

Problem Building By-Law, 2010

This by-law allows authorised officials from the City to identify control and manage dilapidated and problem buildings – including ones used to shelter people and animals, or at which goods are manufactured or sold and services provided.

It defines a “problem-building” as: “any building or part of a building

- (a) That appears to have been abandoned by the owner...
- (b) That is derelict in appearance, overcrowded, or is showing signs of becoming unhealthy, unsanitary or unsightly...
- (c) That is the subject of written complaints in respect of criminal activities...
- (d) That is illegally occupied...

- (e) Where refuse or waste material is accumulated, dumped, stored or deposited...
- (f) That is partially completed or structurally unsound and is a threat or danger to the safety of the general public.”

Officials must provide a building owner with seven (7) days’ notice of their intention to inspect or determine if the structure complies with this by-law. Before declaring a structure a problem building, the official must inform the owner – in writing – of this intention and the reason for it.

A compliance notice outlines what steps the owner must take to rectify problems with the building. It is an offence not to comply with notices issued in terms of the by-law. Anyone found guilty of such an offence can face a fine of up to R300 000.00 or three years in jail – or both. They must also foot the bill for damages or additional costs incurred through their offence.

Project Updates

Boystown:

- » Construction of the boundary wall at Boystown along the N2 continues despite resistance from members of the community who removed and burnt the fence poles.
- » 503 units have been built at Boystown.
- » Building at Phase 2 is still at a standstill as some members of the Boystown community will not relocate in order to create space for construction.

Joe Slovo:

- » To-date 650 units have been built.
- » Building of an additional 69 units at Phase 3A 3 is underway.
- » Construction of the 222 units ongoing on Phase 3C.
- » Space required to allow construction to continue - units completed in TRA 6 (Delft) for those who need to relocate.

Uhlaziyo lweProjekthi

IBoystown:

- » ULwakhiwo lomda wodonga eBoystown olusecaleni kohola wendlela u-N2 luyaqhubeka nangona kukho uxhathiso oluvela kumalungu asuka kubahlali nasuse aze atshisa neepali zamacingo.
- » Izindlu ezingama-503 sezakhiwe eBoystown.
- » ULwakhiwo kwiSigaba sesi-2 lusame ngxi nanjengoko kukho amanye amalungu abahlali baseBoystown engavumi kufuduswa ukuze kudaleke amabala okuba kwakhiwe.

IJoe Slovo:

- » Ukuza kuthi ga ngoku zingama-650 izindlu esezakhiwe.
- » Ukwakhiwa kwezindlu ezongezelelweyo ezingama-69 kwiSigaba 3A, ezi-3 kuzo sezizakugqitywa.
- » Ukwakhiwa kweSigaba sika-3C kuyaqhubeka.
- » Isithuba somhlaba wokwakha siyafuneka ukwenzela ukuba ulwakhiwo luqhubekeke-izindlu ezigqityiweyo kwizindlu zethutyana eTRA 6 (eDelft) ezilungiselelwe abo kufuneka befudukile.

Useful contact numbers:

Emergencies:

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



New homes in time for the holidays



On 9 December last year, 62 families received the keys to their new homes in Phase 3A Joe Slovo and moved in just before the holidays started.

The houses are each 40m² and feature solar geysers, two bedrooms, a lounge, a kitchen and a bathroom. The Housing Development Agency (HDA) says the project took seven months to complete and was not without its difficulties, which included labour strikes in September and unpredictable weather conditions.

52-year-old Cynthia Lutiti lived in Zone 30 for 20 years and was one of the many proud new homeowners. She currently lives in her new house with her brother and niece.

“I was so happy and relieved when I first moved into my new house because the shack I used to live in burned down seven times, and the process of rebuilding with new material was very stressful”.

Cynthia says the first thing she did when she moved in was paint her walls pink.

“I’m just happy to have a house to call my own.”

Nomapha Nyanda lives nearby. She is 51 years old and overjoyed about the new living space for herself, her daughter, niece and grandson.

