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DEVELOPMENT MANAGEMENT

Enquiries: Aubrey Fortuin

Tel: 021 444 1062

Reference: 70492227

PERSON/REGISTERED OWNER OF PROPERTY	Debra Costopoulos		
ADDRESS	3 [REDACTED] Durbanville 7550		
ID NO/REG NR	6004130225085	DATE	29 January 2020

NOTICE ISSUED IN TERMS OF SECTION 12 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977 AS AMENDED (the Act)

An inspection conducted on **17 December 2019** of Erf No. **12008** at **3 FALCON STREET D'URBANVALE** revealed that **there is defective and poor construction work on site**

On the basis of the abovementioned facts, the City of Cape Town (being the local authority in question), has formed the opinion that the abovementioned building is showing signs of becoming dangerous to life or property as mentioned under Subsection 12(1) of the Act. *(Please refer to the reverse side of this document).*

You are hereby ordered to comply with the following requirement/s (mark applicable requirement/s):

- to secure the building by putting a danger tape around
- To appoint at your cost, a Structural Engineer as referred to in subsection 12(3) of the Act to report to the local authority within 7 days from the date hereof on his/her findings and the nature and extend of the steps to be taken to render the building safe.
- to remove, all persons occupying or working or being for any other purpose in the building there from, and to take care that any person not authorized by such local authority does not enter such building.

FAILURE TO COMPLY WITH THIS NOTICE CONSTITUTES A CRIMINAL OFFENCE. The City of Cape Town may, without further notice, institute legal proceedings against you.

SIGNED: (Delegated Official)	Building Inspector		ADDRESS (Where served)	CCT KLAARFONTEIN
SERVED:	DATE:	29/01/2020	TIME:	11:25
SERVER:	NAME:	Aubrey Fortuin	SIGN:	[REDACTED]
RECIPIENT:	NAME:	Costopoulos	SIGN:	[REDACTED]

Sections 12(1), (3), (4) and (5) of the Act, read inter alia as follows:

- (1) If the local authority in question is of the opinion that –
- (a) any building is dilapidated or in state of disrepair or shows signs thereof;
 - (b) any building or the land on which a building was or is being or is to be erected or any earthwork is dangerous or is showing sign of becoming dangerous to life and property, it may by notice in writing, served by post or delivered, order the owner of such building, land or earthwork, within the period specified in such notice to demolish such building or to alter or secure it in such manner that it will no longer be dilapidated or in a state of disrepair or show signs thereof or be dangerous or show sign of becoming dangerous to life or property or to alter or secure such land or earthwork in such manner that it will no longer be dangerous or show signs of becoming dangerous to life or property: Provided that if such local authority is of opinion that the conditions of any building, land or earthwork is such that steps should forthwith be taken to protect life or property, it may take such steps without serving or delivering such notice on or to the owner of such building, land or earthwork and may recover the cost of such steps from such owner.
- (3) (a) If the condition of any building or land on which a building was or is being or is to be erected or any earthwork is such that, it is dangerous or is showing signs of becoming dangerous to life or property, the local authority, irrespective of whether it was notified in terms of subsection (2), may by notice in writing, serve by post or delivered, order the owner of such building, land or earthwork to instruct at the cost of the owner an architect or registered person to investigate such condition and to report to such local authority on the nature and extent of the steps to be taken, in the opinion of such architect or registered person, in order to render such building, land or earthwork safe.
- (4) If the local authority in question deems it necessary for the safety of any person, it may by notice in writing, served by post or delivered—
- (a) order the owner of any building to remove, within the period specified in such notice, all persons occupying or working or being for any other purpose in such building there from, and to take care that any person not authorized by such local authority does not enter such building;
 - (b) order any person occupying or working or being for any other purpose in any building, to vacate such building immediately or within a period specified in such notice.
- (5) No person shall occupy or use or permit the occupation or use of any building in respect of which a notice was served or delivered in terms of this section or steps were taken by the local authority in question in terms of subsection (1), unless such local authority has granted permission in writing that such building may again be occupied or used.
- (6) Any person who contravenes or fails to comply with any provision of this section or any notice issued thereunder, shall be guilty of an offence and in the case of a contravention of the provisions of subsection (5), liable to a fine not exceeding R100 for each day on which he so contravened.