

- (b) does not comply with existing legislation or is not maintained in accordance with the health, fire-safety and town planning scheme or by-laws;
 - (c) has no or limited use of lifts that were installed in the building;
 - (d) is overcrowded;
 - (e) is unhealthy, unsanitary, unsightly or objectionable in terms of any applicable legislation or, as determined by the local authority -
 - (i) has overloaded or illegally connected electricity supply;
 - (ii) has illegally connected water supply;
 - (iii) has no electricity supply;
 - (iv) has no water supply;
 - (v) has illegal connections to sewer mains;
 - (vi) has overflowed or blocked sewer drains;
 - (vii) constitutes a nuisance; or
 - (viii) is a place where refuse, waste material, rubble, scrap or any similar material is accumulated, dumped, stored or deposited, unless so stored in terms of a valid approval by the local authority;
 - (f) is the subject 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;
 - (g) is occupied illegally;
 - (h) is partially completed and the responsible person has not complied with a Notice issued in terms of Section 11 of the National Building Regulations and Building Standards Act, 1977 and any amendments thereto or substitutions thereof;
 - (i) is structurally unsound;
 - (j) is a threat or danger to the safety of the occupiers, registered owners, responsible person or the public in general; and
 - (k) is partially completed, abandoned or structurally unsound and shows signs of any of the risks contemplated in paragraphs (a) to (j).
- (2) Before declaring a building a problem building, the authorised official must give notice in writing to the owner and occupiers and such notice must:
- (a) state the fact that the authorised officer is considering declaring the building or property a problem building;
 - (b) provide reasons for such intention;
 - (c) establish a platform to engage meaningfully with the owner and occupiers; and
 - (d) if the engagement in terms of subsection (2)(c) fails to resolve the matter, grant the owner and occupiers a period of not less than 10 (ten) days, excluding Saturdays, Sundays and Public Holidays, within which to submit written representations as to why the building or property should not to be declared a problem building.