

PROJECT UPDATES

Boystown

- Preparation of land for building and for water and sanitation services to be installed at Phase 2A and 2B continues
- To date, 160 foundations have been completed
- Wall plates have been installed at 63 houses
- So far, 41 roofs have been installed

Joe Slovo

- Of 29 houses built at Phase 3A 3, 16 were handed over and 13 more will be handed over in November 2016 after the sewer is connected
- 91 houses were handed over at Phase 3A 4
- 132 houses were handed over at Phase 3C 3
- Services for 66 erven at Phase 3C 5 has started
- Overhead cables and towers at Pylon site (3D) has been removed – 247 houses will be built
- A new PSC will be elected on 15 October
- To date, 1296 of a total of 2886 houses planned have been completed
- 1590 houses must still be built

UHLAZIYO LWEEPROJEKTHI

IBoystown

- Ukulungiswa kwomhlaba kunye nokufakelwa kweenkonzo zamanzi nogutyulo zizaqhuba e-Phase 2A nase Phase 2B
- Iziseko eziyi-160 sele zigqityiwe
- Ufakelo lwe-wall plates eziyi-63 lugqityiwe
- Ukuzakutsho ngoku amaphahla ayi-41 sele efakelwe

IJoe Slovo

- Kwizindlu eziyi-29 esele zakhiwe e-Phase 3A 3, eziyi-16 zazo sele zinikezelwe. Zona ke eziyi-13 ziza kunikezelwa ngo-November 2016, emva kofakelo lwee-nkonzo
- Izindlu eziyi-91 sele zinikezelwe e-Phase 3A 4
- Zona ke eziyi-132 sele zinikezelwe e-Phase 3C 3
- Ufakelo lwee-nkonzo kwimihlaba eyi-66 e-Phase 3C 5 sele iqalile
- Iintambo kunye nezinye xhobo zombane zisusiwe e-Pylon site (3D) – kulungiselwa ulwakhiwo lwezindlu eziyi-247
- Ukuzakutsho ngoku izindlu eziyi-1296 kweziyi-2886 sele zigqityiwe
- Izindlu eziyi-1590 kufuneka zakhiwe



A NEW PROJECT STEERING COMMITTEE FOR JOE SLOVO

A new Project Steering Committee (PSC) is on the cards for Joe Slovo. This after a decision was taken to dissolve the existing committee at a meeting on 1 October.

- A NEW PROJECT STEERING COMMITTEE FOR JOE SLOVO
- RELOCATING NON-QUALIFIERS
- DUPLICATE DEPENDENT APPLICATIONS DELAY DELIVERY



- WHEN SELLING YOUR HOUSE IS ILLEGAL
A subsidised house cannot be sold within eight years of taking ownership.
- 2886 HOUSES FOR JOE SLOVO
- SIGNING A DEED OF SALE



A PSC is elected by residents (qualifiers and non-qualifiers). It is made up of representatives from the area that will be developed and helps the provincial Department of Human Settlements and the HDA achieve the goals and objectives of the Joe Slovo Phase 3 project. This includes clearing the area for construction; ensuring that the required services are installed and that houses are built according to the contractor's delivery programme (August 2013).

Thando Mguli, Head of Department with the provincial DHS, chaired the meeting on 1 October. It was also attended by the national Department of Human Settlements, the City of Cape Town, Sobambisana and the Joe Slovo PSC.

"After much discussion, a decision was taken to dissolve the PSC because it had

not been functioning effectively," says Mguli. "A new PSC committee is due to be elected at a meeting on 15 October 2016."

Mguli adds that the qualifiers and non-qualifiers would be invited to elect the new PSC.

"Their responsibilities will include the set-up of regular meetings with residents. There, they will provide updates about various community matters and respond to questions about HDA projects that are happening in the area."

The PSC representatives who are elected must support the acceleration of the completion of the project (December 2018) and help the provincial DHS, HDA and Sobambisana to resolve matters that could possibly cause further delays.



i 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

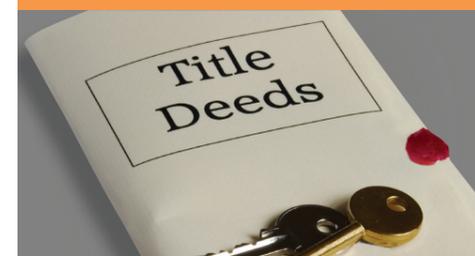
Emergencies:

When a life or property is threatened:	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



The N2 Gateway Project started in 2005 and Phase One is nearing completion. It is a project of the National Department of Human Settlements, with the Housing Development Agency (HDA) appointed as implementing agent by the Western Cape Department of Human Settlements. Phase One will deliver about 15 000 houses. The project provides houses for residents of the informal settlements and backyarders along the N2. Current projects include the following: Joe Slovo • Delft Symphony • Delft 7-9 • Boystown • Temporary Relocation Areas (TRAs)

- DID YOU KNOW?
Since 2005 the N2 Gateway project has delivered over more than 13 000 houses.
- PROJECT UPDATES
- USEFUL CONTACT NUMBERS



RELOCATING NON-QUALIFIERS

A non-qualifier is someone whose application for a housing subsidy was not approved by the provincial Department of Human Settlements (DHS).

The non-qualifiers at Joe Slovo, who are occupying the construction area, will be temporarily relocated to TRA 5 and later moved to Forest Village. They receive a comfort letter from the provincial DHS to inform them that they will be given a serviced site there. Currently, there are 230 non-qualifiers at TRA 5 who will move to Forest Village. The dates for the relocations have not yet been finalised.

