



WHAT HAPPENS IF MY PROPERTY IS DILAPIDATED AND UNSIGHTLY:

An authorised official must give notice in writing to the owner declaring a property or building or part thereof as dilapidated, abandoned and unsightly. Notice must state the facts why it is declared as such and provide reasons.



ONCE THE PROPERTY HAS BEEN DECLARED DILAPIDATED, ABANDONED AND UNSIGHTLY.

Step 1: The KSDLM will conduct an inspection on such structure and produce a report with recommendations to demolish or upgrade or renovate such structure.

Step 2: The owner will be served with a notice given period of 6 months to improve the condition of the structure or to come with a plan to maintain the structure.

Step 3: The owner of the property will be requested to comply by submitting the building plans for approval by the local authority.

Step 4: Once the plans are approved, KSDLM will conduct inspection during construction in making sure all standard building requirements are met and structure built according to the approved plans.

FOR ANY STRUCTURE / PROPERTY THAT IS DILAPIDATED, ABANDONED AND UNSIGHTLY

CONSULT YOUR MUNICIPALITY



HOW DO I KNOW IF MY BUILDING IS DILAPIDATED, ABANDONED AND UNSIGHTLY: DECLARATION

- When the building appears to have structural defects.
- Property appears to have been unoccupied for long.
- Property does not comply with requirements of the Building Management by-law of 2019
- Property is overcrowded property.
- Property illegally connected to electricity and water supply.
- Property subject to complaints of criminal activities.
- Property being used to dump rubble, scrap etc.

WHAT DO YOU NEED TO KNOW ABOUT DILAPIDATED, ABANDONED AND UNSIGHTLY BUILDINGS:



ENFORCEMENT OF THE BY-LAW

- Abandon a building
- Fail to comply or maintain a building in accordance with the health, fire - safety and town planning scheme by-laws.
- Fail to maintain lifts that were installed.
- Allow any of the above conditions to develop or exist.
- Conduct or permit the conduct of any criminal activities in a property..
- Occupy a building illegally.
- Allow a building to be a threat, danger to the safety of the occupiers, in a state of partial completion and full of defects.

Open Office Hours: 08h00 - 16h30 (Mondays to Thursday)

Open office Hours: 08h00—16h00 (Friday)

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PROVISION OF DILAPIDATED, ABANDONED & UNSIGHTLY STRUCTURES BY LAW

- TO REGULATE THE DILAPIDATED, ABANDONED & UNSIGHTLY STRUCTURES WHICH MAY CAUSE DANGER TO NEIGHBOURING ENVIRONMENT.
- TO IDENTIFY STRUCTURES THAT MAY BE USED AS CRIME SPOTS.
- TO REGULATE PROPERTIES THAT APPEAR TO CAUSE NUISANCE TO THE AREA OF JURISDICTION OF LOCAL MUNICIPALITY.
- TO ENSURE SAFETY OF THE NEIGHBOURING ENVIRONMENT.



- ◇ No site or property shall be left to be a dumping site.
- ◇ No site should be left unsecured by fence or hoarding when declared unsightly / Dilapidated to prevent illegal use or occupancy.

CONTACT THE MUNICIPALITY FOR ANY BURNT / DILAPIDATED STRUCTURES WITHIN KSDLM JURISDICTION



- ◇ No structure shall be left in a burnt state.
- ◇ Burnt structures are classified under dilapidated, abandoned and unsightly building.
- ◇ **Building older than 60 years: Approval from heritage Authority is required.**
- ◇ **Asbestos Management Plan required.**



WHAT ARE BUILDING PLANS: BUILDING PLANS IS A DRAWING THAT SHOWS WHAT A BUILDING WILL LOOK LIKE AFTER BEING BUILT. BUILDING PLANS ARE DRAWN BY PROFESSIONAL REGISTERED ARCHITECT OR DRAUGHTSMAN. BUILDING PLANS ARE ALSO USED TO CALCULATE HOW MUCH THE BUILDING WILL COST.

ONCE THE STRUCTURE DECLARED FOR DEMOLITION, DEMOLITION PLAN SHOULD BE SUBMITTED TO THE LOCAL AUTHORITY TO OBTAIN PERMIT TO DEMOLISH SUCH STRUCTURE.

BUILDING PLANS TO BE APPROVED BY KSDLM BEFORE ANY CONSTRUCTION START ON SITE.

