

OUR REF: DS3/
YOUR REF:
ENQUIRIES: BI Name

Date:

To:
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Dear Sir / Madam

NOTICE IN TERMS OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT (NO. 103 OF 1977) AS AMENDED
DANGEROUS SITUATION AT:
ADDRESS: _____
CADASTRAL: _____

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. In terms of Section 12(3)(a) of the above mentioned Act;

"If the condition of any building or the 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, served by post or delivered, order the owner of such building, land or earthwork to instruct at the cost of such owner an architect or a 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 earthworks safe".

Your attention drawn to the fact that the _____ on your property is considered to be dangerous to life and property.

In terms of the abovementioned Act, as the owner of the aforementioned property, you are hereby required to appoint a registered person, at your cost, to inspect and report on the stability of the dangerous situation and for you to carry out the remedial work in accordance with the registered person's recommendations.

Failure to comply with this notice is an offence in terms of Section 12 (6) of the aforementioned Act, and liable on conviction to a fine of R100.00 (One Hundred Rand) for each day of contravention.

In terms of Section 12(1) of Act 103 of 1977 as amended, failure to carry out the aforementioned within ___ hours / days from date hereof, will result in the Local Authority carrying out the necessary remedial work as it deems necessary in order to protect life and/or property, the costs of which will be to your account.

Furthermore, you as the owner of the said property are required in terms of the aforesaid National Building Regulations and Building Standards Act to erect a safety barrier with immediate effect and to maintain the said barrier until the danger has been removed in its entirety.

Yours faithfully

**HEAD: DEVELOPMENT PLANNING
ENVIRONMENT and MANAGEMENT**

DOC.W.G: 02/06/2008

I ACKNOWLEDGE RECEIPT OF THIS LETTER:

RECEIVED BY: _____

SIGNATURE: _____

DATE: _____