



KOUGA MUNICIPALITY

NOTICE NUMBER: 133/2026

DRAFT KOUGA LOCAL MUNICIPALITY PROBLEM BUILDING BY-LAW

Notice is hereby given in accordance with Section 12(3), read with Section 21 of the Local Government: Municipal Systems Act 2000 (Act No. 32 of 2000), that the draft by-law for Kouga Local Municipality is available for inspection at the municipal website(www.kouga.gov.za) and municipal buildings. The by-law includes the entire Kouga municipal area, including the towns of Jeffreys Bay, Humansdorp, St Francis Bay, Cape St Francis, Oyster Bay, Hankey, Loerie, Patensie, Thornhill, and rural areas.

The main objective is:

- ensure that all buildings and structures within the jurisdiction of the Municipality are maintained in a structurally sound, safe, and habitable condition in accordance with applicable national building regulations and municipal standards, to protect the health, safety, and welfare of occupants and the public;
- establish a proactive inspection, identification, and classification framework that enables the Municipality to take timely and proportionate enforcement action against owners or persons in control of problem buildings within its area of jurisdiction;
- facilitate the remediation, rehabilitation, or demolition of derelict, abandoned, or unsafe buildings that contribute to urban decay and neighborhood blight, in support of the Municipality's integrated development planning objectives and the promotion of sustainable human settlements;
- protect the rights of occupants, including vulnerable persons, residing in problem buildings by ensuring that all enforcement action is conducted in a manner that is procedurally fair and consistent with the right of access to adequate housing as contemplated in section 26 of the Constitution of the Republic of South Africa, 1996; and
- combat the unlawful occupation, hijacking, and exploitative management of buildings by providing the Municipality with the necessary legal instruments to intervene where such conditions are harmful to the health, safety, and dignity of occupants or the surrounding built environment.

Any person or body wishing to provide comment and/or objection can do so within a period of 60 days from the date of publication of this notice. Comment or further enquiries can be directed to Nico Lappert, Building Control, Kouga Municipality, 16 Woltemade Street, Jeffreys Bay.
Email: nlappert@kouga.gov.za). All comments or objections must be in writing, clearly stating name and contact details.

MR C. DU PLESSIS
MUNICIPAL MANAGER

P.O. BOX 21
JEFFREYS BAY
6330

Municipal Notice Boards
Municipal website
Provincial Gazette



KOUGA MUNISIPALITEIT

KENNISGEWINGNOMMER:133/2026

KONSEP KOUGA PLAASLIKE MUNISIPALITEIT PROBLEEMGEBOU VERORDENING

Hiermee word kennis gegee in ooreenstemming met Artikels 12(3), saamgelees met Artikel 21 van die Wet op Plaaslike Regerings: Munisipale Stelsels, 2000 (Wet No. 32 van 2000), dat die konsepverordening vir die Kouga Plaaslike Munisipaliteit beskikbaar is vir inspeksie op die munisipale webwerf (www.kouga.gov.za) en munisipale geboue. Die verordening dek die hele Kouga Plaaslike Munisipale Gebied, insluitend die dorpe Jeffreysbaai, Humansdorp, St. Francisbaai, Kaap St. Francis, Oesterbaai, Hankey, Loerie, Patensie, Thornhill, en landelike gebiede.

Die hoofdoelwit is:

- Verseker dat alle geboue en strukture binne die jurisdiksie van die Munisipaliteit in 'n struktureel veilige, veilige en bewoonbare toestand onderhou word ooreenkomstig toepaslike nasionale bouregulasies en munisipale standaarde, om die gesondheid, veiligheid en welsyn van inwoners en die publiek te beskerm;
- 'n Proaktiewe raamwerk vir inspeksie, identifikasie en klassifikasie vestig wat die Munisipaliteit in staat stel om tydige en gesproke afdwingingsaksie teen eienaars of persone in beheer van probleemgeboue binne sy jurisdiksiegebied te neem;
- Die herstel, rehabilitasie of afbreking van vervalte, verlate of onveilige geboue fasiliteer wat bydra tot stedelike agteruitgang en buurtbende, ter ondersteuning van die Munisipaliteit se geïntegreerde ontwikkelingsbeplanningsdoelwitte en die bevordering van volhoubare menslike nedersettings;
- Die regte van inwoners beskerm, insluitend kwesbare persone, wat in probleemgeboue woon deur te verseker dat alle afdwingingsaksies uitgevoer word

Enige persoon of liggaam wat kommentaar en/of beswaar wil lewer, kan dit binne 'n periode van 60 dae vanaf die datum van publikasie van hierdie kennisgewing doen. Kommentaar of verdere navrae kan gerig word aan Nico Lappert, Boubeheer, Kouga Munisipaliteit, Woltemadestraat 16, Jeffreysbaai. E-pos: nlappert@kouga.gov.za. Alle kommentaar of besware moet skriftelik wees en die naam en kontakbesonderhede duidelik vermeld.

MR C. DU PLESSIS
MUNICIPAL MANAGER

P.O. BOX 21
JEFFREYS BAY
6330

Municipal Notice Boards
Municipal website
Provincial Gazette

