	9	11	0	17	10	0	2	5	1
£550	19	4	4	19	5	0	3	4	1	13	18	10	19	5	0	2	15	4	10	10	2	19	5	0	2	9	7
£600	20	19	4	21	0	0	3	9	11	15	4	2	21	0	0	3	0	4	11	9	4	21	0	0	2	14	1

CHAPTER II.

TECHNICAL BUILDING REQUIREMENTS FOR DOMESTIC BUILDINGS.

Definitions.

1. In the construction of these regulations, the following words and expressions shall have the meanings hereinafter respectively assigned to them, unless the context otherwise requires :-

- (a) "Base" applied to a wall shall mean the underside of that part of the wall which immediately rests upon the footings or foundations, or upon any bressumer or other structure by which such wall is carried.
- (b) "Bressumer" means a beam or girder which carries a wall.
- (c) "Builder" shall mean the person who is employed to build or to execute the work on a building or structure; or, where no person is so employed, the owner of the building or structure.
- (d) "Building" shall mean any structure whatsoever for whatever purpose used.
- (e) "New building" shall mean -
 - (i) any new building or any structural alterations or additions to any existing building;
 - (ii) any building which has been taken down, burnt or destroyed as to more than half its cubical content and re-erected or the re-erection of which has been begun;
 - (iii) any building which is structurally converted to any purpose different from that for which it was originally approved.
- (f) "Building of domestic class" shall mean any building for human residence or domestic use, including usual outbuildings.
- (g) "Council" shall mean the City Council of Johannesburg.
- (h) "Cubical content" applied to the measurement of a building shall mean the space contained within the external surfaces of its walls and roof and the upper surface of the floor of its lowest storey.
- (i) "Curtilage" shall mean the whole of the area of the ground within the boundaries of the stand forming the site of any building or proposed building.
- (j) "Cross wall" shall mean a wall built into another wall to the full height thereof and at a horizontal angle of not less than sixty degrees therewith.

(k)/...

- (k) "Dead load" means the weight of all walls, floors, roofs, partitions and other like permanent construction.
- (l) "External air" or "open air space" shall mean space without covering or without above-ground structure.
- (m) "External wall" shall mean the outer wall or vertical enclosure of any building.
- (n) "Habitable room" or "habitable" as applied to a room shall mean a room constructed or adapted to be used as a living room and/or bedroom, or workroom, but shall not include a bathroom.
- (o) The measurement terms "inch", "foot", "yard", "square inch", "square foot", "square yard", "cubic inch", "cubic foot", "cubic yard", "pound", "hundred-weight" (cwt) and "ton", shall, unless otherwise expressly stated, mean such measurements and weights according to British measure. Land shall be dealt with in "Cape" measures.
- (p) The word "owner" in respect of a lot, shall mean the holder of the certificate of title thereto.
- (q) "Partition" shall mean an internal vertical structure which is employed solely for the purpose of sub-dividing any storey of a building into sections, and which supports no load other than its own weight.
- (r) "Superimposed load" means all loads other than the dead load.
- (s) "Street" shall include any street, square, road, lane, subway, avenue, bridge, thoroughfare or public passage, within the boundaries of the native village.
- (t) "width" applied to a street shall mean the measurement at right angles to and between the boundaries of the stands abutting on such street, and on opposite sides thereof.

Waiver of Regulations.

2. The Council may on the recommendation of the city engineer waive compliance with all or any of the provisions of this Chapter of these regulations.

Serving of Notices.

3. Any notice under these regulations required to be given to the holder of a certificate of title shall be considered as duly served upon him if sent to him by registered letter to the lot covered by his certificate of title.

Use of Buildings.

4. No part of any buildings shall be used for any other purpose than that for which it was approved, and no part of any building shall be used for human habitation unless specifically approved by the Council for that purpose.

Submission/...

Submission of Plans.

5. Every plan submitted to the manager of the Council's Non-European Affairs Department under section 2(2) (a) of Chapter I of these regulations, shall consist of two copies of complete and proper drawings comprising plans, elevations and sections. All drawings shall be to a scale of one-eighth of an inch to one foot. Such drawings shall show every roof, ceiling, floor, wall, joist, bearer, rafter, strut, brace or column with the size and thickness of each in figures and the position and dimension of every part, the windows, doors, air-bricks, and other ventilation openings, pail closets, baths, lavatory-basins and other sanitary fittings, wastewater pits or trenches and the drains leading thereto, and all outbuildings or other erections or structures, above or below ground level, all yards and open spaces belonging to the premises affected.

Block Plan.

6. There shall also be submitted with such plans a duplicate block plan of the proposed buildings, drawn to a scale of forty feet to one inch, showing the position of the proposed buildings and that of existing buildings on the same site. Such block plan shall show the materials of which any existing buildings are built, and the north point and all open spaces on the site. The distance between the street boundary of the stand and the building or buildings proposed to be erected thereon shall be figured on the block plan, as also the distance of any existing building or buildings on the immediately adjoining stands from the street boundary lines of such stands.

Colour on Plans.

7. Plans shall be coloured with fixed colours as follows :-

Block Plan - Proposed work, red; existing work, black; open spaces, uncoloured; work to be removed to be shown clearly on plan.

All other plans - Brick, red; wood (in section), brown; wood (in floors and elevation), yellow; impervious floors or walls, grey; existing walls, black.

Drawing of Plans.

8. All drawings shall be drawn in indian ink on tracing linen, but the Council's engineer may accept clear prints on cloth with white backgrounds, and such drawings, together with an application form shall be signed by the person for whom the building is to be erected.

Plans, When Null and Void.

9. The sanction of the Council to any plans for the construction of a new building, or for alterations or additions to any existing building, shall be null and void if the erection, alteration or addition shall not have been commenced within one year after the date of such sanction.

Minor Alterations.

10. Minor alterations to buildings, such as the enlargement of a window or the insertion of a door instead
of/...

of a window, may be effected on receipt of permission in writing from the city engineer which shall, however, lapse if not acted upon within 6 months of its being granted.

Temporary Buildings.

11. Temporary buildings or movable structures, required to be used in connection with actual building operations shall not be erected or used without the written permission of the city engineer. All temporary buildings or movable structures so authorised shall, on demand by the city engineer, be demolished, failing which the Council shall have the power to enter upon the lot and effect such demolition itself at the expense of the holder of the certificate of title.

Damaged Iron Prohibited.

12. No bent, disfigured or perforated corrugated iron or other metal, or oddments of tin, zinc, iron or wood from cases, nor broken or disfigured bricks shall be used for covering or constructing any roof, wall, fence or other structure.

Materials to be Fixed True.

13. All iron, wood or other materials used on or in walls, roofs or other structures shall be fixed true to line, both in horizontal and vertical planes.

Painting Corrugated Iron.

14. Where corrugated iron or wood is used in the construction of roofs or fences which have previously been used for other structures or works, it shall be in good, proper and sightly condition, and when exposed to view from any street or neighbouring premises shall be suitably painted.

Pointing and Plastering of Brick Walls.

