

- (e) dispose of, destroy or remove any material or article accumulated, dumped, stored or deposited in any building, which is refuse or waste and which is unsightly or is likely to constitute an obstruction; or
  - (f) comply with any provision of this By-law.
- (4) Failure by an owner to comply with a notice served on him or her in terms of subsection (1), (3) and (4) constitutes an offence and the local authority may, if an owner fails to comply with such a notice, clean, repair, renovate, repaint, alter, close demolish or secure any problem building at the cost of the owner.
- (5) The local authority may, if the owner fails to pay the cost contemplated in subsection (2) or (4), recover the cost in terms of the Customer Care and Revenue Management By-law.
- (6) If the authorised official deems it necessary for the safety of any person, he or she may, by notice in writing, and subject to any applicable legislation:
- (a) Order the owner of any problem building to remove, within the period specified in such notice, any person occupying or working, or who for any other purpose is in or on the problem building, and to take care that no person who is not authorised by the local authority enters the problem building; and
  - (b) order any person occupying, operating or working from, or who for any other purpose is in or on any problem building, to vacate such building:

Provided that such notice will only be served after the municipality and the owner or occupiers engaged with each other meaningfully.

(7) The municipality must keep a complete and accurate account of the process of engagement

(8) Failure to comply with a notice served in terms of subsection (6) constitutes an offence.

(9) No person shall occupy, use or permit the occupation or use of any problem building or continue to occupy, use or permit the occupation or use of any problem building in respect of which a notice was issued in terms of subsection (3) or where steps were taken by the local authority in terms of this section, unless he or she has been granted permission by the local authority in writing that the problem building may be occupied or used, as the case may be and failure to comply with this subsection constitutes an offence.

## **7. Service of a notice**

- (1) Any notice or other document that is served on a person in terms of this by-law is regarded as having been duly served –
- (a) when it has been delivered to that person personally;
  - (b) when it has been left at that person's place of residence or business in the Republic with a person apparently over the age of 16 years;
  - (c) when it has been posted by registered or certified mail to that person's last known residential or business address in the Republic, and an acknowledgment of the posting thereof from the postal service is obtained;