TITEL 9: (MAINTENANCE OF PREMISES)

In exercise of the powers conferred on the OFFINSO MUNICIPAL ASSEMBLY (hereinafter called ''the Assembly'') by section 181 of the Local Governance Act. 2016 (Act 936) these Bye-Laws are hereby made:

1. White washing and painting of premises

(1) A household or an owner or occupier of a premises within the area of administration of the Assembly shall keep the house clean, white washed and painted on regular basis once in two years.

(2) Where the owner, occupier or landlord fails to comply with sub-paragraph (1) the Assembly shall undertake the painting and charge the owner, occupier or landlord with the expenses incurred in undertaking the painting as a debt.

(3) Notwithstanding the provision of the Building Regulations any unauthorized structure attached to premises shall be demolished or removed on notice by the Assembly.

2. Inspection by authorized officers

An officer of the Assembly duly authorized may inspect the state of maintenance of any premises within the area of administration of the Assembly.

3. Powers of Assembly

The Assembly may direct any household, owner or occupier of premises to white-wash, paint, or put the premises in a state of cleanliness within a prescribed period as it may determine.

4. Appeal

(1) A prescribed period specified by the Assembly may be extended upon an appeal by the household, owner or occupier of the premises in reasonable circumstances.

(2) After the expiration of the prescribed period which has been extended on appeal as specified in sub-paragraph 1 of paragraph 4, a person who refuses to comply with the request to white wash, paint or put the premises in a state of cleanliness commits an offence.

5. Abandoned premise

Where premises is abandoned or is in a total state of disrepair, dilapidation or collapse and poses a threat to life and property, the Assembly shall serve notice to the owner or occupier of the premises to demolish the premises within a period of eight days.

6. Demolishing of premises on 8 days' notice

The Assembly shall demolish the premises and charge the household, owner or occupier of premises for labour after the expiration of the period of 8 days' notice.

7. Uncompleted dangerous property

(1) The Assembly shall serve notice to the owner of an uncompleted house which poses a threat to life and property to either complete or demolish the uncompleted premises within a specified period of time.

(2) Where the owner of the uncompleted (house) premises fails either to demolish or complete it, the Assembly shall with or without further notice, demolish the uncompleted house and surcharged its owner for the cost of labour.

8. Offence

A house owner or occupier of premises who refuses to repair premises which is in a state of disrepair, dilapidation, collapse or threat to life and property after reasonable warning or notice by the Assembly shall be deemed to have contravened these bye-laws.

9. Penalty

A person who contravenes any of these bye-laws commits an offence and is liable on summary conviction to a fine between **100-250 penalty units** payable to Offinso Municipal Assembly or in default to a term of imprisonment for a period not exceeding six (6) months or to both.

10. Revocation

Any other **Maintenance of premises** within the area of authority of the Assembly in existence immediately before the commencement of these bye-laws are hereby revoked.