15. The joints in all walls where mortar is used for such joints shall be struck or pointed, or the face of the wall shall be plastered with plaster composed of at least three and a half volumes clean, sharp sand to one volume of lime or six volumes clean, sharp sand to one volume of Portland cement or other equally weather resisting material of a similar type. Dagga plaster shall not be used either on external or internal walls.

Precautions during Building.

16. The owner of any land on which excavation work is in progress or on which any building is being erected, demolished, altered, repaired or renovated shall cause such precautions to be taken on the building, land and surrounding roads and footways as will prevent dust arising from the work or surroundings thereof and causing a nuisance to the neighbourhood.

Iron Clad Walls or Iron Framed on Wood Prohibited.

17. No wall of wood or steel framing covered with iron or other sheeting shall be permitted.

Notice/...

Notice of Commencing Building.

18. Every person who shall intend to erect a building, or execute any work, approved under these regulations, shall, before beginning to erect such building or to execute such work, deliver or send to the Council's Non-European Affairs Department not less than 36 hours' notice in writing of intention to commence.

Covering Damp Sites.

19. Every domestic building, wherever the dampness of the site or the nature of the soil renders such a precaution necessary, shall have the whole of the ground surface within the external walls of the building properly asphalted or covered with a layer of cement-concrete at least three inches thick, which shall not have a weaker mixture than six parts of coarse aggregate, three sand and one Portland cement, or in some other approved manner rendered impervious to the satisfaction of the Council's engineer.

Offensive Sites.

20. No new building shall be erected upon ground which shall have been made or filled up with offensive or insanitary material or impregnated with any animal or vegetable matter or upon which any such matter may have been deposited, unless and until such material shall have been properly removed from such site, or rendered innocuous to the satisfaction of the medical officer of health.

Council to have Access to Work for Purpose of Inspection.

21. (a) The Council's engineer, medical officer of health or manager, Non-European Affairs Department, or their duly authorised deputies, or such other officials as the Council may from time to time appoint, shall have the right to enter and inspect all buildings in course of erection, alteration or repair and any works connected therewith at any reasonable time.

(b) The holder of the certificate of title, the builder and any person in charge of such buildings and/or work shall give the aforesaid officials and their respective deputies free and uninterrupted access to such buildings and works.

(c) Any person who shall in any way intimidate, impede or interfere with the said officials' right of inspection or access, shall, for the purpose of these regulations, be guilty of an offence.

Clear Site on Completion of Building Work.

22. As soon as any building is completed, or when the holder of the certificate of title is called upon by the Council, all rubbish, refuse and debris of any description shall be removed by him from the lot on which building operations have been carried out, or from any land which may have been used by him for depositing of material or builders' or other debris.

Fences.

23. No person shall erect or cause to be erected any fence covered with oddments of corrugated sheet iron or with canvas/...

canvas, reeds, grass or any combustible material except poles or split-poles of approved wood, and no person shall erect corrugated iron or other sheeting along or within fifteen feet of any street. No person shall erect any fence exceeding five feet in height.

Buildings.

Materials Used in the Construction of Buildings,
Bricks and Blocks.

24. (a) Every brick and block in a structural wall (including a pier or chimney forming part of a wall) shall be composed of hard well-burned clay or natural stone, concrete or other incombustible material of like hardness and durability, or a combination thereof and shall be of such size, shape and surface as to permit of proper bonding and jointing.

(b) Every such brick and block of concrete shall be suitably matured before it is used.

Crushing Strength and Absorption.

25. (a) The methods of ascertaining the crushing strength and the absorption of such bricks and blocks shall be in accordance with the South African Standard Specification No. S.A. 14 for building bricks.

(b) Uniformly distributed loads on such bricks and blocks shall not exceed the loads given in the following table :-

Crushing Strength of Bricks in lb. per sq. inch.	Mortar not Leaner than	Maximum Permissible Pressure in Tons per Sq. Feet.
Stock bricks	Lime mortar	2
1,500 and upwards	3 : 1 Lime mortar	4
1,500 up to 3,000	4 : 1 Cement mortar	8
3,000 up to 5,000	4 : 1 Cement mortar	10
5,000 and upwards	3 : 1 Cement mortar	15

Stone.

26. Stone for concrete shall possess a resistance to crushing of at least 1,500 lb. per square inch and shall be free from cracks, sand-holes and other defects which in the opinion of the Council's engineer affect adversely its strength or permanence. Stone of a laminated formation which will be subjected to pressure shall be so bedded that the planes of cleavage will be at right angles to the direction of the pressure.

Cement.

27. Cement shall be either, but not a mixture of

(a) cement complying with British Standard Specification No. 12/1931 for Portland cement; or

(b) cement complying with British Standard Specification No. 146/1932 for Portland blast-furnace cement; or

(c)/...

(c) high alumina cement complying with the requirements of British Standard Specification No. 12/1932, as regards tensile strength, soundness and setting time, and of such a fineness that the residue on a No. 170 British Standard sieve does not exceed 12 per cent. ; or

(d) any other cement not inferior in strength, soundness, durability and suitability to that first mentioned above.

Sand.

28. Sand shall be clean and shall be composed of hard silicious grains reasonably free from clay or any animal, vegetable or bituminous matter.

Water.

29. Water shall be clean and free from deleterious matter.

Cement Mortar.

30. Cement mortar shall be composed of cement and sand in the proportion of one part of cement to not less than two or more than four parts of sand measured by volume of the material when dry.

Cement-lime Mortar.

31. Cement-lime mortar shall be composed of Portland cement or Portland blastfurnace cement, and either high calcium lime or true moderately hydraulic lime (either in the form of properly slaked lime putty of normal consistence or sound dry hydrate) and sand. The proportion of cement to lime shall be one part of cement to not less than one or more than three parts of lime measured by volume of dry cement, dry hydrate or lime putty respectively; the proportion of the mixture of cement and lime to sand shall be one part of the mixture to not less than two or more than four parts of sand measured by volume.

Lime Mortar.

32. Lime mortar shall be composed of putty from commercial hydrated lime or properly slaked sieved and matured lime mixed with sand or with other material of like suitability approved of by the Council's engineer. The proportions of lime to sand (or other approved material) shall be as one volume of such slaked lime or putty to not less than two and not more than four volumes of sand or other material of like suitability approved of by the Council's engineer.

Aggregate for Reinforced Concrete.

33. (a) Aggregate for reinforced concrete shall be natural siliceous sand and gravel, or crushed natural stone, it shall be hard, strong and durable and shall be clean and free from clay films and other adherent coatings. It shall contain no coal or coal residues (such as clinker, ashes, coke breeze, pan breeze, or slag), copper slag, forge-breeze, dross soluble sulphates (such as gypsum), or porous or other materials, in so far as any of such materials are liable to reduce the strength or durability of the concrete or to attack the reinforcement.

(b)/...

(b) Fine aggregate shall be of such size that it will not pass through a three-sixteenths of an inch mesh. Not more than five per cent. by weight shall pass through a No. 100 British Standard sieve.

