

PROCLAMATION • PROKLAMASIE

PROCLAMATION 1 OF 2020

NELSON MANDELA BAY METROPOLITAN MUNICIPALITY:
PROBLEM BUILDING BY-LAW

Under the provisions of Section 156 of the Constitution of the Republic of South Africa, 1996 the Nelson Mandela Bay Metropolitan Municipality, enacts as follows: –

TABLE OF CONTENTS

1. Definitions
2. Principles, objectives and application
3. Appointment, identification and entry by authorised officials of buildings and land
4. Prohibited conduct
5. Declaration of a building as a problem building and the right to appeal
6. Compliance notice
7. Service of a notice
8. Restriction of liability
9. Civil action
10. Exemptions
11. Offences and penalties
12. Short title and commencement

1. Definitions

In this By-law, unless the context otherwise indicates –

“authorised official” means an employee of the local authority authorised by the local authority or authorised by any delegated official of the local authority, to implement and enforce the provisions of this By-law;

“court” means the Magistrates Court or High Court or Municipal court having jurisdiction over an area falling within the jurisdiction of the local authority;

“building” includes –

- (a) any structure, including but not restricted to containers, whether of a temporary or permanent nature and irrespective of the materials used in the erection thereof, erected or used for or in connection with the -
 - (i) accommodation or convenience of human beings or animals;
 - (ii) manufacture, processing, storage, display or sale of any goods;
 - (iii) rendering of any service;
 - (iv) destruction or treatment of refuse or other waste materials;
 - (v) cultivation or growing of any plant or crop;
- (b) any wall or part of a building;
- (c) a unit as defined in the Sectional Title Act, 1986 (Act No. 95 of 1986) or any amendments thereto or substitutions thereto;
- (d) any vacant or unoccupied erf;
- (e) any advertising sign, advertising board or other structure as defined in the local authority's Advertising and Signage By-laws, as promulgated from time to time; and