

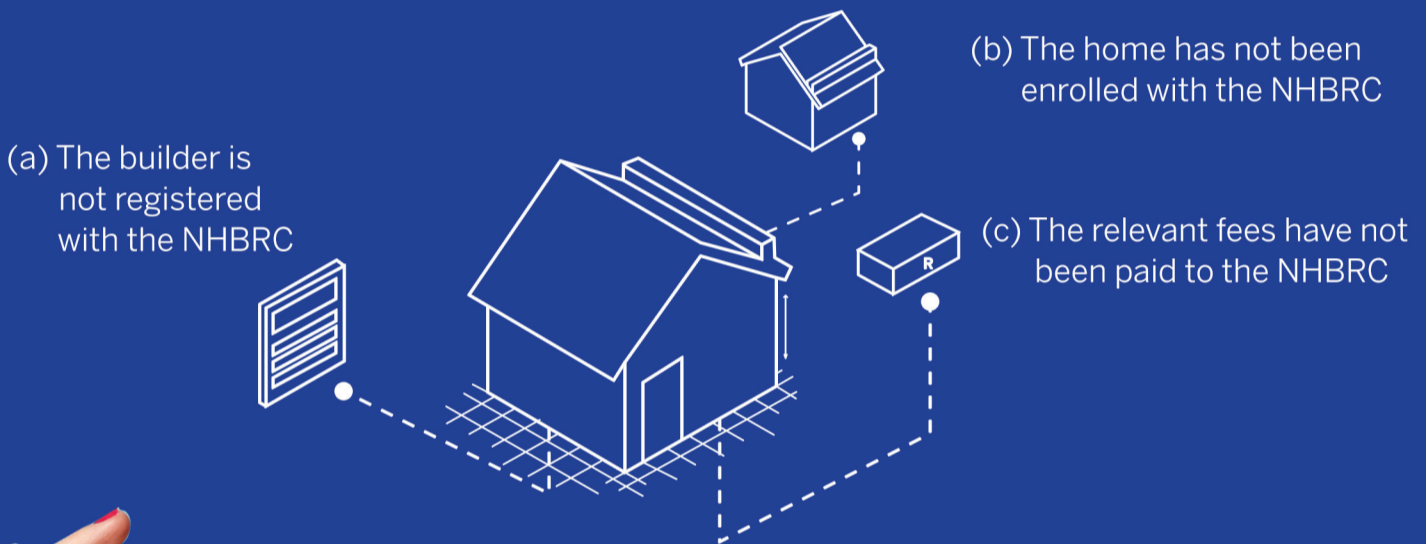
If you are building a new home, the Housing Consumers Protection Measures Act 95 of 1998 (the Act) requires your builder to be registered with the National Homebuilders Registration Council (NHBC). The Act was introduced into our law to protect housing consumers and establish the NHBC as the regulatory body of the home building industry.



The NHBC promotes ethical and technical standards, holds home builders accountable for the homes they build, and provides sanctions for non-compliance.

## Legal compliance

According to the Act, a financial institution cannot lend money to a person to purchase a new home from a home builder if:



If a home is less than five years old at the time of being sold, the conveyancing attorneys must obtain the necessary NHBC enrolment certificate from the seller.

## The benefits of enrolment



**All homes must be enrolled at least 15 days before construction begins.**

Not all builders will take on the responsibility of enrolling a home, because an enrolment fee is payable.

PLEASE NOTE: This is a common oversight. Confirm that your home is enrolled as, ultimately, this is the homeowner's responsibility.

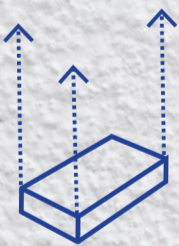


**NHBC enrolment certificates are valid for five years from the date of occupation.**

If the NHBC for any reason cannot determine the date of occupation, the date reflected on the certificate of occupancy issued by the city council will be taken as the date.

**This means the NHBC can ensure that your builder rectifies any defects, including**

- Minor defects found in the first three months
- Any roof leaks found in the first twelve months
- Major structural defects found in the first five years



**You have the right to a second opinion.**

You may ask your builder to request inspections from the NHBC (the cost of these inspections is included in your enrolment fee).

These inspections can be used to check the following:

- Foundations
- Roof height (super structure)
- Practical completion (includes roof)
- Storm water (drainage)
- Carpentry
- Plumbing
- Electrical
- Waterproofing

**For more info about the NHBC**

Visit: [www.nhbc.org.za](http://www.nhbc.org.za)

Call: 0860 200 824

**How to enrol:**

Download an **enrolment form** from the NHBC website.

You can use the **calculator** on the website to find out how much you'll have to pay for your home.