(c) Coarse aggregate shall be of such size that it will not pass through a three-sixteenths of an inch mesh, and will pass a mesh of a size one-quarter of an inch less than the minimum lateral distance between the reinforcing bars.

(d) The grading between the limits specified in the last preceding sub-paragraph shall be such as to produce a dense concrete of a consistence that will work readily into position without segregation and without the use of an excessive amount of water.

Aggregate for Plain Concrete.

34. Aggregate for plain concrete shall consist of a proper grading of suitable size of such materials as are specified in paragraph (a) of the preceding regulation or of other material of like suitability.

Reinforcement.

35. (a) Steel reinforcement shall comply with the requirements of British Standard Specification No. 15/1936 for structural steel, quality A, or British Standard Specification No. 165/1929 for hard-drawn steel wire, or shall be of suitable high tensile steel. Expanded metal shall conform with British Standard Specification No. 405/1930.

(b) All metal for reinforcement shall, immediately before being surrounded by the concrete, be free from loose mill scale, loose rust, oil, grease and other matter which will interfere with the proper adhesion of the concrete to the metal.

Proportions of Cement and Aggregate in Cement Concrete.

36. Cement concrete shall consist of aggregate and cement (mixed with water) in the following proportions :-

(a) For all load-bearing members in reinforced concrete not less than one hundred and twelve pounds of cement to every two and a half cubic feet of fine aggregate and five cubic feet of coarse aggregate or such proportion of fine aggregate to coarse aggregate as will produce a concrete of compressive strength not less than three thousand three hundred and seventy-five pounds per square inch.

(b) For covering the site of a building not less than one hundred and twelve pounds of cement to every three and a half cubic feet of fine aggregate and seven cubic feet of coarse aggregate.

(c) For foundations, supports of drains, or similar purposes, not less than one hundred and twelve pounds of cement to every fifteen cubic feet of coarse and fine aggregate in combination.

Mixing/...

Mixing and Depositing of Cement Concrete.

37. (a) The quantity of water for reinforced concrete shall be sufficient only to produce a consistence to enable the concrete to surround, cover, embed and grip adequately all the reinforcement.

(b) The quantity of water for making plain concrete shall be sufficient only to produce a concrete mixture of a uniform colour and to ensure that the concrete shall be suitable for its purpose.

(c) The concrete shall be so mixed as to secure uniform distribution of the materials throughout the mixture.

(d) The concrete shall be deposited without segregation of the materials, and all voids shall be filled with punning, rodding, vibrating or other means of consolidation after the concrete has been deposited and before it has begun to set.

(e) Where formwork is employed, it shall be sufficiently rigid to retain the concrete in position and shape during depositing and consolidation.

(f) After the concrete has been consolidated and during setting, it shall remain undisturbed and shall be protected from the effect of frost, heat, running water evaporation, vibration or any other cause which may reduce its strength or tend to form voids in it.

(g) During mixing, depositing and setting the temperature of the concrete shall not be allowed to fall below forty degrees Fahrenheit.

Damp-proof Courses.

38. (1) Material used for damp-proof courses shall be durable and impervious to moisture, and when placed in a wall shall be capable of withstanding the dead load of the wall and all superimposed loads on the wall and all horizontal and inclined forces in such manner as will not impair the efficiency of the damp-proof course and will not allow such movement of the wall as may lead to instability of any part of the structure.

(2) The requirements of this regulation shall be deemed to have been satisfied if asphalt or other bituminous material conforming to British Standard Specification No. 743/1937 is used.

Roofing Tiles.

39. Clay or marl plain roofing tiles shall comply with the British Standard Specification for clay or marl plain roofing tiles No. 402/1930, and all other clay roofing tiles shall comply with the same British Standard Specification in regard to their quality and resistance to frost and permeation by water.

Concrete plain roofing tiles shall comply with British Standard Specification for concrete plain roofing tiles No. 473/1932 and all concrete interlocking roofing tiles shall comply with British Standard Specification for concrete interlocking roofing tiles No. 550/1934.

Asbestos/...

Asbestos-Cement Sheeting.

40. Asbestos-cement sheeting (including asbestos-cement sheets employed in the manner of roof slating) shall comply with British Standard Specification (including Appendices A, B and C) for asbestos-cement slates and unreinforced flat sheets and corrugated sheets No. 690/1936.

Sheet Steel Roofing.

41. Steel sheets used for the cover of any roof or part of a roof shall be completely galvanised or otherwise adequately protected from corrosion and shall not be of a less thickness than that known as "No. 24 Birmingham Wire Gauge."

Timber.

42. Timber shall be of a quality and strength sufficient for its purpose and shall be well-seasoned, sound, and free from rot, worm, beetle and vermin. It shall not contain large, loose or dead knots, splits or other defects to such an extent and so situated in the piece as to render it insufficient in strength or stiffness.

Other Materials.

43. All other materials used in the construction of a building shall be of a suitable nature and quality for the purpose for which they are used and, when necessary, shall be adequately mixed or prepared.

Application of all Materials.

44. All materials used in the construction of a building shall be applied, used or fixed so as adequately to perform the functions for which they are used.

Sites.

Drainage Subsoil.

45. The subsoil of the site of a building shall, wherever the dampness or position of the site renders the precaution necessary, be effectually drained, or such steps shall be taken by the construction of a layer of impervious material upon the site as will effectually protect the building from damp arising from the subsoil.

Foundations.

Foundations of Buildings.

46. The foundations of every building shall be :

(1) so constructed as to sustain the combined dead load of the building and the superimposed load and to transmit those loads to the subsoil in such manner that the pressure on the subsoil shall not cause such settlement of the building or any part of the building as may impair its stability; and

(2) taken down to such a depth or so constructed as to render the building immune from damage from movements due to seasonal variations in the content of moisture in the ground.

Pressure/...

Pressure on Earth.

47. The pressure on earth to support any part of a building shall not exceed, except with the Council's approval, the following loads :-

	Permissible Load on Ground : Tons per Sq. Ft.
(a) Alluvial soil, made ground and very wet sand.....	1/2
(b) Soft clay, wet or loose sand and red earth of loose and open texture.....	1
(c) Red earth of firm and compact character.	1 1/2
(d) Ordinary firm dry clay or fine sand loam.	2
(e) Confined dry sand.....	3
(f) Hard dry decomposed shale and compact gravel.....	4
(g) Shaly and soft rock	6
(h) Hard and unfissured rock	10

Foundations of Structural Walls.

48. (1) Every structural wall (including a pier forming part of the wall) shall rest upon -

- (a) solid undisturbed rock; or
- (b) a layer of cement concrete of sufficient width and thickness; or
- (c) some other not less sufficient sub-structure as a foundation.

(2) In the case of a domestic building, the requirements of paragraph (b) of sub-regulation (1) of this regulation shall, where the wall is not more than fifty feet high and the bearing capacity of the ground under its foundation is not inferior to that of firm clay or coarse sand, be deemed to have been satisfied if :

- (a) (i) the width of the bottom of the foundation (except where an adjoining wall or pier interferes) is not less than twelve inches or not less than twice the thickness of the wall in the lowest storey, whichever is the greater; and
- (ii) where there is a pier forming part of the wall, the foundation is carried round the pier on all sides so as to project at least to the same extent as it projects beyond the wall; and
- (b) the foundation is situated centrally under the wall or pier (except where an adjoining wall or pier interferes); and
- (c) the height from the bottom of the foundation to the base of the wall or pier is not less than one and one-third times the projection of the foundation from the base, whichever is the greater.