HDA Subsidy Manager, Lindilizwi Mngxekeza says subsidy applications are usually not approved if:

- The applicant earns more than R3 500.00 per month
- Duplicate dependent information (details of a dependent or child that were already used in another application) was used
- The applicant, or their spouse, has received a housing subsidy from Government before

Mngxekeza says, in some cases, non-qualifiers can reapply. "If your application was declined because your income was too high, you can reapply if you currently earn less than you did at that time. However if your income is still the same, you will have to reapply to the Finance Linked Individual Subsidy Programme (FLISP).

Residents whose applications were declined because they unknowingly or incorrectly used a duplicate dependent can reapply.

"It is also important to note that using a dependent or child's details, without the permission of their parent who has legal custody of the child, on your subsidy application form is a crime and you could face criminal charges."

Mngxekeza adds that anyone whose subsidy application was not approved, as they have already received a subsidy or assistance from Government, may not reapply.

DUPLICATE DEPENDENT APPLICATIONS DELAY DELIVERY

"Using someone else's personal information - such as their shack number or child's birth certificate - to apply for a housing subsidy is fraud and punishable by law. It is also illegal to lend, borrow or to sell personal documents." So says HDA Subsidy Manager, Lindilizwi Mngxekeza.



Dealing with applications that contain duplicated information delays service delivery. The resources spent working through them could be better used to process a correct application.

In Joe Slovo alone, the HDA has dealt with over 210 applications that have included duplicate information.

Mngxekeza says that when it's discovered that stolen or fraudulent information was used to apply for subsidy, the application is declined and guilty parties are deregistered from the system.

"In many cases the victim only discovers that their information has been fraudulently used when they try to apply for a housing subsidy themselves, and their application is declined."

He appeals to all individuals to do what they can to safeguard their personal information.

"We remind parents not to share their children's birth certificates with anyone; even if it's a family member who says they want to use it to apply for policies.

"If you discover that your shack number or child's birth certificate has been used illegally to apply for a housing subsidy you must immediately report this to your nearest police station."

WHEN SELLING YOUR HOUSE IS ILLEGAL

"Beneficiaries must remember that you can only qualify for housing assistance from the government once. So the decision to sell your house, even after eight years has passed, should not be taken lightly." So says HDA Subsidy Manager, Lindilizwi Mngxekeza.

Before any beneficiary takes ownership of their home, they attend Consumer Education sessions with the HDA. At these sessions, they are taught about the responsibilities that come with being the owner of a new house. This includes learning what a Deed of Sale is, and what it means.

"The Deed of Sale contains information that is taken from the Housing Act 107 of 1997," says Mngxekeza.

"Among other things it explains that a

subsidised house can't be sold within the first eight years of ownership unless the property is first offered to the provincial housing department."

He adds that anyone who is thinking about buying a house from a beneficiary must first contact the HDA before any money exchanges hands.

"This is important so that we can first confirm that the property can legally be sold."

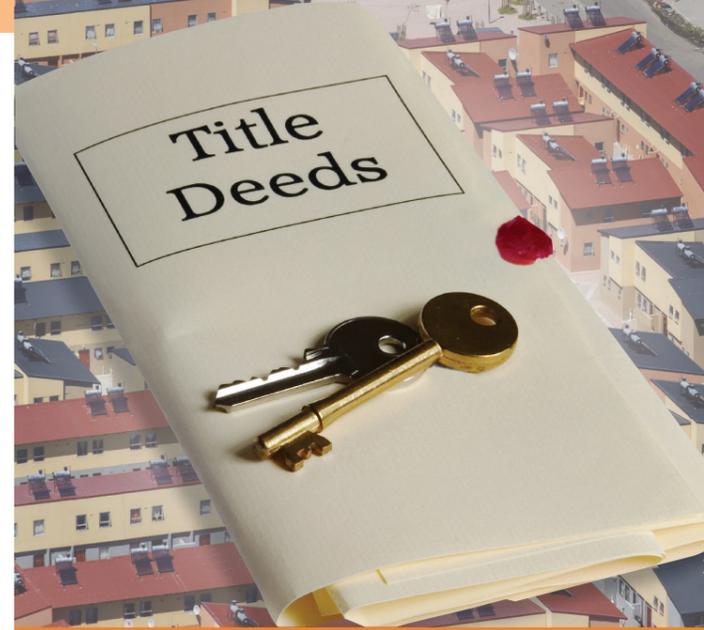


2886 HOUSES FOR JOE SLOVO

2886 houses are due to be built and completed in Joe Slovo by the end of December 2018.

"To date 1296 houses have been completed," says HDA Project Manager Bruce Malagas. "We can only meet our target if we have the support of the Joe Slovo community."

TABLE OF CONSTRUCTION PROGRESS TO DATE					
Stage/item	Phase 3A	Phase 3B	Phase 3C	Phase 3D	Total
Total number of houses to be built	1131	968	540	247	2886
Number of houses completed to-date	942	0	354	0	1296
Houses still under construction	0	0	0	0	0
Informal structures remaining	177	2250	102	10	2539
Number of houses yet to be built	189	986	186	247	1590



SIGNING A DEED OF SALE

The process of completing and signing a Deed of Sale is a very important one.

The Deed of Sale is a legal document and the information that is provided by the beneficiary must be truthful and correct.

Requirements for signing a Deed of Sale:-

- South African green barcoded ID
- If you are married and your husband/wife applied for the subsidy, both must sign the Deed of Sale
- If you applied for a subsidy with your husband/wife and they have since passed away, you must bring with the death certificate

An official from the HDA oversees the process and helps the beneficiary, to ensure that the Deed of Sale is completed correctly; and that every page is initialled and signed.

DID YOU KNOW?

Since 2005, more than 13 000 houses have been handed over to more than 59000 approved beneficiaries in the N2 Gateway Project.

13 000  total houses handed over