

Community Inputs to the Rental Housing Act

1. Arbitrary evictions – We seek a clear definition of the word/sentence
2. Co-operative Housing – has been omitted from the list of other types of tenure
3. Government medium term strategy:
4. Responsibility to appoint the tribunal by the Minister – If the mandate to draw up regulations shifts from the provincial MEC to the national office, does it mean the dept proposes a one size fits all type of regulations despite geographical and cultural dynamics of each province. Beyond that does it also mean that the Minister would also be responsible for issues listed below:
 1. Appointment of the board
 2. Appointment of the staff
 3. Allocation of resources

Community feels it proper to leave the appointment with the provincial MEC given reasons listed above.
5. Constituency seeks clarity of the following issues related to the setting up of the Rental Tribunal -
 1. Proposed composition of the Tribunal board
 2. Competency to imposing penalties
 3. The process of raising issues
 4. Penalties to evict effected by the Tribunal (Magistrate) vs. High Court process
 5. 4.1 Regulations
 - 4.2 Penaltive measures; lockouts, eviction and electricity and water switch offs
6. The presenter failed to mention other definitions in the proposed amendment bill that need substitution.
7. The measures in place to deal with the collusion of big business to fix the rentals under the proposed market related rental fees.
8. What measures are to bring awareness and education of the backyard landlords and their respective tenants pertaining to the bill.
9. The bill fails to address challenges experienced by students in and around various colleges where accommodation is an issue.
10. SOCIAL COHESSION AND RESPONSIBILITY
- 11.1 The bill doesn't say much about any assistance given to those who lost their loved ones who happen to be the bread winner.
- 11.2 The bill doesn't say much about the participation of organised tenants at the tribunals and where they reside to influence decisions taken in their place of residence.
12. It doesn't mention any form of incentives given to members who religiously honoured their rental for more than 5, 10 & beyond

13. It doesn't make provision of any ownership in terms of rent to buy or having shares at the ultimate end for the long term tenants.

14. FARM WORKERS

The role of tribunal to protect the rights of tenants facing evictions due to some of the above, given that effective ones are in large Metros and Cities.

15. The role of the Act and the tribunal to bridge a gap between locals and foreign nationals in the contestation of the property and accommodation.