

**NOTICE 686 OF 2010****DEPARTMENT OF HUMAN SETTLEMENTS****EXPLANATORY SUMMARY OF THE COMMUNITY SCHEMES OMBUD  
SERVICE BILL, 2010**

In accordance with Rule 241(1) of the Rules of the National Assembly –

1. The Minister of Human Settlements herewith gives notice of the intention to introduce into Parliament the Community Schemes Ombud Service Bill, 2010 ("the Bill") during the last Parliamentary session of 2010.
2. The principal objective of the Community Schemes Ombud Service Bill is to establish a Community Schemes Ombud Service that will provide a dispute resolution service for all 'community schemes', being those property developments (including sectional titles schemes, share-block companies, homeowners associations and housing schemes for retired persons) in which there is governance by the community involved, shared financial responsibility and land and facilities used in common.
3. The Bill:
  - 3.1 establishes the Community Schemes Ombud Service as a national public entity under the executive authority of the Minister of Human Settlements; and
  - 3.2 provides a mechanism for the resolution and avoidance of disputes in community schemes and the custody of community schemes governance documentation.
4. Part I of the Bill establishes the Community Schemes Ombud Service and details its mandate, functions, administration and funding.

5. Part II of the Bill covers the procedure and scope of applications for relief made to the Service.
6. Part III of the Bill regulates investigation of issues arising from applications for relief and the rights of parties to representation.
7. Part IV of the Bill deals with the orders adjudicators may make in resolving community schemes disputes and the right of parties to appeal against orders.
8. Part V of the Bill deals with miscellaneous matters, including public access to information in regard to orders and levies payable by community schemes.

Copies of the Bill and the Memorandum on the Objects of the Bill can be obtained from:

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