

Who is responsible for the NHBRC Certificate?

Friday, 13 May 2011

Last Updated Friday, 13 May 2011

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A reader wrote in with the following query:-

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I bought a property from a registered complex on sectional title and commissioned a house to be built by the developer and owner of the complex. The entire project has been successful and I can fully recommend the developer as an astute and worthy builder.

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My query revolves around who is responsible for the NHBRC Certificate that will cost around R50,000.00.Â Does the onus fall on me as the owner, or is the developer / builder responsible for payment?

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I would appreciate your advice on this matter.

Les advises as follows:-Thank you for your enquiry.

Ultimately, the owner will be paying the NHBRC fee, either indirectly through the builder's quote, if he has added that fee to his tender price, or directly if he has not. The fee is not for the builder's account, as the NHBRC warrantee benefits the home owner for five years and not the builder. The builder does, however, have to enrol the house with the NHBRC before the building work starts and he needs to be registered with them as well.

I trust that this helps.