

# SPLUMA : CHECKLIST

ARE THE PROPERTIES THAT NEED TO BE TRANSFERRED **SPLUMA** COMPLIANT?  
DO THE OWNERS HAVE BUILDING PLANS ON RECORD AT THE LOCAL AUTHORITY SHOULD  
THE BANKS REQUEST?

## Everything you must know about SPLUMA!!!

Spacial Planning Land Use Management Act, 2013 (Act 16 of 2013)



Under the SPLUMA ACT, Property Owners must have approved building plans submitted with the Local Authority that reflect what is built on the property.

When an application to transfer the property is lodge with the Deeds Office, a SPLUMA Compliance Certificate, issued by the Local Authority will be required to accompany the application

**THIS IS A COMPULSORY DOCUMENT**

## Do BANKS require approved building plans?

Recently, banks started requesting approved building plans in order to finance purchases.

**Banks are safeguarding themselves against potential loss in the financing of illegal structures**



## Do you have an **Architectural Professional** to assist?



If the owner/seller doesn't have municipal approved building plans ...

If the owner/seller has made additions or alterations without building plans ...

If the owner/seller is using the property for purposes outside of it's zoning (land use rights) ...

If the unfortunate happens and you lose your spouse and the property is registered in both names

(married in ANC or COP) there will be a compulsory transfer of the property and all of the above will apply ...

## OTHER SERVICES

**New Building Designs**

Residential, Commercial, Industrial

**Alterations and Additions**

Residential, Commercial, Industrial

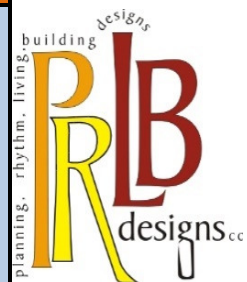
**Project Management**

**Site Supervision during Construction**



## ... GIVE US A CALL

Head Office:	Branch Office:	Satelite Office
Witbank (Emalahleni) Mpumalanga	Pretoria (Tshwane) Gauteng	White River Mpumalanga
Proffice Building, First Floor Unit 19	The Village Office Park, 1st Floor Block D	3 Jacaranda Road
23 Corridor Crescent, Benfleure	Cnr. Glenwood Road and Oberon Ave.	White River
Ext. 11, Emalahleni, 1035	Faerie Glen, Pretoria (Tshwane), 0081	1240
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**BE PROACTIVE, BE READY**