Foundations of Piers.

49. A pier which does not form part of the wall shall rest upon one of the foundations specified in sub-regulation (1) of regulation 48.

Walls/...

Walls.

Construction of Walls (General).

50. Every external wall and every party wall of a building (including piers forming part of the wall) and every cross wall which in pursuance of the provision of these regulations may be deemed a means of determining the length of any external wall shall be constructed of bricks or blocks properly bonded and solidly put together with mortar or other good, hard, and suitable incombustible material.

Walls of Cement Concrete or Reinforced Concrete.

51. A wall built of cement concrete or reinforced concrete shall be so constructed as to secure due stability and if it is an external wall shall be weatherproof.

Hollow Walls.

52. Where any wall or any part of a wall is constructed as a hollow wall -

(1) the cavity between the inner and outer parts of the wall shall throughout be of a width not exceeding three inches;

(2) the inner and outer parts of the wall shall be securely tied together with suitable bonding ties of adequate strength formed of galvanised iron, iron tarred and sanded, glazed stoneware, copper, bronze or other not less suitable material, the ties being placed at distances apart not exceeding three feet horizontally and eighteen inches vertically;

(3) the inner and outer parts of the wall shall each be not less than four inches thick throughout, except that in a wall not exceeding twenty-five feet in length and twenty feet in height the thickness of each part may be not less than three inches throughout if all courses of less height than six inches are put together with cement mortar or with cement-lime mortar of the strongest mixture prescribed by these regulations in that behalf or the wall has at least twice the number of ties required by the preceding paragraph;

(4) the cavity may be reckoned as part of the thickness prescribed for walls by these regulations where such thickness does not exceed eight and a half inches but shall not be so reckoned where such thickness exceeds eight and a half inches.

Provision of Damp-proof Courses.

53. (1) Every wall of a domestic building (including a pier forming part of a wall) shall be provided with a damp-proof course at a height of not less than six inches above the surface of the ground adjoining the wall or pier and :

(a) beneath the level of the under side if the lowest timbers are resting on the wall;

(b)/...

(b) where there is a solid floor, not higher than the level of the upper surface of the concrete or other similar solid material forming the structure of the floor and beneath the level of the under side of all boards, planks, wood blocks and other wood laid or bedded, or in the concrete or other material and carried up on the inner face of the wall to the under side of the flooring.

(2) Where any part of the floor of the lowest or only storey of the building, not being a cellar for storage only, is below the surface of the adjoining ground, and a wall or part of a wall of the storey is in contact with the ground :

(a) the wall or part of a wall shall be constructed so as to be impervious to moisture, or as a hollow wall in accordance with the regulations in that behalf, from its base to a height of not less than six inches above the surface of the ground; and

(b) an additional damp-proof course shall be inserted in the wall or part of the wall at its base.

Thickness of Walls of Brickwork or Masonry.

54. In the case of a private dwelling house, and in the case of other buildings where walls are constructed of hard and incombustible material other than bricks or blocks laid in horizontal beds or courses, every wall or part of a wall shall be constructed in accordance with regulations 56 to 58 (as to thickness of walls).

Regulations for Measuring Height of Storeys and Height and Length of Walls.

55. For the purpose of the following regulations relating to the thickness of walls, the height of storeys and the height and length of walls shall be measured in accordance with the following rules :-

(1) The height of the lowest or only storey shall be measured from the base of the wall, and the height of any other storey shall be measured from the level of the under side of the floor structure of the storey to the level of the under side of the floor structure of the storey next above or, if there is no such storey, then to the highest part of the wall or in a storey comprising a gable, to half the height of the gable.

(2) Walls shall be deemed to be divided into distinct lengths by return walls which are external walls or cross walls, of a height equal to the height of the wall so deemed to be divided and of the thickness prescribed by these regulations, or of such other height and thickness as will give at least equal strength and stability, and are bonded with or otherwise securely tied into the walls so deemed to be divided.

(3) For the purpose of these regulations, a wall shall not be deemed a cross wall unless it is carried up to the top of the wall deemed to be divided by it or, if that wall comprises a gable, to the level of the base of the gable.

Thickness/...

Thickness of Walls (Domestic Buildings).

56. (a) In the case of a domestic building, every external wall built of bricks or blocks laid in horizontal beds or courses shall be constructed of at least the thicknesses specified in column 3 of the table in this regulation, set opposite the particulars in columns 1 and 2 of the table specifying the height and length of the wall.

1. Height of Wall.	2. Length of Wall.	3. Thickness of Wall.
Not exceeding 15 feet.	Whatever the length.	8½ inches for the whole of its height.
Exceeding 15 feet but not exceeding 25 feet.	Not exceeding 30 feet.	8½ inches for the whole of its height.
	Exceeding 30 feet.	13 inches from the base for the height of one storey. 8½ inches for the rest of its height.
Exceeding 25 feet but not exceeding 30 feet.	Not exceeding 25 feet.	8½ inches for the whole of its height.
	Exceeding 25 feet but not exceeding 35 feet.	13 inches from the base for the height of one storey. 8½ inches for the rest of its height.
	Exceeding 35 feet.	13 inches from the base for the height of two storeys. 8½ inches for the rest of its height.
Exceeding 30 feet but not exceeding 40 feet.	Not exceeding 35 feet.	13 inches from the base for the height of two storeys. 8½ inches for the rest of its height.
	Exceeding 35 feet.	17½ inches from the base for the height of one storey. 13 inches for the height of the next two storeys. 8½ inches for the rest of its height.

Firewalls.

(b) No portion of any building may be erected within three feet of the boundary of a stand of a neighbouring owner or building in separate occupation, unless a firewall is built between the boundary of such neighbouring owner or such building in separate occupation. Such firewall shall be at least eight and a half inches thick, and shall be built up without openings, from its foundation to twelve inches above the roof, measured at right angles to the slope of the roof.

Thickness of Cross Walls.

57. (1) Every cross wall built of bricks or blocks laid in horizontal beds or courses, which in pursuance of these

regulations may as a return wall be deemed a means of determining the length of any external wall of a building, shall, except where it forms part of a chimney constructed in accordance with the regulation relating to chimneys and subject to paragraph (2) of this regulation, be of a thickness of at least two-thirds of that prescribed by the preceding regulations for an external wall or a party wall of the same height and length and belonging to the same class of building, but shall be not less than eight and a half inches thick.

(2) Where the building is intended to be used as a dwelling house, and the external wall which is deemed to be divided into distinct lengths by the cross wall does not exceed twenty feet in height and thirty-five feet in length, the cross wall shall be not less than four inches thick.

Thickness of Walls not Built in Horizontal Courses.

