

# PFURA RURAL DISTRICT COUNCIL

P.O BOX 277

MT DARWIN

## OFFICES:

Head office

Stand No. 1



All correspondences to be addressed to the Chief Executive Officer.

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Hotline: +263773617250

Website: [www.pfurardc.org](http://www.pfurardc.org)

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## PUBLIC NOTICE 01: – URBAN RENEWAL, DEVELOPMENT CONTROL AND CERTIFICATE OF OCCUPATION

### A: URBAN RENEWAL REQUIREMENT FOR ALL DETERIORATING AND UNSIGHTLY BUILDINGS AND PROPERTIES IN MT DARWIN DISTRICT

Pfura Rural District Council is issuing a notice to all Business Stakeholder and Property holders in Mt Darwin Council Area to renew or renovate or regenerate their properties. This includes enhancing the appearance and safety of the buildings either through repainting (including façade modifications); repairing, renovations, refurbishment, reconstruction and/or redesigning. In terms of Chapter 2 of the Model Building By-laws (1977), the status of some buildings or properties contravenes the requirements which states that:

No person shall allow any building constructed upon premises of which he/she is the owner or occupier to become;

- a) A danger to the health of the person occupying or using the building, or to the health of the public; or

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#### Mission Statement

To Provide Affordable, Quality, Inclusive and Sustainable Socio-Economic Products and Services to our Clients and Stakeholders

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## CORPORATE VISION

*A Socially and Economically Empowered Community by 2030*

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- b) The source of the unpleasant fumes, smoke or odours; or
- c) Unsightly or disfigurement to the neighbourhood; or
- d) In other way offensive or embarrassing to the people living/working upon the premises or in the neighbourhood.

Therefore, this public notice is being directed to all the building and properties in Mt Darwin District requiring renewal. You are given 6 months to comply with this directive effective the date of issue of the notice.

### **B: DEVELOPMENT CONTROL**

Pfura RDC is advising property holders to have approved plans for their developments in terms of Chapter 2 section 5 of the Model Building By-laws (1977) and make sure that these developments are inspected by Council Officers. These developments include boundary walls (Durawalls), shops, warehouses, industrial buildings, religious buildings (churches and mosques), private educational institutions (pre-schools, creches, ECDs, colleges, Primary and secondary schools) outbuildings (cottages), main houses (first & second dwellings), building alterations and any other construction activities according to Chapter 2 section 7 of the Model Building By-laws (1997).

The public is given 30 days to comply with this notice. For clarifications, kindly visit Council Offices in Mt Darwin Town Board or in Dotito.

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**C: CERTIFICATE OF OCCUPATION**

We are encouraging our clients, who have managed to complete the construction of their **Residential, Educational, Commercial and Industrial** properties to visit council offices to obtain a **Certificate of Occupation** in terms of Chapter 2 section 44 of the Model Building By-laws (1977) for authorised occupation of their properties This document can assist property owners in obtaining title deeds for those with valid Council Leases.

**Please, be advised that:**

Dully, all the property holders and occupants of buildings are required to comply with the stated by-laws in connection with these matters within ninety (90) days of this public notice, failing which council shall apply requirement of the section 56 (subsection 1-8) of the said by-laws to enforce compliance.

**With this notice, Pfura Rural District Council will not hesitate to take decisive action against those who fail to comply with this notice.**

For detailed information do not hesitate to contact our help desk number on **0773617250** or visit council offices in Mt Darwin and in Dotito.

**Inserted by:**  
**Chief Executive Officer**  
**Pfura Rural District Council**  
**Mt. Darwin**



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