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 (NHBRC). The Act was introduced to our
law to protect housing consumers and establish the NHBRC as the regulatory body of the home building industry.

The NHBRC 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:

(a) The builder is not registered
with the NHBRC

(b) The home has not been
enrolled with the NHBRC

(c) The relevant fees have not
been paid to the NHBRC

If a home is less than five years old at the time of being sold, the conveyancing
attorneys must obtain the necessary NHBRC 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.

NHBRC enrolment certificates are valid for five years from the date of occupation.
If the NHBRC 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 NHBRC 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 NHBRC (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 NHBRC
Visit: www.nhbrc.org.za
Call: 0860 200 824

How to enrol
Download an enrolment form from the NHBRC website.
You can use the calculator on the website to find out how much you’ll have to pay for
your home.