“I lived in Zone 32 for ten years and am very grateful to have moved from my shack because that’s all I knew. I am still settling in with my family, but I would like to paint the walls.”

Much like Cynthia and Nomapha, 49-year-old Bulelwa Sajini, her husband and five children cannot wait to make their house their own with a bright coat of paint. They lived in Zone 32 for 18 years and were overjoyed at moving into their new house.

“It was a dream come true to receive the keys to my home just in time to have a proper Christmas celebration with my family.”



Cynthia Lutiti, Nomapha Nyanda, Bulelwa Sajini

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The importance of consumer education

Taking ownership of a new home can be an overwhelming experience, and being a well-informed and prepared homeowner is important.

Before moving into their new houses, every N2 Gateway beneficiary attends a consumer education session that teaches them:

- » The responsibility of being a homeowner.
- » The contracted services available – such as water and sewage – and the consequence of breaking these contracts.
- » Drafting a will to ensure that if the homeowner passes away there will not be any legal fight over who will inherit the house.
- » Drawing up a household budget.
- » The importance of household insurance.
- » The three-month maintenance guarantee.
- » The eight-year restriction on selling a house and the consequences of an illegal sale.

Thinking about the new school year



Sanelisiwe Sajini

Seven-year-old Sanelisiwe Sajini lives in Phase 3, Joe Slovo, and attends the Edjanari Primary School in Bonteheuwel. She travels by transport arranged by her mother.

"I am in Grade Two this year," says Sanelisiwe. "I enjoy going to school and learning, and am looking forward to learning new things; but I already miss the holidays."

The 2014 school year has just begun. The Western Cape Education Department (WCED) says its preliminary figures show that 960 313 children, like Sanelisiwe, were enrolled when schools around the province reopened on 15 January.

WCED spokesperson Bronagh Casey advised parents whose children will start primary or high school for the first time in 2015, or who are changing schools, to submit applications directly to the school between 03 March and 27 June 2014.

"Apply to more than one school so that you have options in the event that your application to your first choice is unsuccessful. And remember that being on a 'waiting list' does not guarantee your child a place at that school."

There are additional documents that need to be submitted with an application to a new school.

"It is important to provide the school you are applying to with your birth certificate and immunisation card," says Casey. "If they are changing schools, remember to include their transfer card or their latest report."

She added that parents must be aware that schools are not allowed to charge any fees or ask for a deposit at the time of application.

"School fees can only be charged after a learner has been informed in writing that they are accepted to the school. If you are asked to pay a pre-admission fee or deposit, report this to your nearest district office."

For more information contact the WCED Call Centre on 0861 923 322.



Are you registered to vote?

As South African citizens we have a right to vote, and it's important that we do not take this opportunity for granted. If you do not register; you cannot vote. You only register once, unless you move (within South Africa) or your voting district boundaries change.



The Independent Electoral Commission of South Africa (IEC) says that in order to register to vote you must:

- » Be at least 16 years old (you can only vote from age 18).
- » Be a South African citizen.
- » Have a green bar-coded ID book, ID smartcard or Temporary Identity Certificate (TIC).

8 and 9 February was the final voter registration weekend. If you missed this, you can still register at your local Municipal Electoral Office until the day on which the election date appears in the government gazette.

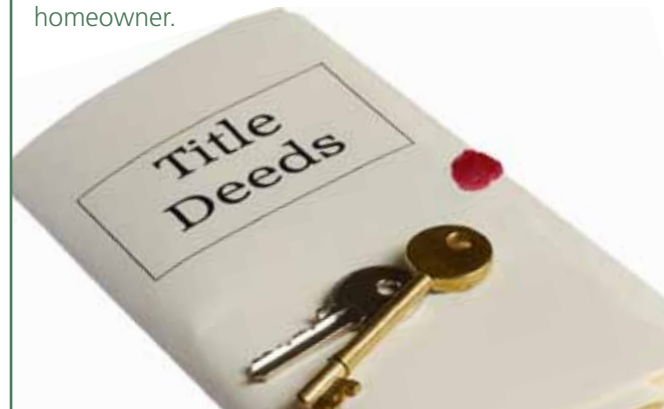
To check if you are registered to vote, you can:

