

ACCESSING COMMUNITY RESIDENTIAL UNITS



Community Residential Units (CRU) are rental housing units for households that earn between R800 and R3 500 per month. The programme is focused on public rental housing stock, whether it is the refurbishment thereof, the demolition of the same for the purpose of developing new housing stock or for infill. The project also makes provision for the development of greenfield developments. These projects are usually managed by the municipality but can be outsourced should the municipality wish to do so.

Who can access the service?

Households earning between R800 - R3 500 per month qualify for Community Residential Units.

How does someone qualify for the service?

You qualify for the service if you are:

- Married or cohabiting
- A single person with financial dependants
- A South African citizen
- Competent to contract
- Have a joint monthly household income of between R800 - R3 500
- Registered on the Municipal Housing Demand Database

How do I access the service?

Note: Not all municipalities have Community Residential Units (CRU) stock, with a predominance in the City of Cape Town. However please check with your Local Municipal Housing Office to register your need for rental on the Housing Demand Database.

Where do I find the forms I need to fill in?

Forms may be obtained from the municipal offices.

Official contacts

Official contacts may be obtained from local authorities (Municipalities).

Are there any other related services?

Institutional Subsidies - This is based on the Rent to Own principle and is aimed at lower income households.

Gap Market Housing - This caters to individuals earning between R3 500 and R15 000 monthly.

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N2 GATEWAY Community Newsletter

CELEBRATING
YOUTH
MONTH



Western Cape Human Settlements MEC Addresses Land Invasions

Western Cape Human Settlements MEC Bonginkosi Madikizela

In mid June, Western Cape Human Settlements MEC Bonginkosi Madikizela met with 25 municipalities over a two day period to address the widespread land invasions that have affected various parts of the Western Cape over the past three months. Since March 2018, there have been over 87 land and housing-related protests in areas such as Gansbaai, Hermanus, Botrivier, Riebeeck-Kasteel and several suburbs within the Cape Metrop.

According to Madikizela, his meetings with the municipalities revealed that the allocation of housing by municipalities has not always been in line with the database. Currently, 575,000 families are listed on the Western Cape housing demand database.

"It became very clear that the manner in which the houses are allocated is not in line with the housing demand database. This presented an opportunity for them to go back so that we can start doing things differently....planning differently," said Madikizela.

Madikizela highlighted the department of human settlement's catalytic and provincial priority projects as part of the solution to the current high demand for housing. "We're busy now rolling out our catalytic projects. Eight catalytic projects in this province will be delivering more than 100,000 opportunities. These projects are at various stages of development," Madikizela added.

The Housing Development Agency is currently working on several projects across the N2 Gateway, Knysna and Hout Bay that will provide numerous housing opportunities to residents, include developments in Belhar, George and Worcester.

To find out more about the HDA, or for more information about any article in this newsletter, contact the HDA on 021 481 2900.

USEFUL CONTACTS

Emergencies:

When a life or property is threatened: 107 from a (landline)
OR 021 480 7700 (cell phone)

Fire Department (General information): 021 590 1900

The Housing Development Agency Helpdesk: 021 481 2900

City of Cape Town matters: 0860 103 089

Eskom Customer Care: 0860 037 566

Western Cape (WC) Government (general enquiries): 0860 142 142

WC Social Development Hotline: 0800 22 0250

Department of Social Development Disability Programme: 021 483 4015

Master of the High Court (for deceased estates): 021 410 8300

Childline: 0800 55 555 or 021 762 8198

Stop Woman Abuse Hotline: 0800 150 150

Rental Housing Tribunal: 0860 106 166

Waiting list database: 021 444 0333



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CONTRACTOR'S CORNER

HOW TO INVOICE CORRECTLY



One of the greatest challenges faced by suppliers is not getting their payments on time from government clients. In some cases, this is due to mistakes made by the contractor when it comes to invoicing. Nqabakazi Mzinzi from the Housing Development Agency (HDA) provides some tips on how contractors and suppliers can stay on top of their invoicing and thus ensure that their payments come in on time.

STAY ON TOP OF YOUR RECORD KEEPING

One of the biggest challenges experienced by the Finance department at the Housing Development Agency (HDA) office in Port Elizabeth with Small, Micro and Medium-sized Enterprises (SMMEs) in relation to payments is using the same invoice number more than once. This is a direct result of poor record-keeping," says Nqabakazi Mzinzi of the HDA's Port Elizabeth office.

"Unfortunately, the HDA's accounting system cannot take the same invoice number more than once. This mistake gets picked up at Finance and, because it is the last stage in the value chain, delays the claim from any further processing and also from payment," continues Nqabakazi.

GET A WORKING SYSTEM IN PLACE

With a proper record – keeping system in place, a contractor can pick up if an invoice number has already been used and thus prevent unnecessary delays in payment. Not only does a proper record-keeping system help assist in fast tracking payment, but it also assists in the preparation of accounts at year-end and accuracy with tax returns.

CAPE TOWN DAM LEVELS APPROACH 50%

Cape Town dams smashing the 40% capacity mark earlier this week. But an even bigger milestone is on the horizon. City officials released data on Wednesday evening showing a second-consecutive increase within the week, following on from a 4.5% jump over the weekend.

As it stands, a 0.6% rise has taken the network of water reserves up to 43.3% of their capacity. The figures would have been boosted by Wednesday morning's early rainfall, and there's plenty more where that came from.

South African Weather Service have also predicted that "above average" precipitation levels will occur in the province during the winter and spring seasons.

