

PROJECT UPDATES

Joe Slovo

- To date, 941 houses handed over and 73 units ready for occupation.
- Phase 3 C – 222 units completed and Phase 3 A – 719 units completed.
- Engagement continues with the occupants of six shacks at Phase 3C2 who will not voluntarily relocate to Temporary Relocation Areas. 88 houses are due to be built there.

Boystown

- 503 units were constructed at Phase 1
- Talks continue with the remaining occupants at Phase 2A about their relocation so that building can begin there
- Currently 407 approved beneficiaries are being verified for the Phase 2 portion of development

UHLAZIYO LWEPROJEKTHI

IJoe Slovo

- Ukuza kutsho ngoku, ama-941 ezindlu anikezelwa ebantwini kwaye ezingama-73 izindlu zilungele ukuhlalwa
- KwiSigaba sika3 C – zingama-222 izindlu ezigqityiweyo kwaye kwiSigaba sika3 A – zingama-719 izindlu ezigqityiweyo
- lingxoxo ziyaqhubeka nabahlali bamatyotyombe amathan-dathu kwiSigaba sika3C2 abangazi kufuduka ngokuzithandela ukuya kummandla weZindlu zeThutyana. Ama- 88 ezindlu akufutshane ukuba akhiwe phaya

IBoystown

- Izindlu ezingama-503 zagqitywa ukwakhiwa kwiSigaba sika-1
- lingxoxo ziyaqhubeka nabahlali abaseleyo kwiSigaba sika-2A ezimayela nokufuduswa kwabo ukuze kube ukwakha kuqalise phaya
- Kutsha nje bangama- 407 abaxhamli-zinkonzo abavunyiweyo nabaqinisekiswa kwisahlulo sophuhliso seSigaba sika-2



N2 GATEWAY

Community Newsletter

MARCH 2015 • ISSUE 40

IN THIS ISSUE

• UNPACKING THE HOUSING VERIFICATION PROCESS

A step by step guide to relocating to your new subsidised home

• BOYSTOWN UPDATE: CONSTRUCTION

It's been over a year since housing construction in Boystown

• CELEBRATING EQUAL RIGHTS FOR ALL

UNPACKING THE HOUSING VERIFICATION PROCESS

On 13 January 2015, Zondiwe Mthi was relocated from Joe Slovo Zone 31 to her new double-storey unit in Joe Slovo Phase 3A.



Zondiwe Mthi and Simphiwe Ngcongolo and his wife Veliswa.

"The process went so smoothly and having all my belongings moved in one trip was really amazing."

"When I arrived at the new house I signed two documents. One was a relocation certificate that proved I received my house, and the other that I received my keys."

There are a number of steps that an approved beneficiary must follow before they can move into their new subsidised home. If you are an approved beneficiary and have been assigned a house you will be informed of when you will be relocated to your new home.

On the day of relocation:

- The contractor will arrive at your current address to dismantle your shack and transport your belongings on a truck, and your family in a separate vehicle, to your new address.
- You are required to sign a relocation certificate and present your ID before you leave the premises with the contractor – to confirm that the correct beneficiary is being moved.

Upon arrival at your new home:

- You will sign a second relocation certificate that confirms you have received

your house (this also expedites you receiving your title deed). You will sign a document that confirms receipt of your keys.

- The contractor will then walk you through the house to check that everything - including the taps, toilet flushing system and lights - is in proper working condition.

- If something is not working correctly the contractor will have it fixed on the same day. Should you notice anything after moving in you can report it at the complaints office on site in Joe Slovo.

Once this process is complete, the contractor will offload your belongings and move them into your new house.

Simphiwe Ngcongolo says he underwent consumer education and he therefore knew what to expect when he was relocated to Phase 3A on 2 February 2015.

"I signed the necessary documents and we made sure everything in the house worked properly. My furniture was then moved into the house. The reality of the situation only sunk in when I received the keys."

• SUMMER FIRE AWARENESS

• DUPLICATE DEPENDANTS

All you need to know about listing financial dependants on subsidy applications

• ENDURING LOADSHEDDING

How a beneficiary experienced power cuts in a shack compared to her new home

• BY-LAW BOX: COMMUNITY FIRE SAFETY

• PROJECT UPDATES

• USEFUL CONTACT NUMBERS

BY-LAW: COMMUNITY FIRE SAFETY



Chapter Five of the Community Fire Safety By-Law focuses on public safety.

Section 21 looks at preventing and controlling overcrowding. When premises will be used for entertainment or a public gathering the owner or person in charge must apply for a population certificate. The application can be refused if the premises do not meet National Building Regulations standards. If the certificate is awarded, it must be displayed clearly at the premises and the owner or operator must ensure that the number of people at the property is always limited to what it allows.

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)

CONSTRUCTION STILL ON HOLD AT BOYSTOWN

It's been more than two years since any development at Boystown.

To date 503 houses have been handed over to approved beneficiaries in Phase 1. However 889 others at Phase 2 and 3 have a long wait ahead of them because these areas still have to be cleared so that building can begin. While a number of people willingly relocated to Philippi, there are some who refuse to do so.

Violent protests and vandalism – including arson – led to the contractors and their teams leaving the site which is being closely monitored by Law Enforcement. The situation also impacts on beneficiaries who currently live at Temporary Relocation Areas (TRAs). This land is privately-owned and those who were moved there can only be accommodated for a set period of time. This time frame may be shorter than the length it's going to take to build the houses due to the many delays.

Once the 889 units at Phase 2 and 3 are complete, 157 more units are scheduled to be built at the Triangle Site (situated next to Phase 1). Initially it was meant to temporarily accommodate beneficiaries from Phase 2 and 3 while construction happens there. Currently, development there also seems unlikely at this stage.