- » Send an SMS with your ID number to 32810 (SMSs charged at R1).
- » Contact the IEC on 0800 11 8000 toll-free if you call from a landline (Standard rates apply if you call from your mobile phone).
- » Visit your local Municipal Electoral Office during 08h00 and 17h00 on weekdays.



What is a 'title deed'?

A title deed proves a resident's ownership of a house. Not having a title deed could present challenges in the future if you have to prove you are the rightful homeowner.



When buying or renting a house is illegal

Every month at least two people visit the HDA offices to report that they have been defrauded by occupants of units in Temporary Relocation Areas (TRA).

A TRA is where beneficiaries live while their new, permanent homes are built in one or other N2 Gateway project. HDA Support Services Manager, Lennie Barnes, says the rental or sale of TRA units is illegal.

"These temporary units are funded and owned by the Western Cape Department of Human Settlements; they will never belong to any other beneficiary or buyer."

He says there are many reasons why beneficiaries would rent or sell a TRA unit.

"Often they find work elsewhere and need someone to occupy it until their permanent home is ready for them to move into. In other cases, the beneficiaries need money and see a way to make a quick buck by selling a unit they know the buyer will never own."

"Access to housing is not transferable even if you have 'rented' or 'bought' a TRA unit. We do have residents - who are angry that they have been defrauded - come to us only to hear that they still cannot access permanent housing because they are seen as an "illegal occupant".

He urges anyone who knows of, or has been approached about, the rental or sale of TRAs to report this to the HDA.

"We also appeal to anyone who may already have handed over money to a beneficiary for a TRA to urgently report it to the South African Police Service and file criminal charges against the seller."



Rules for living in a Temporary Relocation Area (TRA):

There are rules that apply to living in a TRA. Before beneficiaries receive keys to their new houses, they are informed of the following:

- » Rental, sub-letting or sales or TRAs is not allowed.
- » The TRA unit cannot be extended, altered or added to.
- » Each TRA unit is checked monthly.
- » The sale of liquor or drugs from TRAs is illegal.
- » The occupant will be liable for damages to the TRA unit as a result of carelessness or negligence.
- » Illegal electrical connections are prohibited and offenders will be prosecuted.
- » The occupant must ensure that the unit is clean and all of their belongings are removed when they move out.



Restrictions on selling your home

A beneficiary may not sell their subsidised house within eight years of taking ownership of it.

This is to ensure proper development of the community and strong, capable leadership.

Selling a home before the eight years are over is illegal, and will spell trouble for the rightful owner and the person who has 'bought' it:

- » The 'sale' will not be recognised and recorded by the City of Cape Town.
- » The 'seller' will likely be paid less than what the house is worth and will not qualify for another housing subsidy.
- » The rightful owner will still be responsible for the house and service costs such as water, electricity and rates.

Where the occupant is found to not be the rightful beneficiary, they will be evicted from the house and it will be given to an eligible, approved recipient from the waiting list. During the time it takes to allocate a new recipient, the house is no longer owned by the original beneficiary but by the Provincial Department of Human Settlements.

Any beneficiary who decides to sell their house after eight years must follow proper process that involves the drafting of a legal sale agreement that is certified by a qualified lawyer.

In the past there have also been incidents in which people have paid others to use their children's documents to pose as caregivers or guardians to get onto the housing waiting list. This is fraud, and illegal.

Once a child's details are used on an application, the records will show that they were allocated a house and these details cannot be used again.

Anyone who lets fraudsters use their children's documents in this way are not only throwing away an opportunity for their own family to have a house, but also for other eligible families who are on the waiting list.

