



N2 GATEWAY

Community Newsletter

IN THIS ISSUE

pg 1: Home At Last

pg 2: Minister Bonginkosi Madikizela Launches Multimillion Rand Forest Village Housing Project in Eersterrivier

pg 2: Pursuing a Career in The Housing Sector

pg 4: What is a Housing Subsidy

pg 5: Boystown Project Updates

pg 6: Joe Slovo Project Updates

pg 7: Surviving a Wild Fire

pg 8: Public Notice



Ms. Lisa Xolelwa Mbelwa, Housing Beneficiary

HOME AT LAST

After having been on the waiting list for a house for many years, Ms. Lisa Mbelwa was finally relocated from Langa township to Delft Phase 3A on the 24th of November 2016. The mother of two children, Ms. Mbelwa had lived on her family's property since 1992.

Thanks to the N2 Gateway project managed by the HDA, she has finally become a first-time home owner.

"I thank God that I am now in my own home. It's my house and my children's house, so that makes me happy," she says with a clear sense of relief.

The neighbourhood in which she now lives is developing at a fast pace: in the month of June alone, 17 beneficiaries having been relocated from the Delft Temporary Relocation Area 5 (TRA 5) to Delft Precinct 3A.

PURSuing A CAREER IN THE HOUSING SECTOR

While South Africa's huge housing backlog is viewed as one of the country's greatest social and economic development challenges, it also presents great opportunities for employment creation and economic development. There are several housing projects being rolled out across the country that have created a demand for capable, qualified housing professionals. This in turn presents viable career options for young people looking for a stimulating and challenging career choice.

MINISTER BONGINKOSI MADIKIZELA LAUNCHES MULTIMILLION RAND FOREST VILLAGE HOUSING PROJECT IN EERSTERIVIER

Wednesday, 21 June 2017 marked the launch of the multimillion Rand Forest Village Housing Project in Eersterivier by Minister Bonginkosi Madikizela with a sod turning ceremony that was attended by community members, contractors and various stakeholders. The project commenced in 2015 and has been in its preliminary development phases leading up to the launch of the construction phase.

The ceremony not only marked the commencement of construction on the project, but also signalled the completion of the bulk earthworks and installation phase. Once complete, the Forest Village Housing Project will yield 4820 housing opportunities in the area, with approximately half allocated to Eersterivier beneficiaries and the other allocated to N2 Gateway beneficiaries.

“We are here to launch a massive project that will benefit a number of people. This project is for older people and people living with disabilities – the most vulnerable in our communities are a priority to government. Community leaders must assist government in identifying vulnerable and deserving beneficiaries. This project will also address the problem of those people that earn too much to get a free house and too little to get a bond,” said Minister Madikizela.

The City of Cape Town Mayoral Representative, Anda Ntsodo, urged the community to work together with government in making sure that the project is completed on time. “As the community, you must make sure you do not entertain people who have a tendency of blocking and sabotaging projects, toy-toying slows down service delivery. Communities must speak to us if there is a problem,” said Ntsodo.

The Forest Village Housing Project will be a mixed use development consisting of various types of housing opportunities, including affordable housing. It will accommodate community members from areas such as Driftsands, Mfuleni, Eersterivier, Malibu Village, the Conifers, Bernadine, Fairdale and Faure.

In his address, the Minister added that the project will empower emerging contractors with much needed job opportunities. He also thanked all the stakeholders from both the public and private sectors currently working on the project. Completion of the project is expected in 2020, with a total project budget of R1.5 billion.



From Left: Councillor Malusi Boo, Mini Mayor Anda Ntsodo, Minister Bonginkosi Madikizela, Councillor Chantal Cerfontein. MPL Nceba Hinana, Councillor Sharlaine Oerson.

SOME OF THE CAREER OPTIONS IN THE HOUSING SECTOR INCLUDE:

Career Option

Construction Project Manager/
Coordinator

Contract Management Officer

Safety Officer

Construction Company Owner/
Contractor

Quantity Surveyor

Building Inspector

Construction Estimator

Consulting Engineer

Electrician

Plumber

Responsibility Overview

Planning, organising, directing, controlling and evaluating construction projects from beginning to end, on schedule and according to specifications and budget

- Determine or negotiate contract terms and conditions, award supplier contracts or recommend contract awards
- Manage paperwork related to contracts

Inspect workplaces to ensure that equipment, materials and production processes do not present a safety or health hazard to employees or the general public

Oversee, manage and coordinate all aspects of construction projects from start to finish

Planning, directing and conducting surveys to establish and mark property boundaries

