

DEVELOPER'S RESPONSIBILITY AFTER CERTIFICATE OF OCCUPANCY ISSUANCE...

The **National Home Builders Registration Council (NHBR)** is a regulatory body of the home building industry.

To Summarise the Regulations of The Housing Consumers Protection Measures Act, 1998:

Category 1: *From date of occupation (issue date of City Council Occupancy Certificate) for a period up to 3 months (90 days)*

Any reasonable minor defects such as loose cupboards, loose knobs, loose handles, minor cracks in ceilings/walls, loose plumbing fittings, default to silicone work in bathroom, default to grouting on tiles, loose electrical fittings, curtain rails but not including light bulbs etc.

From date of occupation for a period of up to 3 months (90 days)

Category 2: *From date of occupation (issue date of City Council Occupancy Certificate) for a period up to 12 months (365 days)*

Any defect with reference to plumbing, electrical, roof leaks as well as the gas stoves and geysers, but excluding any bulbs, gas cylinders, drain blockages as well as the loosen of taps and mixers due to wear & tear and also the blockage of the net sift inside the mixers, and geyser circuit breakers being switched on and off on a daily basis.

From date of occupation for a period up to 12 months (365 days)

Category 3: *From date of occupation (issue date of City Council Occupancy Certificate) for a period up to 5 years (1825 days)*

All reasonable structural defaults to the building as well as the roof and the perimeter walls. Cracks are hereby included only if wider than 4 mm in width, which means fine hairline cracks form part of minor defects as mentioned in category 1 and will also not be further to our responsibility.

In addition we highlight the fact of damage caused by an act of nature which for example includes major wind storms, heavy raining as well as hail storms and earth tremors including floods as well as spreading fires. We emphasize that Invicta Developments will not be held responsible for any act of nature and that it will be the responsibility of the owner or the body corporate to attend to these matters. Defaults due to the above such as cracked ceiling caused by wetness on top, light fittings being wet because of floods and out of power, as well as damage to any other item in a unit will not be the responsibility of the Developer as this damage will be directly linked and caused by the storms as mentioned above.

We advise the purchaser to upkeep and maintain your new home on a regular basis!!