Given that the region is on course for another deluge – and that recent figures have seen water storage facilities increase their average capacity by 5-6% each week – The next few days could see the numbers push past the 50% mark.

Current Dam Water Levels - 27/6/2018

Major dams	Storage	
	MI	%
	Capacity when full	27/6/2018
Berg River	130 010	68.6
Steenbras Lower	33 517	46.5
Steenbras Upper	31 767	94.4
Theewaterskloof	480 188	30.9
Voelvlei	164 095	38.8
Wemmershoek	58 644	71.5
Total Stored MI	898 221	388 692
% Storage		43.3

HOW TO DO A DIY PAINT JOB



You can easily give your house a facelift by repainting the interior. However, repainting the entire interior of your house can be costly and difficult to accomplish. You can save both time and money by strategically touching up your paint job every so often. The first thing you need is a spot-on color match. The only way to get this is to save paint from your current paint job for future touch-ups. If you have leftover paint, simply roll the paint over the dirty spots on your walls. When the paint dries, it will dry perfectly, leaving you with a wall that looks as though you just painted it.

If you don't have any leftover paint, you can still touch up your walls, though your efforts will be more labor intensive than spot painting. Take a sample of your color to your local hardware outlet and have your paint tinted to match. When you are ready to touch up your walls, paint the dirty wall from corner to corner, being careful to keep the new paint off any surface you aren't looking to touch up. If there is a shade difference, you won't notice it, even if the wall you are painting butts up against another wall.

PROJECT UPDATES

JOE SLOVO PHASE 3 UPDATES

- To date, 1626 houses have been completed and 1565 houses occupied
- 1260 houses are still to be built
- 3D - Construction of 210 units. 113 houses handed over. Ninety-nine (97) units are still under construction.
- SCD will start with the construction of the 129 units at the end of June 2018.
- 22 occupants in 3C preventing the servicing of 88 sites. Letters were issued and one on one engagement held with the 23 occupants. The eviction process has started.
- SCD has completed 205 THA structures with only 8 occupied so far. One hundred and ninety-seven (197) units are still to be occupied by residents of 3C and 3B.
- Refusal by occupants to relocate out of the construction areas
- Interdict preventing the illegal occupation of open spaces granted by court. Sheriff to execute the order with the support of SAPS and CoCT Law Enforcement.
- 47 TR units for approved beneficiaries have been made available in TRA 6 in Delft as temporary accommodation in order to clear the 3C and 3A areas for construction.
- Phase 3C will yield 24 single storey houses. 11 units have been handed over to date.
- HDA site office open from Tuesday's to Friday's from 9am until 4pm to assist Joe Slovo beneficiaries with their subsidy application queries.

UHLAZIYO LWASE JOE SLOVO PHASE 3

- Kude kubelelithuba kugqitywe izindlu eziyi 1626 kwaye sekungeniwe kuzo zoyi 1565
- Ziyi 1260 izindlu ezisamelele ukwakhiwa
- 3D- kwakhiwa izakhiwo eziyi 210. Kudluliswe izakhiwo eziyi 113. Kusakhiwa izakhiwo eziyi 97.
- U-SCD uza kuqala ezinye izakhiwo kwiiyunithi eziyi129 ukuphela kwale nyanga uJune 2018.
- Abantu abayi 22 kwa-3C bathintela ukusetyenzwa kweziza eziyi 88. Ngamnye umntu kubo unikwe incwadi esandleni kwintlangano yabayi 23 abafihle intloko kwindawo engagunyaziswa ngokusemthethweni. Kuye kwathethwa nangobuso ngobuso. Iphulo lokunika iphum'apele liqalile.
- U-SCD uqgibe izakhiwo ze-THA eziyi 205 kwaye sekungeniwe kuzo zoyi 8. Ziyi 197 izindlu ezisamelele abahlali base 3C nabase 3B.
- Abahlali abavumi ukufunduswa
- Isithinteli kuphazamisana nenkqubo ngokungena kumhlaba ovulekileyo ngokungekho mthethweni sikhutshiwe yinkundla kamantyi. Unothimba uzakudlulisa anaxwebhu omyalelo wenkundla exhaswa ngamapolisa (SAPS) neqoqo lokunyanzelisa ukuthotyelwa komthetho.
- Izakhiwo zabaxhamli abavunyiweyo eziyi 47 ze TR zenziwe zakhona eTRA 6 eDelft njengendawo yokuhlala yethutyana ukwenzela kucocwe indawo yase 3C kunye ne3A kulungiselelwa ukwakha.
- Isigaba 3C izovelisa izakhiwo ezingenazakhiwo ziphezukwazo eziyi 24, (eziyi 11 kuzo sekunikezelwe ngazo ukuika kwelithuba)
- Ilofi yesayithi yeHDA izovulwa ukusukela ngolwesibini ukuya ngolwesihlanu phakathi ko9-ekuseni no4 wasemalanga ukuncedisa abaxhamli ngemibuzo abanayo malunga neeleta zabo zofumana uncedo.

BENEFICIARIES

An updated Joe Slovo Phase 3 list is available at the HDA offices at 31 Heerengracht Street, 6th Floor, Piers Place, Foreshore in Cape Town and at HDA site offices to keep beneficiaries informed of their status. Those with pending cases are requested to come to the HDA site office to bring outstanding documents in order for the Provincial Department of Human Settlements to process their applications. Internal relocations have been slow due to the non-co-operation of occupants in 3C and 3A.