58. The following requirements shall regulate the thickness of every external wall, and every such cross wall as is referred to in the last preceding regulation, where the wall is constructed of material other than bricks or blocks laid in horizontal beds or courses :-

(1) A wall built of stone shall be one and one-third times the thickness prescribed by the regulation in that behalf for a wall built of bricks or blocks in horizontal courses, and of the same description, height and length, and belonging to the same class of building.

(2) A wall built of other suitable material not specifically mentioned in this regulation, shall be of the thickness prescribed by the regulation in that behalf for a wall built of bricks or blocks in horizontal courses, and of the same description, height and length.

Light Partitions.

59. Partitions which are not required under these regulations as cross walls, and have not to sustain the weight of a floor or any other partitions above them, may be constructed of hollow blocks made of well-burnt clay, breeze, concrete, bricks or blocks, glass bricks, or of such materials as the Council may from time to time approve.

Internal partitions may be constructed of hard burnt bricks, placed on edge, built with mortar composed of not more than four parts of sand to one part of cement, reinforced every four courses with steel wire mesh or other approved reinforcement.

No such partition shall carry more than its own weight nor shall it exceed fifteen feet in height.

No light partitions shall exceed twenty feet in length unless the thickness be increased to the minimum for brick walls as prescribed under these regulations.

Bressumers.

60. Every bressumer shall :

(1)/...

(1) be borne by a sufficient template of stone, iron, terra-cotta, vitrified stone-ware or other not less suitable material, of at least the full breadth of the bressumer, and shall have a bearing in the direction of its length of not less than four inches at each end; and

(2) where necessary, have piers of brick, stone or other not less suitable material on a solid foundation sufficient to carry the superstructure.

Coping.

61. Where a wall of a domestic building is carried up above a roof, flat or gutter, so as to form a parapet, it shall be properly coped or otherwise protected to prevent water from running down the side of the parapet or soaking into the wall.

Chimneys and Flues.

Definition of "Flue" and "Chimney".

62. For the purpose of the following regulations "flue" means any duct through which smoke or other products of combustion pass, and "chimney" means the material surrounding the flue.

Materials.

63. Every chimney shall be constructed of :

(1) bricks or blocks properly bonded and solidly put together with mortar; or

(2) other good, hard and suitable incombustible material properly and solidly put together, and this requirement shall be deemed to be satisfied by the use of any material which complies with the test for materials for flues, furnace casings, hearths and similar purposes prescribed in British Standard Specification No. 476-1932.

Foundations, Bonding, etc.

64. A chimney which is built against or forms part of a wall and extends to or below the surface of the ground adjoining the wall shall :

- (a) rest upon a foundation which would comply with the requirements of regulation 48 (as to the foundations of structural walls) if the chimney were a pier forming part of the wall;
- (b) have a damp-proof course if the wall is required to be provided with a damp-proof course;
- (c) be properly bonded with or otherwise securely tied into the wall.

Jambs.

65. The jambs of a fireplace opening shall be not less than eight and a half inches wide on each side.

Lintels/...

-26-

Lintels, Etc.

66. (1) A sufficient arch or lintel of brick, stone or other hard and suitable incombustible material, or a sufficient bar of steel, wrought iron or other not less suitable metal, shall be built over the fireplace opening to support the chimney breast.

(2) Where the chimney breast projects more than four and a half inches from the face of the wall, and the jamb on either side is less than thirteen inches wide, the abutments of any arch so built shall be tied in by a bar or bars of steel, wrought iron or other not less suitable metal, of sufficient strength, eighteen inches longer than the opening, turned up and down at the ends, and built into the jambs on each side.

Thickness of Back of Openings.

67. (1) Where a fireplace opening is in an external wall, the back of the opening shall be not less than four inches thick.

(2) Where two fireplace openings are built back-to-back in a wall, the back common to the two openings shall not be less than four inches thick.

(3) The back of every other fireplace opening shall be not less than eight and a half inches thick.

(4) The thickness required by this regulation shall extend to a height not less than -

- (a) twelve inches above the fireplace opening; and
- (b) if the opening is constructed for use in connection with a cooking range, nine feet above the level of the hearth.

Thickness of Breasts, etc.

68. A chimney breast and the material surrounding a flue shall not be less than four inches thick.

Rendering of Brickwork.

69. Where the face of any material surrounding a flue or fireplace opening is less than two inches from any timber or woodwork and the material is less than eight and a half inches thick, the face of the material, if of bricks or blocks, shall be properly rendered, and, if of other material, shall be such as to afford adequate protection from fire to the timber or woodwork.

Rendering of Inside of Chimneys.

70. The inside of a chimney, if constructed of bricks or blocks, shall be properly rendered or pargeted as it is carried up, and, if of other materials, shall be otherwise suitably protected, except that, where any part of the chimney is lined with fireclay or stoneware not less than three quarters of an inch thick or other not less suitable incombustible material of sufficient thickness, such part of the chimney as is so lined need not be rendered or pargeted or otherwise protected.

Rendering/...

Rendering of Outside of Chimneys.

71. Where the back or outside of a chimney does not form part of the outer face of an external wall and the material of which it is constructed is less than eight and a half inches thick, the back or outside of that part of the chimney which is below the roof, flat or gutter shall be properly rendered or otherwise suitably protected.

Oblique Flues.

72. Where the course of a flue makes with the horizontal an angle of less than forty-five degrees, the upper side of that part of the chimney shall be not less than eight and a half inches thick.

Projection above the Roof.

73. A chimney shall be carried up all round in brickwork or other not less suitable material no less than four inches thick to a height not less than three feet above the adjoining roof, flat or gutter, measured from the highest point in the line of junction with the roof, flat or gutter.

Maximum Height of Projection above Roof.

74. A chimney, or group of chimneys, bonded together, shall not be built higher above the highest point in the line of junction with the roof, flat or gutter of the building than a height equal to six times the least width of the chimney, or six times the overall width of the group of chimneys measured horizontally at right angles to its greatest horizontal dimension, as the case may be, unless the chimney or group of chimneys is otherwise made secure.

Iron Holdfasts, etc.

75. An iron holdfast or other metal fastening shall not be placed within two inches of a flue or fireplace opening.

Woodwork in Chimneys.

76. Timber or woodwork shall not be placed in a wall or chimney breast within nine inches of a flue or fireplace opening.

Openings for Pipes, etc.

77. No openings for the insertion of a pipe for conveying smoke or other products of combustion, or for the insertion of a ventilating valve, or for any other purpose, shall be made or left in a chimney within nine inches of any timber or other combustible substance.

Flues Communicating with Habitable Rooms.

78. A flue which communicates with a room intended for human habitation shall not communicate with any other room; provided that a flue may communicate with a single fireplace which is common to a living room, kitchen or scullery.

Hearths.

79. A hearth shall be constructed in connection with every fireplace opening and shall -

(a)/...

- (a) be fixed under and in front of the opening;
- (b) be properly constructed of stone, slate, bricks, tiles or other incombustible material properly and securely supported;
- (c) be not less than four inches thick;
- (d) extend not less than six inches at each end beyond the opening;
- (e) project not less than sixteen inches from the chimney breast.
- (f) be so laid that its upper surface is not lower than the floor of the room in which the opening is situated.

