



**MINISTRY  
HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA**

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**NATIONAL ASSEMBLY**

**QUESTION FOR WRITTEN REPLY**

**QUESTION NUMBER: 3246 (NW3719E)**

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**QUESTION:**

**Mr C J Poole (DA) to ask the Minister of Human Settlements:**

What new oversight and/or enforcement frameworks will be introduced to ensure real-time compliance monitoring, especially in high-risk and/or multi-storey projects? NW3719E

**REPLY:**

**Oversight and Enforcement Framework for Real-Time Compliance Monitoring in High-Risk and Multi-Storey Projects**

To strengthen regulatory oversight and promote real-time compliance—particularly in high-risk and multi-storey developments—the National Home Builders Registration Council (NHBR) has adopted a multi-tiered technical and enforcement framework. This approach ensures that safety, quality, and regulatory standards are upheld throughout the project lifecycle.

## 1. Pre-Enrolment Structural Review

All project enrolments are subject to a rigorous technical evaluation by a qualified NHBRC engineer prior to the issuance of a certificate of enrolment. This process entails:

- **Risk Classification Verification:** Projects are assessed and categorised according to their risk profile—ranging from low-risk "deemed-to-satisfy" designs to complex, high-risk structures.
- **Technical Design Evaluation:** Structural drawings and engineering designs are reviewed for compliance with the National Building Regulations.
- **Escalation of High-Risk Projects:** Developments such as multi-storey residential buildings are flagged for additional scrutiny and advanced technical review before enrolment is approved.

## 2. Risk-Based Technical Assessment

Projects deemed low-risk are subject to standard regulatory requirements, while high-risk developments undergo enhanced evaluation, including:

- **Detailed Structural Analysis:** NHBRC engineers validate complex design elements and ensure alignment with approved safety codes.
- **Site-Specific Risk Mitigation:** Additional technical conditions may be imposed based on the geographic, geotechnical, or structural context of the project.

## 3. Stage-Based Compliance Certification

To ensure real-time enforcement, all projects must obtain progressive sign-offs from a competent registered professional—either a Registered Engineer or Technologist—at key construction milestones. These include:

- **Foundation Stage**
- **Sub-Structure Stage**
- **Superstructure Stage**
- **Practical Completion**

Builders are prohibited from proceeding to the next phase without formal certification at each stage. This phased compliance mechanism ensures that construction conforms to approved specifications and mitigates systemic risks of non-compliance.