AKWAPIM SOUTH DISTRICT ASSEMBLY (BUILDINGS-MISCELLANEOUS) BYE-LAWS, 2017

IN EXERCISE of the powers conferred on the AKWAPIM SOUTH DISTRICT ASSEMBLY by section 181 of the Local Governance Act, 2016 (Act 936) these bye-laws are made this 19th day of December, 2017.

Buildings permit

1. (1) A person shall not construct a building or any structure within the Assembly's area of jurisdiction without obtaining a permit from the Assembly.

(2) The Assembly shall stop the development of any structure indicated if the owner fails to obtain a permit from the Assembly.

(3) The Assembly shall confiscate the tools and other items from the construction site of a developer who contravenes paragraph (1) and (2).

(4) The Assembly or an officer working on behalf of the Assembly shall not be liable for any damage, misplacement of confiscated items.

(5) The Assembly shall dispose of by public auction or by any other means, any confiscated items if the owner fails to claim them within fourteen days after the confiscation.

(6) Perishable items shall be disposed of after twenty – four (24) hours.

Business premises

2. (1) A person shall not construct a business premises in a residential area Unless the building line is 10 metres from the fence line

(2) Adequate parking space commensurate to the business premises must be provided in order to curtail the incidence of on-street parking.

Building offsets to be observed

3. (1) Building offsets in respect to fence lines and for all categories of buildings
shall be respected by all persons who are undertaking constructional works.

(2) A person who contravenes paragraphs (1) shall rectify the anomaly within one week of notice of the anomaly.

(3) A person who refuses to rectify the anomaly commits an offence and is liable to a fine of twenty penalty units. Forty per cent (40%) of the fine imposed shall, on payment, be paid to the Assembly.

(4) In the case of a continuing offence, a fine of four penalty units shall be imposed for everyday that the offence continues and the Assembly shall rectify the anomaly and surcharge the developer with any costs incurred.

Hillside water ways

4. A person shall not construct a building on the slope of a hill with gradient of more than forty degrees or on a water way.

Adjoining premises to be protected

5. A person constructing a premises in a built up environment shall protect the site
against dust and falling debris.

Penalty

6. A person who contravenes this bye-law commits an offence and is liable on summary conviction to pay a fine of not less than one hundred penalty units and not more than two hundred and fifty penalty units or a term of imprisonment of not less than six months and not more than twelve months or to both the fine and imprisonment. Forty percent (40%) of fine shall, on payment, be ceded to the Assembly.

Interpretation

7. In these bye-laws unless the context otherwise requires

"Assembly" means the AKWAPIM SOUTH DISTRICT ASSEMBLY;

"premises" means any house, hut, shed, structure or roofed enclosure, whether used for the purpose of human habitation or otherwise;

"Perishable items" means goods that go bad within a short period.

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PRESIDING MEMBER **SECRETARY**