Woodwork under Chimney Openings.

80. Timber or woodwork shall not be placed under a fireplace opening within ten inches of the upper surface of the hearth.

Timber Thicknesses : Roofs, Joists and Floors.

81. The roof timbers of every new building shall in no case be less than one and a half inches thick and no floor beams or floor joists shall be less than one and a half inches thick. Every wood joist shall have a bearing at each end of at least four inches.

All floor and roof timbers shall be securely fixed and of such dimensions as shall provide proper stability.

Every wooden floor covering shall be at least seven-eighths of an inch thick.

Floors.

Solid Floors.

82. (1) Every floor consisting of boards, planks or wood blocks laid or bedded directly upon concrete or other solid foundation resting on the ground shall be so constructed or treated as to protect the floor from dampness or dry-rot.

(2) Where there is no water pressure under the floor, this requirement shall be deemed to be satisfied if -

- (a) the boards, planks or wood blocks are laid or bedded upon a continuous layer, not less than one-eighth of an inch thick, of bitumen of a suitable grade or coal tar pitch, which is carried up against the walls adjoining the floor to the level of the upper surface of the floor; and
- (b) where the boards or planks are nailed to wooden fillets embedded in concrete, the fillets are thoroughly impregnated with creosote.

(3) In every building having a floor of wooden construction where any portion of such floor is of a lesser height than four feet above ground level, such floor construction including all bearers, plates and the underside of the flooring boards, shall be impregnated with a creosote composition or other similar ant-resistant.

Roofs/...

Roofs.

Roofs to be Weatherproof, and Materials for Roofs.

83. (1) The roof of a building shall be weatherproof and shall be constructed of or be externally covered with one or other of the following materials or partly of one and partly of another :-

- (a) Natural or asbestos cement slates.
- (b) Tiles or slabs of burnt clay, concrete, stone or asbestos cement.
- (c) Asbestos-cement sheeting, iron or steel sheeting well galvanised and of a thickness not less than that known as No. 24 Birmingham Wire Gauge, or protected metal sheeting of a not less thickness of metal.
- (d) Any other suitable slates, tiles, metal or sheeting affording at least an equal degree of fire-resistance to that of the comparable materials set out respectively in paragraphs (a), (b) and (c) above.

(2) This regulation shall not apply so as to require a roof to be constructed of or covered with fire-resisting material in the case of a domestic building which is situate not less than fifteen feet from the side and rear boundaries of its curtilage and from any other buildings.

(3) No materials, goods, vegetables, food or other substance whatever shall be kept or stored on any roof.

Drainage of Roofs.

84. The roof of a building (whether flat or otherwise) shall be so constructed as effectually to drain to suitable and sufficient gutters, shoots or troughs, which shall be provided for receiving and conveying all water which may fall on the roof and shall be connected with a sufficient number of suitable down-pipes constructed so as to carry away all such water without causing dampness in any part of any wall or foundation of the building or any adjacent building;

Provided that this regulation shall not apply to the roof of any building if any water which may fall on the roof is prevented from causing dampness in any part of such wall or foundation.

Space About Buildings.

Space in Front of Buildings.

85. No domestic building except bona fide out-houses, shall face or be situate at the rear of any other building on the same curtilage.

Every person who shall erect a new domestic building shall face such building to a street at least 24 feet wide, and shall set such building back from the front boundary of the stand abutting on such street at a distance of not less than 10 feet.

The open space thus created shall remain free from any erection above ground level, except steps to ground floor level and a boundary fence or wall not exceeding five feet six inches in height.

Dwellings/...

Dwellings per Stand.

86. Not more than one dwelling together with its usual outbuildings shall be erected on any one stand.

Coverage.

87. No dwelling, together with its outbuildings, shall be erected so as to cover more than fifty per cent of its curtilage.

Space at Rear of Buildings.

88. (1) There shall be provided in the rear of a domestic building intended to be used wholly or predominantly for human habitation an open space exclusively belonging thereto and of an extent not less than three hundred square feet.

(2) The open space shall extend along the entire width of the building, and the distance across the open space from the line of the rearmost wall of the building and from any projection from the building to the boundary of any land or premises situate immediately in the rear of the building shall be not less in any part than ten feet.

Buildings on Sites Abutting on Two or More Streets,
and Re-erected Buildings.

89. (1) Where it is intended to erect a building to which the last preceding regulation applies on a site abutting on two or more streets, and it is not reasonably practicable to comply with the requirements of that regulation, it shall be sufficient if there is provided at the rear, or on one side of the site other than the front of the building an open space exclusively belonging to the building of an extent of not less than one hundred and fifty square feet.

(2) An open space provided in accordance with the provisions of this regulation -

- (a) shall extend throughout at least ten feet of the width or depth of the building for a mean distance across of not less than ten feet; and
- (b) shall either abut on a street or be connected with a street by a passage or other similar opening so arranged as to afford at all times a free circulation of air between the open space and such street.

Open Space to be Free from Erections.

90. The open space required by regulations 88 and 89 (as to space at the rear of buildings) shall be free from any erection thereon above the level of the ground, except a water or earth-closet.

Side Space.

91. (1) No domestic building shall be erected at a lesser distance than five feet from the side boundaries of its curtilage.

(2) With the exception of a dwelling house situate upon a stand at the junction of two or more streets, no dwelling house shall be erected having an aggregate distance of less

than/...

than ten feet between either side of such house and the side boundaries of the stand on which the house is erected.

(3) Notwithstanding the above, a private garage attached to the side of a dwelling house may be erected on the ten feet aggregate side space; provided the side space is not reduced to less than five feet in width.

Alterations, Etc. to Buildings.

92. No alteration or addition shall be made to a building and no building shall be erected that shall cause the open space provided about a building to be less than that required by these regulations.

Ventilation of Buildings.

Ventilation of Buildings - Windows.

93. A sufficient number of windows shall be constructed in the wall of every storey of a domestic building in such a manner and in such a position that each such window affords effectual means of ventilation by direct communication with the external air.

Ventilation of Lowest Floors.

94. The floor of the lowest storey of a domestic building, if it is a boarded floor and is not a solid floor composed of boards, planks or wood blocks laid or bedded directly upon concrete or other similar dry and impervious foundation, shall be so constructed that there shall be, between the underside of every joist on which the floor boards are laid and the upper surface of the ground or of the concrete or other material with which the ground surface or site of the building is covered, a clear space of not less than three inches in every part if the ground is covered with concrete or other material, and of not less than nine inches in every part if the ground is not so covered, and such space shall be thoroughly ventilated by means of suitable and sufficient airbricks or by some other effectual method;

Provided that, if a floor is constructed partly as a solid floor and partly as a boarded floor, the part of the floor which is boarded shall, if it is not otherwise thoroughly ventilated, be ventilated by an air channel through the concrete or other foundation of the solid floor.

Windows to Dwellings.

