



NOTICE NO: 59 OF 2023
PROPERTY OWNERS, RATEPAYERS AND AUTHORIZED AGENTS

The municipality has witnessed Dilapidated, unsightly, and abandoned structures within the King Sabata Dalindyebo Municipality area (Mthatha and Mqanduli). This is in contravention of Dilapidated, unsightly, and abandoned structures by-law.

Notice is hereby given to all property owners, rate payers and authorized agents within the King Sabata Dalindyebo Municipality area to comply with the gazetted Dilapidated, Unsightly, and abandoned structures by-law.

This notice must be read as the 1st notice for informing all Property Owners, Ratepayers and Authorized agents to comply by no later than 90 days from the date of publication of this notice.

Failure to comply with the provisions of the By-law will result in the municipality enforcing the By-laws against all illegal Structures. This may include demolition or removal of illegal structures at the cost of the owner.

All the Property Owners, Ratepayers and Authorized Agents are advised through this notice to either comply or demolish all buildings/structures that are in violation of these by-laws.

Dilapidated, unsightly, and or abandoned structure violations include:

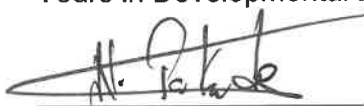
- Abandoning a building.
- Failure to comply with or maintain a building in accordance with the health, fire-safety and town planning scheme or by-laws.
- Failure to maintain lifts that were installed in a building.
- Allow any of the conditions listed below to develop or exist.

1. Conduct or permit the conduct of any criminal activities contemplated in section 5(f) of complaints of criminal activities, including but not limited to drug dealings, prostitution and money laundering as is evidenced by complaints lodged at the South African Police Services or the Local Authority.
2. Occupy a building illegally.
 - Failure to comply with a Notice issued in terms of the Spatial Planning and Land Use Management Act no 16 of 2013, KSD Building Management by-law of 2019, Dilapidated, Unightly and Abandoned structures by-law of July 2023.
 - Allow a building to be a threat or danger to the safety of the occupiers, registered owners, responsible person, or the public in general; and
 - Allow a building to be in a state of partial completion, to become abandoned or structurally unsound and to show the signs of any of the risks contemplated in sections above.

A period of 3 months from the date of publication of this notice is hereby given to make corrective measures, after which the municipality will take necessary steps and issue out contraventions, and /or apply to court for demolition order.

Direct enquiries on these by-laws to Building Control office – office 234 Munitata Building, Mr Z. Hobongwana: 047 501 4057/ 4177, email at Hobongwanaz@ksd.gov.za

Yours in Developmental Local Government



N. PAKADE
MUNICIPAL MANAGER