



DEVELOPMENT PLANNING, ENVIRONMENT & MANAGEMENT UNIT
Development Management Department
Building Inspectorate

Central
166 K E Masinga Road
P O Box 680, Durban, 4000
Tel: 031 311 1111, Fax: 031 311 7776
www.durban.gov.za

OUR REF : DS4/
YOUR REF : C1/11/26-32 Clark Road (Unit 1)
ENQUIRIES : Nandipha Baduza
TELEPHONE : 031 311-7626
ROOM NO : 123
EMAIL : Nandipha.Baduza@durban.gov.za

18 May 2022

Ms Lee Nicole Scott
Unit 1 of SS John Dold
26 - 32 Clark Road
BEREA
Durban
4001

Dear Madam

NOTICE IN TERMS OF SECTION 12(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT (NO. 103 OF 1977) AS AMENDED:
CADASTRAL: REM OF ERF 6325 OF DURBAN
STREET ADDRESS: SECTION 1 OF SS JOHN DOLD, 26 -32 CLARK ROAD

Notice is hereby given of acts or omissions, as set out hereunder, that contravene the National Building Regulations and Building Standards Act in respect of the premises described above and ordering you as the owner to comply within the time specified.

1. If the local authority in question is of the opinion that -

- (a) "Any building is dilapidated or in a state of disrepair or shows signs thereof; 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 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 signs 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 the opinion that the condition 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 costs of such steps from the owner".*

(b) 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 costs of such steps from the owner”.

This Department hereby brings to your attention the fact that the building on your property is dilapidated and in a state of disrepair and shows signs of becoming dangerous to life or property.

You as the owner of the said property are therefore ordered in terms of the aforesaid National Building Regulations and Building Standards Act to either demolish such building, or alter or secure it in such manner that it will no longer be dilapidated, and/or in a state of disrepair or show signs thereof or be dangerous or show signs of becoming dangerous to life or property. Should you choose to demolish the said building, a demolition permit is to be obtained from the Building Inspectorate Branch.

You are further advised that should you fail to comply with the terms of this notice within 30 days from the date posted and stamp hereon for consideration you may be prosecuted and if convicted be liable to a fine not exceeding R4 000,00 or imprisonment for a period not exceeding twelve months in terms of section 24 of the National Building Regulation and Building Standards Act of 1977 as amended.

Provision is also made in terms of Section 12(1)(a) of Act 103 of 1977 for the local authority in question to take such action as it deems necessary in order to alter or secure it in such manner so that it will no longer be dilapidated or in a state of disrepair, the costs of which will be to your account.

“You are further informed that in terms of the Ethekwini Municipality Rates Policy 2019/2020, where a property is being or has been developed or is being used without authority or illegally, in contravention of national or provincial legislation, any of the municipality’s by-laws, regulations, the land use scheme or any other applicable law, the Municipality may change its rating category to “Unauthorised or Illegal Development or Use and Abandoned Property or Building category”

The Municipality shall, upon your failure to comply with the provisions of this notice, implement an increase in your property rates in accordance with the Ethekwini Municipality Rates Policy 2019/2020.”

Yours faithfully

For: 
**HEAD: DEVELOPMENT PLANNING
ENVIRONMENT and MANAGEMENT**



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ENQUIRIES : Nandipha Baduza
TELEPHONE : 031 311-7626
ROOM NO : 123
EMAIL : Nandipha.Baduza@durban.gov.za

18 May 2022

Ms Funeka Euphodia Dlamini
Unit 3 of SS John Dold
26 - 32 Clark Road
BEREA
Durban
4001

Dear Madam

NOTICE IN TERMS OF SECTION 12(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT (NO. 103 OF 1977) AS AMENDED:
CADASTRAL: REM OF ERF 6325 OF DURBAN
STREET ADDRESS: SECTION 3 OF SS JOHN DOLD, 26 - 32 CLARK ROAD

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1. If the local authority in question is of the opinion that -

(a) "Any building is dilapidated or in a state of disrepair or shows signs thereof; 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 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 signs 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 the opinion that the condition 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 costs of such steps from the owner".

(b) 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 costs of such steps from the owner”.

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Yours faithfully

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