95. Every habitable room and every bathroom, pantry and scullery shall have in its walls windows which shall front immediately on to, or abut upon the open spaces required by these regulations, to the number and of the total glass area and in the positions prescribed by these regulations in such manner that each such window shall afford effectual lighting by direct communication with the external air.

Height of Windows above Floor Level.

96. Every habitable room and bathroom, pantry and scullery shall have at least one window which shall face the external air, and the top of such window in every case shall not be more

than/...

than 2 feet 6 inches below the ceiling unless at least two air-bricks be inserted between the top of the window and the ceiling.

Windows to Face Open Space.

97. At least 60 per cent. of the required window area of any habitable room shall face an open space of not less than 5 feet in width, measured at right angles to the face of the window, such space to be within the same curtilage as the room referred to. No portion of any roof shall overhang this minimum space by more than 12 inches.

Glass in Windows.

98. The total area of glass of any window provided in pursuance of regulation 95 hereof shall for the purpose of affording light to any room or apartment be equal to at least 12 per cent of the floor area of such room or apartment. If any window required for the purpose of providing light in terms of these regulations be placed under a verandah or balcony, the roof of which shall project beyond a line drawn at 45 degrees with a horizontal from the top of the sill of such window, then the glass area shall be increased by 1 per cent. of the floor area for every foot of projection of such verandah or balcony beyond such line. No balcony or verandah shall project over any window required for light by more than 15 feet.

Ventilation of Larders, Etc.

99. Every pantry or larder provided in a domestic building for the storage of perishable food and every scullery and bathroom shall be efficiently lighted and ventilated by means of windows communicating directly with any of the open spaces required under these regulations.

Ceilings.

100. No person shall use any sacking, canvas, hessian, calico or other similar material for the purpose of providing or forming a ceiling to any room of a dwelling.

Use of Rooms.

101. (a) In every dwelling there shall be provided at least -

(i) food storage facilities provided either in the form of a properly built-in and ventilated cupboard in the kitchen or as a separate pantry unit;

(ii) a sufficient number of living rooms, with a minimum of two, to permit the occupiers of such dwelling -

(1) a minimum of 400 cubic feet of free air space and 40 square feet of floor space for each person over the age of ten years, and 200 cubic feet of free air space and 20 square feet of floor space for each child under the age of ten years;

(2) sleeping accommodation as will allow persons of opposite sexes over the age of ten years, other than persons living together as husband and wife, being accommodated in separate rooms

separated/...

separated by brick walls extending from the floor to the ceiling, or if no ceiling is provided, to sufficient height so as to render such segregation effective.

(iii) an ablution room, having at least one external wall; and provided with a cement-concrete floor, trowelled to a smooth finish and graded to an outlet pipe arranged to discharge over an adjacently situated outside gulley connected to an earthenware drain, discharging into a properly constructed soakage pit as described under the drainage section of these regulations.

(b) No food shall be stored or prepared or cooked in any room used or approved for sleeping purposes.

(c) No part of any building not specifically shown on the plan submitted and approved by the Council as intended for human habitation shall be used for that purpose.

(d) No room wholly or partly used by human beings for sleeping in shall be occupied by a greater number of persons than will allow four hundred cubic feet of free air space and forty square feet of floor space for each person over the age of ten years and two hundred cubic feet of free air space and twenty square feet of floor space for each child under the age of ten years; provided that under no circumstances shall any latrine or any passage, staircase, landing, cupboard or any outbuilding, garage, stable, tent, storeroom, lean-to, shed, cellar or loft be used for sleeping in by any human being, unless its use for that purpose shall have been approved of by the Council.

Dimensions of Rooms.

102. Every habitable room in a building shall comply with the following requirements :-

(1) If the room is not a room wholly or partly in the roof of the building, it shall in every part except beneath an uncovered beam or joist, be at least 8 feet 6 inches in height.

(2) If the room is a room wholly or partly in the roof of the building, it shall be at least 8 feet 6 inches in height over not less than one-half of the area of the room, measured at a height of 5 feet above the floor level of the room.

(3) It shall have a horizontal dimension of not less than 7 feet and a superficial area of not less than 70 square feet.

Closets.

Closet Sizes.

103. Every pail closet shall be of at least the following dimensions in the clear internally :-

Length : 4 feet 6 inches.
Width : 2 feet 6 inches.
Height : 8 feet 6 inches at the pail end of
the closet.

Floors/...

Floors of Closets.

104. Floors of closets shall be formed of cement-concrete 3 inches thick, having a smooth finish at least 3 inches above the level of the surrounding yard. Every such floor shall be provided with a fall of at least 1 half-inch to 1 foot from the riser to the doorway.

Pail Closets.

105. Every dwelling shall be provided with pail closets in accordance with the following scale :-

Tri-weekly service : One closet for each eight person.

Daily service : One closet for each twelve persons.

Doors and Fastenings for Closets.

106. Every closet required in terms of these regulations shall be provided with a hinged door and fastening, and the door shall not extend within 3 inches of the floor nor of the door frame or transom.

Closet Windows.

107. Every closet shall be provided with a window made to open, or an opening left entirely open. Such window or opening shall not be less than 2 square feet in area, and shall abut on the external air.

Pail Closets - Where Prohibited.

108. No pail closet shall be constructed, provided or placed inside any building.

Pail Closets - Distance from Habitable Rooms.

109. No pail closet shall be erected within 6 feet of a wall or opening in a wall of a building used for habitable purposes or for the storage or preparation of food for human consumption.

Pail Closet - Screening.

110. The entrance to every pail closet shall be screened by a solid wall at least 6 feet high.

No pails other than those supplied by the Council shall be used as a sanitary pail in any pail closet required in terms of these regulations.

Height of Pail Closet Seat.

111. The height of the seat in pail closets shall be 15 inches from the floor where the bottom of the bucket rests.

Pail Closet - Rear Flap Door.

112. Every pail closet required in terms of these regulations shall have a rear flap-door for the placing in and withdrawal of pails.

Every/...

Every flap door shall, be -

(i) constructed of sheet metal of not less than 16 gauge;

(ii) 18 inches wide and at least $16\frac{1}{2}$ inches high;

(iii) hinged at the top by means of a $\frac{1}{2}$ inch steel rod passing through steel bolts securely fixed in a concrete lintel. Lintels other than of cement concrete shall not be placed over the opening to the pail passage of pail closets.

Pail Guides.

113. In any pail closet the floor under the seat shall have a half-inch fall from the riser to the pail flap and be so formed as to readily guide the pail on insertion to its proper position directly under the seat.

Drainage.

Definitions.

114. (1) "Drainage work" shall include any drain, sink, bath, lavatory basin, waste pipe, gully, french drain or soakage pit;

(2) "waste water" shall mean discharges of a non-excremental character from baths, sinks, lavatory basins and wash tubs;

(3) "waste fitment" shall include baths, sinks, lavatory basins and wash tubs;

(4) "waste pipe" shall mean any pipe fixed inside or outside a building which receives the discharge of any waste fitment and conveys the same to a gully;

(5) "french drain" or "soakage pit" shall include a pit for the reception and disposal of waste water underground.

Material, Size and Fall of Drains.

