

## **NEW JUABEN NORTH MUNICIPAL ASSEMBLY BUILDING BYE-LAWS**

In exercise of power conferred on the New Juaben North Municipal Assembly hereinafter referred to as the “Assembly” by section 181 of the Local Government Act.2016 (Act936) these bye laws are hereby made.

### **1. DEMARCATION OF PLOT**

Building plots shall be demarcated in such a manner as the Assembly may direct from time to time upon application for such purpose. Plots shall be demarcated when the fees paid as approved in the fee-fixing resolution.

### **2. BUILDING PERMIT:**

No person shall erect any building or execute any building work within the area of authority of the New Juaben North Municipal Assembly except under and in accordance with the terms of the building permit issued by the Assembly.

- a) Every building permit shall specify the site and floor area of the building.
- b) Building permit granted by the Assembly is valid for two years after which same may be renewed.
- c) Application for building permits must be accompanied with the building plans indicating sections and specifications and other particulars to the Assembly.

### **3. FEE**

There shall be payable for any such permit a fee or an amount fixed by the Fee Fixing Resolution of the Assembly.

### **4. UNAUTHORISED BUILDING AND DEMOLITION NOTICE**

- a) If any building is being erected or had been erected or if any building work is being carried out and has been in contravention of the bye laws the overseer or inspector may submit a writing to the owner or the occupier of such building, requiring him to write to the Municipal Assembly showing convincing reasons why such building or work should not be demolished, altered or pulled down.
- b) If the owner or the occupier fails to show the convincing reasons why such building or work should not be demolished, altered or pulled down, it shall be lawful for the Assembly to carry out the demolishing, alteration or pulling down of the such building as specified in the noticed of the Municipal Assembly and shall recover all expenses incurred from the owner or the occupier as if it were a debt from such person to the assembly.

**5. PROHIBITION AND SANCTIONS**

- a) No person shall erect any building or other structure within the jurisdiction of this Assembly without an approved permit from the Assembly.
- b) No person shall erect any building or structure other than what has been approved in accordance with the terms of a building permit issued by the Assembly.
- c) No person shall submit to the Assembly building plan for the purposes of securing a building permit unless the said plan is under the supervision of and signed by the registered architect, civil engineer or architectural draughtsman approved by the Assembly.
- d) The Assembly reserves the right to decline granting permit to any applicant who has not completed a building or structure of which earlier permit has been granted.
- e) The Assembly reserves the right to suspend construction work on buildings of which no building permits has been granted.
- f) No person shall restrict or interfere with the Assembly’s works engineer or its authorized agents in the discharge of their lawful duties.

**6. PENALTY**

Any person who contravenes or violates these bye-laws commits an offence and shall be liable to a fine not exceeding three (3) times the cost of a building permit and or risk the demolition of the building.

These Bye-laws made at the meeting of the New Juaben North Municipal Assembly held on the ..... day of..... 2019

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**PRESIDING MEMBER SECRETARY TO ASSEMBLY**

Approved by the Regional Co-ordinating Council on behalf of the Ministry of Local Government this ..... day of ..... 2019.

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**REGIONAL CO-ORDINATING DIRECTOR**