

LIMPOPO - NEGOTIATE MANDATE

Responses:

1. Clause 40 (2): This clause must be amended as follows: The duration of warranty cover in relation to a roof leak occurring in a home, is the period commencing at the date of commencement of construction of home to five years after finalisation of the construction of a home, calculated as prescribed by subsection (6), (7) or the case may be;

Response: The warranty cover was initially 1 year (currently) and the Bill proposes that it be extended, it commences on contraction of the roof plus 2 years after finalisation of the construction of the home as 1 year may not be enough time because there is lack of rain in other areas. Weather conditions have been factored in considering the life span of a roof, if a roof is able to withstand all conditions within a period of two years, then it has been properly constructed and any further issue after a period of two years will ordinarily be maintenance related.

It is important to note that Minister is empowered to extend the period of the warranty cover, after the council have undertaken an actuarial assessment to determine whether the home warranty fund is able to provide for the additional period. The enrolment fee must be proportionally adjusted in accordance with the extended period of the warranty cover. Clause 40(3) (4) and (5) enables further extension of the cover, however cautioning that it must be proved that there are sufficient funds.