- Examine plans, drawings and site layouts for new buildings, building renovations and other proposed structures to ensure compliance with Building Code
- Inspect construction of buildings to ensure that it complies with Building Code

Prepare estimates of probable costs of materials, labour and equipment, and subcontracts for construction projects based on contract bids, quotations, schematic drawings and specifications

- Review and offer opinions on engineering and design approaches
- Resolve specific technical problems
- Plan the reorganisation of the operations of construction companies

- Installing and repairing lighting fixtures and equipment, including switches and circuit breakers
- Connecting power to communications equipment, signalling devices and heating and cooling systems

Installing, repairing and maintaining domestic, commercial or industrial plumbing systems



WHAT IS A HOUSING SUBSIDY?

A subsidy is a grant of money that does not have to be paid back. This money does not go directly to the homeowner. Instead, it goes to the developer building the house. The developer could be a private company, a local authority or a community organisation.

How can you qualify?

To qualify for a housing subsidy, you must meet the following requirements:

- You must be a South African citizen
- You must be over 21 years of age
- You must have a total household income of less than R 3500 per month
- You must be married, living with a partner or be single and have dependents (children you are responsible for)
- You must never have owned a house or a property anywhere in South Africa

Types of housing subsidies available

- A** Individual subsidy - a subsidy for low-income households wishing to buy residential property for the first time that may be used to purchase an existing house including the land on which the house stands. This subsidy can only be used once by a successful applicant.
- B** Consolidation Subsidy - for people who have previously received a subsidy, live on a serviced site and want to build a better house such as building a top structure. This money can only be used for building as services have already been provided on the site.
- C** Institutional Subsidy - for non-profit organisations such as churches, local authorities or housing associations (also called "social housing institutions") that want to provide rented accommodation to people from lower income groups.
- D** People's Housing Process Establishment Grants - these are special subsidies that are available to communities or organised groups of households to enhance their housing subsidy by building or organising the building of their own homes themselves.
- E** Rural Subsidy - available to people who don't have formal tenure rights to the land on which they live. (Such land is owned by the government and tenure granted in terms of traditional laws and customs).
- F** Project Linked Subsidy - this may be used towards purchasing a house and the land on which it stands, usually within a municipal housing project. The subsidy is paid directly to the Municipality that is building the housing.
- G** Discount Benefit Scheme - this scheme promotes home ownership among tenants of publicly-owned rental housing (municipal and provincial).
- H** Relocation Assistance - this is for home owners who are locked into paying for home loans that they cannot afford. This subsidy helps them purchase a home they can afford.



BOYSTOWN PROJECT UPDATES

Upon completion, the Boystown project aims to deliver 1392 houses. The project will be executed in three phases of which phase one (503 houses) has already been completed. Phase two consists of 401 houses that are currently under construction. Phase 3 will consist of 488 houses and has not kicked off as yet.

PROGRESS SO FAR IS AS FOLLOWS:

1. Land Rehab

Phase 1	- 100% complete
Phase 2A	- 100% complete
Phase 2B	- 100% complete

2. Internal Services

Phase 1	- 100% complete
Phase 2A	- 95% complete
Phase 2B	- 80% complete

3. Top Structures

Phase 1	- 503 completed and handed over
Phase 2	- Foundations – 398
	- Wall Plate – 382
	- Roof – 371
	- Practically Complete – 220
	- Handed Over – 119
Phase 3	- has not commenced

4. Boundary Wall

- Approximately 65% complete

BOYSTOWN PROJECT UPDATES

Xasele igqityiwe, lomsebenzi wase Boystown uzovelisa izindlu eziyi 1392. Lomsebenzi uzokwenziwa ngezigaba ezintathu, isigaba sokuqala sesigqityiwe kwaye sivelise izindlu eziyi-503. Isigaba sesibini sinezindlu eziyi-401 ezokhiwayo ngalomzuzu. Isigaba sesithathu sona sizobanez indlu eziyi -488 ezingekaqaliswa.