115. All drain pipes, bends and junctions, shall be of glazed stoneware or concrete having an internal diameter of four inches and laid to a fall of not less than one in forty.

Gulley.

116. (1) Every inlet to a drain shall be properly trapped by means of a glazed stoneware gully having a water seal of $2\frac{1}{2}$ inches and in conformity with the South African Specification No. 9 for salt glazed stoneware pipes and fittings, and shall be covered with a grating, the bars of which shall not be more than three-eighths of an inch apart.

(2) A properly trapped gully shall be provided within ten feet of a kitchen door, set on a base of concrete six inches thick. The top of the gully shall be finished with a dishing and a kerb, three inches high, having a smooth surface.

French/...

French Drain or Soakage Pit.

117. All waste water shall discharge into a french drain or soakage pit which shall be so placed and of such size to satisfactorily dispose of all waste water beneath the ground which is discharged therein, in such manner as not to endanger the stability of any surrounding buildings.

The covering of the pit shall be of any material capable of preventing any soil, with which the pit must be covered, from falling into such pit.

Waste Water Pipes.

118. A waste water and overflow pipe from a waste fitment shall have an internal diameter of not less than those stated hereunder :-

- Lavatory basin waste pipe and overflow pipe :
1 $\frac{1}{4}$ inches.
- Sink waste pipe : 1 $\frac{1}{2}$ to 2 inches.
- Bath waste pipe : 1 $\frac{1}{2}$ to 2 inches.
- Bath overflow pipe : 1 $\frac{1}{4}$ inches.

Such pipes shall be constructed of lead, galvanised wrought iron or other approved material, and shall be provided with adequate means of inspection and cleaning, and such pipes shall be accessible for attention and repairs.

Thickness and Weight of Waste and Overflow Pipes.

119. (1) Lead :-

- Internal diameter, 1 $\frac{1}{4}$ inches; weight per yard not less than 9 lb.
- Internal diameter, 1 $\frac{1}{2}$ inches; weight per yard not less than 11 lb.
- Internal diameter, 2 inches; weight per yard not less than 12 lb.

(2) Wrought Iron :-

(a) Thickness of metal for wrought iron pipes and wrought iron malleable iron traps and fittings not less than .176 inches; weight of pipes per foot (not including sockets or flanges) not less than 2.807 lb.

(b) Thickness of metal for wrought iron pipes and wrought iron malleable iron traps and fittings not less than .192 inches; weight of pipes per foot (not including sockets or flanges) not less than 3.472 lb.

(c) Thickness of metal for wrought iron pipes and wrought iron malleable iron traps and fittings not less than .192 inches; weight of pipes per foot (not including sockets or flanges) not less than 4.427 lb.

Ventilation of Waste Pipes.

120. Every waste pipe exceeding 12 feet in vertical or 18 feet in horizontal length shall have a ventilation pipe of a diameter at least equal to the waste pipe, placed at the upper end thereof, and carried up to discharge in the open air above the eaves in the manner prescribed elsewhere in these regulations. Where any part or branch of a waste pipe is not

more/...

more than the above lengths from the lowest point of discharge, traps may be ventilated by means of puff pipes into the external air, where, in the opinion of the engineer, no nuisance will arise from such arrangement.

Discharge from Waste Pipes.

121. Every waste pipe shall be taken through an external wall of the building and shall discharge in the open air over a properly trapped gulley or into such gulley above the level of the water therein.

No waste pipe shall discharge into or connect -

- (i) with any hopper head;
- (ii) with any gutter or pipe provided or used for the conveyance of rain water.

Maintenance.

122. The owner of any building shall at all times keep and maintain in a proper state of repair and in proper working order all drainage and plumbing work in or in connection with such building, and shall at all times keep and maintain in conformity with these regulations all such drainage work constructed in accordance therewith.

Fees.

123. When submitting plans to the Council for approval, the owner of a stand intending to erect any buildings thereon shall pay to the Council the following fees:

- (1) For a new dwelling, together with outbuildings, the sum of 20s.
- (2) Any alterations or additions to an existing building, the sum of 2s. 6d.

+ * SCHEDULE A.

CITY COUNCIL OF JOHANNESBURG - NATIVE VILLAGE SITE PERMIT
ISSUED UNDER REGULATION 2 (2).

Not Transferable.

This is to certify that the City Council of Johannesburg has in accordance with and subject to all the terms and conditions prescribed in its Native Village Regulations, as amended from time to time granted to :-

Name:

Sex: Age: Identity Number:

Ethnic Group:

The right to occupy, with the members of his family, Lot No.

in Native Village for a period of 30 years from the

..... day of 19

The rent payable for the right of occupying the said lot is payable monthly on or before the 7th day of the month in respect of which the payment is made.

Dated at Johannesburg this day of
19

.....
Manager or person authorised by him
to sign.

+ (Subt. A.N. 989 : 2/12/53).

* (SUBT. A.N. 781 : 4.11.1959.)

* SCHEDULE B.

*(Added A.N. 8 : 2/1/57.)
 *(Last paragraph Added A.N. 187 : 6/3/57.)
 *(Subt. A.N. 30 : 13/1/60.)

RENTS FOR RESIDENTIAL LOTS

Per Month

DUBE

£ s. d.

Lot measuring 40 feet by 70 feet or 40 feet by 80 feet	1. 10. 0.
Lot measuring 50 feet by 100 feet	1. 12. 6.

MOFOLO.

(a) Mofolo Central

Lot measuring 40 feet by 70 feet (including water supply)	1. 15. 0.
Lot measuring 33 feet by 70 feet (including water supply)	1. 15. 0.
Lot measuring 26 feet by 70 feet (including water supply)	1. 12. 6.
Lot measuring 27 feet by 70 feet (including water supply)	1. 12. 6.

(b) Mofolo North and South

Lot measuring 40 feet by 70 feet	1. 5. 0.
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ORLANDO

(a) Orlando East and West

Lot measuring 50 feet by 69 feet to 50 feet by 75 feet (including water supply)	1. 15. 0.
Lots Nos. 260, 262, 421, 422 and 423 together	3. 0. 0.

(b) Orlando West Extension

Lot measuring 40 feet by 70 feet (including water supply)	1. 15. 0.
Lot measuring 26 feet by 70 feet (including water supply)	1. 12. 6.

SOUTH-WESTERN BANTU TOWNSHIPS NO. 1.

Lot measuring 35 feet by 70 feet to 40 feet by 70 feet	1. 5. 0.
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SOUTH-WESTERN BANTU TOWNSHIPS NO. 2.

Lot measuring 35 feet by 70 feet to 40 feet by 70 feet	1. 5. 0.
--	----------

SOUTH-WESTERN BANTU TOWNSHIPS NO. 3.

Lot measuring 35 feet by 70 feet to 40 feet by 70 feet	1. 5. 0.
--	----------

JABAVU.

Lot measuring 35 feet by 70 feet to 40 feet by 70 feet	1. 5. 0.
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CHIAWELO.

Lot measuring 35 feet by 70 feet to 40 feet by 70 feet	1. 5. 0.
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