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Phindile Ntuli - comment: Rental Housing Amendment Bill 2010

From: "Xolile Fula" <xfula@breedevallei.gov.za>
To: <phindile.fakude@dhs.gov.za>
Date: 8/30/2010 6:20 PM
Subject: comment: Rental Housing Amendment Bill 2010

Dear Mr PP Fakude,

The Rental Housing Amendment Bill 2010 refers. I wish to submit as follows in respect of Section 14:

1. The local authority is a creation of legislations;
2. All the legislations unfortunately have financial implications;
3. These financial implications are in most instances to be covered by the local authority;
4. This amendment in particular section 14, assumes that all the Municipalities are the same (One size fits all);
5. This amendment is failing to acknowledge that there are B,C and Metro Municipalities;
6. This amendment assumes that the local authorities have unlimited resources to appoint officials;
7. Some of the Municipalities are already spending over the national norm of staffing;
8. The amendment does not clearly define (Why section 14) what is it aiming to achieve by having this section 14;
9. It appears as if the insertion of section 14 was an afterthought;
10. There is no indication that the insertion of section 14 would strengthen the Housing Consumer Education;
11. Some of the Municipalities including my one, is already rendering the services without legislation; and
12. It is therefore my submission that as soon as there is legislation to have this function, most of the Municipalities will not be complying due to scarcity of resources; I therefore recommend that this section be scratch and that the Housing Consumer Education programme be strengthened to empower the tenants. This will ensure that we have an informed tenant and not always a recipient of state assistance.

My prayer is that section 14 not be considered as it is not always appropriate to legislate for everything. The legislative burden is not carried by the crafters but by those who does not have the capacity to implement. I suggest that current overburdened Housing Officials undergo further training in the prescripts of the legislation

I hope my submission will be favourable considered.

Thanking you
Xolile Fula

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"Motivation alone is not enough. If you have an idiot and you motivate him, now you have a motivated idiot." - Jim Rohn