INKQUBELA PHAMBILI IME NGOLUHLOBO:

1. Ukubuyiselwa komhlaba kwimo yesiqhelo

Isigaba 1	- sigqitwe ngokupheleleyo (100%)
Isigaba 2A	- sigqitywe ngokupheleleyo (100%)
Isigaba 2B	- sigqitywe ngokupheleleyo (100%)

2. Iinkonzo zangaphakathi

Isigaba 1	- sigqitywe ngokupheleleyo 100%
Isigaba 2A	- sigqitywe ngo 95%
Isigaba 2B	- sigqitywe ngo 80%

3. Izakhiwo Eziphezulu

Isigaba 1	- kugqitywe 503 yezindlu, kwanikelwa ngazo
Isigaba 2	- Iziseko – 398
	- Ipulangwe yodonga – 382
	- Ufulelo – 371
	- Ezisesiphelweni – 220
	- Ekunikelwe ngazo – 119
Isigaba 3	- akukaqalwa ngaye

4. Umda wodonga

- Umalunga no 65% ukuba ugqitywe

JOE SLOVO PROJECT UPDATES

- 1296 houses completed and occupied
- 1590 houses still to be constructed
- 3A 3 - 60 top structures completed
 - Handover of the units to be done at the end of July 2017
 - Paving at the units 93% complete
- 3C - Contractor has started with the construction of 98 units
- 3D - Contractor has started with the construction of 113 units
- 3D - Pylon site - remaining 32 sites to be serviced in July 2017
- 4 structures in 3C that had previously halted construction of 88 units have been relocated
- Joe Slovo PSC to assist with a list of 3A and 3C occupants willing to voluntarily relocate to TRA 6 (PSC Adhoc committee established to assist with one-on-one engagements)
- 270 TR units made available for approved beneficiaries in TRA 6 in Delft as temporary accommodation to help clear the 3C and 3A areas for construction
- An additional temporary holding area to be built next to Jakes Gerwel to assist with clearing at 3A and 3C in order to sustain construction
- An additional temporary holding area to be built next to Jakes Gerwel to assist with clearing at 3A and 3C in order to sustain construction
- Phase 3C will yield 24 single storey houses (11 units already handed over to date)
- A site office opened on the 6th of May 2017 to assist with pending cases and duplicate dependants was closed on the 1st of June due to a poor response from beneficiaries
- Internal relocations have generally been slow due to non-co-operation of occupants in 3C and 3A

BENEFICIARIES: Keep Updated On Your Status

A regularly updated list of Joe Slovo beneficiaries is available at the HDA offices in Cape Town and at the various HDA site offices to enable beneficiaries to keep track of the status of their applications. Beneficiaries with pending cases are requested to come to the HDA site office to submit any outstanding documents to enable PDHS to process their applications.



UHLAZIYO LOMSEBENZI WASE JOE SLOVO

- Izindlu ezigqityiweyo esele kuhlaliwa kuzo ziyi 1296
- Izindlu ekusafanele ukuba zokhiwe ziyi 1590
- 3A 3 - Sekugqitywe izakhiwo eziphezulu eziyi 60
 - unikelwa ngezakhiwo kuzokwenziwa ngokuphela kweyeKhala lulo umiyo (2017 JULY)
 - Umgangatho kwizakhiwo sele ume ku 93%
- 3C - Umakhi sele eqalisile ukwakha izakhiwo eziyi 98
- 3D - Umakhi sele eqalisile ukwakha izakhiwo eziyi 113
- 3D - Indawo yepiloni- kushiyeke iindawo eziyi 32 ekusafuneka kusiwe iinkonzo kuzo kuleyeKhala (July 2017)
- Izakhiwo ezine phantsi ko 3C bezimise umsebenzi wokwakha izindlueziyi 88 zifudusiwe
- Joe Slovo PCS uzoncedisa ngoludwe labahlali pha ku 3A no 3C abavolontiyayo ukususwa basiwe ku TR 6 (kusekwe ikomiti ye PCS Adhoc ezakuncedisa uthethana nabahlali ubuso nobuso)
- Izakhiwo zeTR eziyi 270 zibekelwe abaxhamli abavunyelweyo pha kwi TRA 6 eDelft ukuba zibe zihlala okwethutyana kwenzele ukulungiselela umhlaba pha ku 3C no 3A kuzokwakhiwa
- Kuzokongezwa enye indawo yokugcina yethutyana kufuphi nase Jakes Gerwel, ukuncedisa ukucoca e3A nase 3C kuzoqaliswa umsebenzi wokwakha
- Isigaba 3C izovelisa izakhiwo ezingenazakhiwo ziphezukwazo eziyi 24, (eziyi 11 kuzo sekunikezelwe ngazo ukufika kwelithuba)
- Kuvulwe iOfisi yase sayithini nge 6 kaCanzibe (6 May 2017) ukuba inceside ngeemeko zomsebenzi olindelweyo nabaxhamli abaphinda phindeneyo. Kodwa ivaliwe iOfisi ngeyokuqala kweyeSilimela (1 June 2017) ngenxa yokungabonisisidla kubaxhamli.
- Ukunikwelwa kwangaphakathi kuyacothisa ngenxa yabahlali abangalawulekiyo e3C nase 3A

