

[Legal Notice No. 41]

LOCAL GOVERNMENT ACT  
(Cap. 14)

THE HONIARA TOWN COUNCIL (BUILDING) (AMENDMENT)  
BYE-LAWS 1983

IN exercise of the powers conferred by section 50 of the Local Government Act, the Honiara Town Council, in pursuance of a resolution dated 28 March 1983, makes the following bye-laws -

1. These Bye-laws may be cited as the Honiara Town Council (Building) (Amendment) Bye-laws 1983 and shall come into force on 1 June 1983.

2. (1) The Honiara Town Council (Building) Bye-laws are amended as follows -

(2) In Bye-law 2 -

(a) for the definition of "building" substitute - "building" includes any structure of whatsoever material constructed and without prejudice to the generality of the foregoing includes swimming pools of a permanent nature and water storage tanks".

(b) after the definition of "cross wall" insert - "Design Certificate" means a certificate by a Chartered Engineer that the design of a particular building complies with one or more of the building codes of practice which have been approved by the Permanent Secretary of the Government Ministry responsible for Works."

(c) after the definition of "street" insert - "Structural Certificate" means a certificate by a Chartered Engineer that a particular building is structurally adequate and in compliance with these Bye-laws.

In Bye-law 4(1) after the "begin to erect" insert the words "or commence any earthworks or other works to prepare the site for building."

4. Delete Bye-law 5(3) and replace with the following -

"5.(3) The Council may in its discretion in any particular case -

(a) require a Structural or Design Certificate to be submitted;

- (b) require a certificate from the Fire Officer that the building has adequate means of escape and fire-fighting equipment;
- (c) dispense with the need to submit plans; or
- (d) vary or alter the conditions under which plans may be acceptable.

5. In Bye-law 12 after the word "may" insert - "at any time after the expiry of the said period of 12 months."

6. Delete Bye-law 13 and replace with the following -

"13. - (1) The Council or its authorised officials shall have power to inspect any building in course of erection or completion and, if any portion or detail thereof shall be found not to comply with any of these Bye-laws, by written notice, require the person erecting the building to make, within a time to be specified in such notice, such alteration as may be necessary to comply with these Bye-laws, and any failure to comply with such notice shall be deemed a breach of this Bye-laws.

(2) Any person erecting a building shall give notice to the Council, on the forms specified at the Third Schedule to these Bye-laws on completion of each of the following stages of construction -

- (i) Footings, foundations or column bases as appropriate,
- (ii) Floor slab or bearers and floor joists,
- (iii) Ring beams or plate height including all diagonal wall bracing,
- (iv) Roof trusses prior to any internal cladding,
- (v) Drain runs, septic tank, soakage pits and where appropriate, mains sewerage connections prior to covering,
- (vi) Full completion.

In each case the application shall allow a period of two full working days from receipt by the Council of such notice to allow an inspection to be carried out before work continues.

(3) If any person erects or begins to erect any building or commences any earth works or other works to prepare the site for any building without having obtained the permit required by these Bye-laws or, in the erection of any building, contravenes any of the provisions of these Bye-laws, or, having obtained such permit, constructs the building in part

or in whole according to a plan which has not been approved by the Council, or fails to comply with any notice served upon him in pursuance of sub-Bye-law (1) hereof, the Council may, in addition to any other proceedings that may be taken for a breach of these Bye-laws, require, by written notice, such person to demolish and remove such building or any part thereof or to make such alteration in such building as it may prescribe within a time to be specified in the said notice. Further, in the same or another notice, the Council may notify such person that, if such requirement is not complied with the Council may act in accordance with the terms of such notice any may recover all costs and expenses incurred by it in that behalf from the person who has failed to comply with such requirement."

7. In Bye-law 41(3) after the words "one hundred square feet" insert "save that third and other additional bedrooms in each dwelling house may be not less than 90 square feet."

8. Delete the second Schedule to the Bye-laws and replace with -

"SECOND SCHEDULE  
(Bye-law 4(2))

BUILDING PERMIT FEES

The fee shall be 0.3% of the estimated value of the works on completion as agreed by the Council, subject to a minimum fee of \$10."

9. After the Second Schedule insert the following -

“THIRD SCHEDULE  
(Bye-law 13(2))

HONIARA TOWN COUNCIL (BUILDING) BYE-LAWS  
(Bye-law 13(2) - Form 1)

Footings/Foundations/Column Bases (delete as necessary) have been completed in accordance with Honiara Town Council Bye-laws and are now ready for inspection.

Applicant:..... Date:.....

H.T.C. Inspectorate:..... Date:.....

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HONIARA TOWN COUNCIL (BUILDING) BYE-LAWS  
(Bye-law 13(2) Form 2)

Ring beam/plate height and wall bracing (delete as necessary) have been completed in accordance with Honiara Town Council Bye-laws and are now ready for inspection.

Applicant:..... Date:.....

H.T.C. Inspectorate:..... Date:.....

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HONIARA TOWN COUNCIL (BUILDING) BYE-LAWS  
(Bye-law 13(2) - Form 4)

Roof trusses prior to internal cladding have been completed in accordance with Honiara Town Council Bye-laws and are now ready for inspection.

Applicant:..... Date:.....

H.T.C. Inspectorate:..... Date:.....

HONIARA TOWN COUNCIL (BUILDING) BYE-LAWS  
(Bye-law 13(2) - Form 5)

All drain runs, septic tank, soakaways and mains sewerage connection (delete as necessary) have been completed in accordance with Honiara Town Council Bye-laws and are now ready for inspection.

Applicant:..... Date:.....

H.T.C. Inspectorate:..... Date:.....

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HONIARA TOWN COUNCIL (BUILDING) BYE-LAWS  
(Bye-law 13(2) - Form 6)

FULL COMPLETION

Has been reached in accordance with Honiara Town Council Bye-laws and a final inspection is now requested.

Applicant:..... Date:.....

H.T.C. Inspectorate:..... Date:.....

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Made under the Common Seal of the Honiara Town Council  
this twenty-eighth day of March 1983.

F. PITAKAKA  
President

Approved this eighteenth day of May 1983.

K. TEKE  
Minister of Home Affairs & National Development

Published and exhibited at the office of the Town Council this  
twenty-eighth day of April 1983.

C. DARCY  
for: G.H. Marsden  
Town Clerk

Published and exhibited at the office of the Town Council this eighteenth day of May 1984.

J.P. RIOGANO  
Town Clerk

[Legal Notice No. 42]

LOCAL GOVERNMENT ACT  
(Cap. 14)

IN exercise of the powers conferred by section 50 of the Local Government Act the Honiara Municipal Authority in pursuance of a resolution of 14th April 1981, makes the following Bye-laws -

1. These Bye-laws may be cited as the Honiara (Building) (Amendment) Bye-laws 1981 and shall come into operation on the date of publication in the Gazette.
2. The Honiara (Building) Bye-laws are amended by inserting after Bye-law 46 the following new Bye-law -  
    "Storage 46A. The owner of any plot shall make adequate provision, to the satisfaction of the Authority, for on-site storage of refuse."

Dated at Honiara this twenty-third day of December 1981, under the Common Seal of the Honiara Municipal Authority.

W. BETU  
President

Approved by the Minister of Home Affairs and National Development this second day of February 1982.

K. TEKE  
Minister of Home Affairs & National Development

Published and exhibited at the office of the Council this fifteenth day of May 1984.

J.P. RIOGANO  
Clerk to Honiara Town Council