



FREE STATE LEGISLATURE

PORTFOLIO COMMITTEE ON PUBLIC WORKS, INFRASTRUCTURE, ROADS, TRANSPORT AND HUMAN SETTLEMENT Negotiating Mandate

TO: Chairperson of the Select Committee on COGTA

NAME OF BILL: Housing Consumer Protection Bill

NUMBER OF BILL: B10B-2021

DATE OF DELIBERATION: 30 August 2023

VOTE OF THE LEGISLATURE:

The Portfolio Committee on Public Works, Infrastructure, Roads, Transport and Human Settlement as designated by the Free State Legislature votes in favour of the Bill.

1. The role of the Department of Human Settlements, NHBRC and municipalities should be clearly defined on the Bill so that the beneficiaries of social houses should not be confused.
2. Clause 1 (b) should clearly state the responsibilities of the MEC, Minister and MMC and should also include conveyancers as they also play an important role on the Bill.
3. Inspectors should be appointed in all areas to ensure that all houses are approved before the beneficiaries could move in.
4. Clause 32 (2) should ensure that the builders are qualified and use prescribed building materials when building the subsidy or social housing project.
5. The Bill should also address and have timeframe when all incomplete subsidy or social housing project will be completed.
6. The Bill should also address the challenges of issuing title deeds to the communities.

7. The Bill should also address the areas where houses were declared a disaster.
8. The Bill should address the infrastructure issues where subsidy or social housing projects are taking place.
9. The Bill should also address the social housing projects where two people are given one house.
10. The Bill should ensure that the child headed families are also included in the Bill.
11. Clause 43 (3) should also hold homebuilders reliable for all social housing projects that are not good qualities, used unapproved building materials and have defects five years after the beneficiaries have moved in the house.
12. The Bill should address all dilapidated social housing project.
13. The Bill should also address, protect the people and rectify all houses that have asbestos roofing.
14. The NHBRC should extend the years for renovations.
15. The Bill must protect the consumers from allowing unregistered builders to build their houses.
16. The Bill should ensure that in rural areas the Local Chiefs communicates and have a level agreement with municipalities when issuing a stand and building social housing projects to consumers.
17. The Bill should ensure that the consumers do not sign a letter to move in their houses because the inspector sign and issue a certificate that says the house is in good condition.
18. The Bill should ensure that the social housing project that are built for disabled people are using prescribed description when foundation is done.
19. All the five districts in the Free State supports the Bill.



HON S MOLELEKI
CHAIRPERSON OF PORTFOLIO COMMITTEE ON PUBLIC WORKS,
INFRASTRUCTURE, ROADS, TRANSPORT AND HUMAN SETTLEMENT

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