ABAXHAMLI: Hlala Uhlaziyekile Nge Simo Sakho

Uludwe eluhlala luhlaziywa labaxhamli base Joe Slovo liyafumaneka kwi ofisi zase HAD eKapa nakwezinye iiOfisi apho kokhiwa khona zase HDA ukwenzela abaxhamli bahlale besazi ukuba zimephi izicelo zabo. Abaxhamli abanezicelo eziqhubekayo bayacelwa ukuba bavele kwi ofisi zokwakha zakwa HDA kwenzele bafake impepha ezinokudingeka ukwenzela i PDHS ikwazi ukuqhubeka nezicelo zabo.

SURVIVING A WILDFIRE

The wild fires that recently burned through the Garden Route region and destroyed thousands of homes have served to raise awareness about the real danger that wildfires pose. It is important to always be prepared for a surprise outbreak and to know how to react should a fire start. Trail Magazine points out some of the best ways that you can survive a wildfire.



It's hard to out-run a fire

Wildfires are mostly wind-driven and can move at speeds of up to 50 kilometres per hour, making it difficult to out-run them. While most people are afraid of burning in a fire, the greatest dangers of fires aren't from direct burns from the flames, but from radiant heat (which can sear your lungs); from smoke inhalation, and from dehydration.

Four Proven Fire Survival Techniques

Martin Alexander, a Canadian Natural Resources professor, has studied international wildfire fatalities and listed the following strategies in his book *Getting Out Alive: 13 Deadly Scenarios and How Others Survived*.

1. Reach a safe haven

It is best to move across and down-slope to the edges of a fire, or to an area that has no vegetation, like rock outcrops, or dirt roads.

2. Burn a safety area

Always have matches or a lighter on you in the dry months. Once you have burned an area, the approaching fire will have no fuel. But beware: this method can be very dangerous in windy conditions.

3. Stay in place

Lie on the ground and cover your head as the fire passes over and around you. Use every means possible to protect yourself from the heat. A piece of damp fabric can be used as a smoke filter.

4. Pass through the fire edge into the burned-out area

This puts you at risk for severe burns, so do not attempt it if the flames are taller than you, or deeper than 1.5m. Always have the nearest fire brigade's number saved on your phone so that you can report a fire as soon as you see it. Never assume that someone has already called. You could be the one to save the day.

PUBLIC NOTICE

THE HDA IS LOOKING FOR THE FOLLOWING PEOPLE WHO HAVE BEEN ALLOCATED HOUSES IN THE JOE SLOVO SECTION OF THE N2 GATEWAY HOUSING PROJECT AND HAVE NOT SUBMITTED THE REQUIRED DOCUMENTATION AND CANNOT BE TRACED.

PLEASE VISIT THE HDA OFFICES AT 129 BREE STREET, CAPE TOWN

NO.	ERF NO.	SURNAME	NAME	DEED OF SALE
1	4613	TSHIZA	PHUMLA	Not Signed
2	4618	APRIL	THOBEKA DOROTHY	Not Signed
3	4628	NGETU	FLORA NOMBASO	Not Signed
4	4629	MANELI	VUYISWA	Not Signed
5	4645	MBEKI	VUYOKAZI	Not Signed
6	4651	KAMFOLO	SIKETEKETE	Not Signed
7	4652	NZEKENISILUMKO	BOOI	Not Signed
8	4654	KUSE	NTOMBIZABANTU	Not Signed

To find out more about the HDA, or for more information about any article in this newsletter, contact the HDA on 021 481 2900 or visit the office at 129 Bree Street, Cape Town.

USEFUL CONTACT NUMBERS

Emergencies:

When a life or property is threatened:

Fire Department (General information):

The Housing Development Agency Helpdesk:

City of Cape Town matters:

Eskom Customer Care:

Western Cape (WC) Government (general enquiries):

WC Social Development Hotline:

Department of Social Development Disability Programme:

Master of the High Court (for deceased estates):

Childline:

Stop Woman Abuse Hotline:

Rental Housing Tribunal

Waiting list database

107 from a (landline)

OR 021 480 7700 (cell phone)

021 590 1900

021 481 2900

0860 103 089

0860 037 566

0860 142 142

0800 22 0250

021 483 4015

021 410 8300

0800 55 555 or 021 762 8198

0800 150 150

0860 106 166

021 444 0333