Despite efforts to engage the community for their support, no solid agreement has yet been reached. These delays do create an ongoing backlog in development and uncertainty for all parties involved. In the meantime people are living in conditions that are less than ideal and the contractors cannot continue with their work and cannot be paid. We do remain committed to the fulfilment of all projects under the N2 Gateway banner.

CELEBRATING EQUAL RIGHTS FOR ALL



Ernest Makhamo, Ntombizanele Mose and her twin and Phindile Mrangula

On 21 March 2015 we celebrate Human Rights Day in South Africa. It's been 55 years since the events of Sharpeville that left 69 people dead and 180 others wounded when police fired on a peaceful crowd who gathered to protest against the Pass laws.

41-year-old Phindile Mrangula, says he is grateful to be able to speak and choose freely.

“As a South African my opinions can be raised in equal standing with any other race. I also have the right to choose my government by voting.”

“I am grateful for the persistence of the brave men and women during the struggle. I can now enjoy freedom of speech in a democratic country,” says 39-year old Ernest Makhamo.

40-year-old Ntombizanele Mose echoed their sentiments.

“I look at my two year-old-twin girls Okhule and Emihle, and I'm so grateful that they can grow up freely. I will share the importance of this day and our country's history with them, so that they will have gratitude and understanding about how we achieved equal rights.”

CONSUMER EDUCATION: “DUPLICATE DEPENDANTS”

Anyone – including a relative or friend – who lives with you and relies on you for financial support can be called your “financial dependant”.

In the HDA's experience we have found that two different applicants sometimes list the same financial dependants on their forms. We refer to this as “duplicate dependants” and it is not allowed.

Let's look at three different scenarios to explain:

1. Two unmarried people have a child but do not live together:

A boy lives with his mother. His father applies for a subsidy and on his application lists his son as his financial dependant. If his mother does the same, she will not qualify as her son has already been listed.

2. Single-parent families

An elderly mother of two lives with her daughter. Her son applies for a housing subsidy and lists the mother as his financial dependant. The daughter decides to apply for a subsidy and also names her mother as her financial dependant. She will not qualify because of the duplication.

3. Parents allow others to name their children as financial dependants

There have been instances in which parents – who have already received a subsidised house – accept payment from others to fraudulently list their children as financial dependants. In this case, the application will also be denied.

We are also aware that sometimes parents don't know that their children have been listed as dependants on someone else's application.



In order to safeguard yourself, it is important to know the following:

- In order for someone to be listed as a financial dependant, they must live with the applicant.
- If you suspect that you, or your child, has unknowingly been listed as a financial dependant you must immediately report this to the police. Take along your ID, the child's birth certificate and obtain a case number. Forward the case number to the HDA who will raise the matter with the Western Cape Department of Human Settlements.

If you have any questions or concerns, contact the HDA on 021 481 2900.

SUMMER FIRE AWARENESS

November to May is generally known as the fire season in the Western Cape and fires have already flared up all around Cape Town.

The most recent incident started on Sunday 1 March 2015 in Muizenberg and spread along the southern peninsula of Cape Town. After four days, the fire was eventually contained by approximately 300 firefighters.

While dry and windy weather conditions play a role in the spread of fires, the City's Fire and Rescue Service says many can be prevented.

The risk of rapidly spreading fire is especially high in informal settlements. This is because informal settlements are very dense with shacks built very close together and out of highly flammable materials

The City of Cape Town has the following safety tips:

- Keep a close eye on paraffin stoves and don't use them near a window with a curtain.

- Make sure all burning candles have a sturdy base so that they don't fall over. Extinguish the flame before going to sleep.
- Educate children about the dangers of fire.
- Make sure cigarette butts are completely extinguished before discarding.
- Be aware of the dangers of illegal or faulty electrical connections because they also cause fires.
- Keep a bucket filled with sand nearby to extinguish paraffin fires.

Immediately report any fire to the City's Public Emergency Communication Centre. Dial 107 from a landline or 021 480 7700 from a cell phone.



44-year-old Shiela Runeyia who lives with her family in Phase 3A

ENDURING LOADSHEDDING

“Previously we lived in a shack in Zone 30 in Joe Slovo and I worried all the time about my children's safety. When the power went off we lit candles that one of them could easily have knocked over, and that could have caused a fire. We also had to constantly be on guard so that no-one would take advantage of the lights being out and try to break into our shack.”

That's the word of 44-year-old Shiela Runeyia who lives with her husband, two children and granddaughter in Phase 3A.

Fortunately for Shiela and her family they now live in a house that's fitted with a solar powered geyser, meaning the water will be warmer on hot days. So even if the electricity is off there will be no need to heat or boil water, giving her one less thing to worry about. Not only this, but she feels a lot more safe now because the risk of burglary is lower than it was before she moved in. Shiela says that depending on the stage of loadshedding, the power would usually be out from just after 7pm for about two hours.

“By this time, my kids would have been home from school for a while already. I worry about my husband though. He often works late and has to walk home in the dark from the taxi rank or the train station.”

Shiela adds that while the unpredictable schedule of loadshedding is not ideal, experiencing it in a house is easier to deal with than when they lived in a shack.

How to handle loadshedding:

The City of Cape Town has this advice for when loadshedding is underway:

- When the power goes off, switch off and unplug electronic appliances at the wall. This way you lessen the risk of your appliances being damaged if there is a power surge when electricity is restored.

• If your electricity is off for a longer period than what the schedule says please send an SMS to 31220 to the City's Technical Operations Centre. The restoration of power sometimes results in what is described as 'nuisance tripping', which often goes unreported due to the assumption that the outage is due to loadshedding.

For more information on loadshedding in your area, contact 086 003 7566 if you live in Delft or 0860 103 089 if you live in Joe Slovo or Boystown.