



Nokuthula Ndevu, Community Liaison Officer

Get to know your C.L.O.

Nokuthula Ndevu has been working for the Housing Development Agency (the HDA - who implements the project on behalf of the Western Cape Provincial Government), as a Community Liaison Officer (CLO) in the Boystown Project since November 2011.

Her job involves:

- » Making sure that there are always open lines of communication between residents of Boystown and the HDA.
- » Ensuring that beneficiaries undergo Consumer Education before they receive their new houses.
- » Updating the community about development in the project and feeding back to them on any enquiries they may have.

"The interaction with the community has made me a better person, and the fact that I am involved in a process that helps someone's dream to come true is quite simply why I love my job so much."

Boystown residents who need assistance can contact Nokuthula on 021 481 2900.



N2 GATEWAY

Community Newsletter
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A dream of home ownership becomes a reality

The dream of being a homeowner became a reality for Noxola Gxowa when she received the keys to her new home in Delft Symphony: Precinct 3 & 5 from Human Settlements MEC, Bonginkosi Madikizela on Wednesday 5 February.



MEC Bonginkosi Madikizela hands Noxola Gxowa the key to her new home

Noxola, her 14-year-old son Vuyo and her 16-year-old wheelchair bound daughter Wendy previously lived in a shack in Delft South. She has been on the housing waiting list for 11 years.

Their new house is constructed with Alternative Building Technology (ABT) material – such as weather and fireproof Chromadeck panels - and is specially equipped so that Wendy can move around easily.

As Noxola moved through her home, she noticed the concrete wheelchair ramp at the entrance, the lowered bath and special rails fitted at the bath and toilet. The window-openers, light switches and taps are also lower down so that Wendy can reach them from her wheelchair.

"It makes me glad to know that getting around the house will be easier for my daughter. MEC Bonginkosi Madikizela said he is very excited about the project and believes it will lead to more similar projects across the country."

"This house is one of almost 2000 units in this project that will be handed over to beneficiaries. Ultimately, we want to improve the lives of our people."



Noxola and her children, Wendy and Vuyo

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Who can apply for a housing subsidy?

In order to apply for a housing subsidy you need to meet the following requirements:

1. You need to have a combined household income of less than R3500.00 per month.
2. You must be a South African citizen or have a permanent residence permit.
3. You need to be able to enter into a legal contract, i.e. you must be 18 years or older, legally married or divorced, and of sound mind.
4. Neither you (nor your spouse) can have previously benefitted from any government funded or assisted housing subsidy scheme.
5. You need to prove that you have financial dependents i.e. Parents / grandparents / children / siblings younger than 18 / students older than 18 / extended family members who permanently live with you.

Project Updates

Boystown:

- » Building of the boundary wall along the N2 highway at Boystown continues.
- » Sites at New Rest and Gqobasi are available for the relocation of residents when the clearing of Phase 2 begins.
- » On Sunday 16 February Premier Helen Zille met with the community of Boystown where residents of informal structures will not relocate voluntarily.

Joe Slovo:

- » 62 of 650 houses built in Phase 3A were handed over to beneficiaries in December 2013.
- » Of 222 houses being built in Phase 3, 11 will be for disabled beneficiaries.
- » Construction in the Winnie Mandela extension (road) next to Phase 3 continues.

Uhlaziyo lweProjekthi

IBoystown:

- » ULwakhiwo lodonga olwenza umda ecaleni kohola weNdelela uN2 eBoystown luyaqhubeka.
- » Iziza zokwakha eziseNew Rest naseQobasi ziyafumaneka ukuze kuhlaliswe abahlali xa ukucocwa kweSigaba sesi-2 sekuqalisile.
- » NgeCawa umhla we-16 kuFebruwari iNkulumbuso uHelen Zille yadibana nabahlali beSigaba sesi-2 apho abahlali basemaTyotyombeni bengazimisela ngokuzithandela.

IJoe Slovo:

- » Ama-62 kuma-650 ezindlu ezakhiwe kwiSigaba sika- 3A zanikezelwa kuBaxhamli bezindlu ngoDisemba wonyaka ka-2013.
- » Kwezingama- 222 ezindlu ezakhiwa kwiSigaba sika-3, ezili-11 ziza kwabelwa aBaxhamli bezindlu abakhubazekileyo.
- » ULwakhiwo eWinnie Mandela extension ecaleni kweSigaba sesi-3 luyaqhubeka.

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



Community Fire Safety By-Law

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

Section 21 looks at preventing and controlling overcrowding. When a 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.

Section 23 outlines that any establishment (such as schools, hospitals, hostels or guest houses) that has occupancy of more than 25 people – including staff – must have an emergency evacuation plan in place in the event of a fire or any other life threatening situation. At establishments that are used by patients or as residences, the plan must be displayed in the sleeping areas. At any other premises this position will be determined by the controlling authority.

The evacuation plan must be tested at least every six months and a record, that includes details such as the date of the test and the outcome, must be kept at the premises ready for inspection.

The value of a title deed

When beneficiaries receive the keys to their new houses, the next step is to sign the title deed that proves who the legal homeowner is and makes the home an asset disadvantaged households can use to build wealth. Any beneficiary who does not have or has not signed their title deed may find themselves in trouble if their homeownership is questioned. Your title deed:

- Provides you with an address
- Confirms that your household is part of a municipality and that you must pay rates and service charges
- Enables ownership of the house to be passed on to your family in the event that you pass away
- Proves ownership of your home
- Protects your rights as a homeowner
- Records any changes related to your ownership of the home
- Helps ensure that your property and financial transactions proceed smoothly
- The purchase price of your home
- Your erf number
- Your physical address
- The size of your house
- The date of occupation

A deed of sale is equally important. It is the legal contract between you, the buyer (beneficiary) – who uses funds from your approved subsidy - and the seller (City of Cape Town and Provincial Department of Human Settlements). It outlines:

Homes handed over in Delft's first major ABT project

Riedewaan Lakay and Nomisile Klaas were all smiles when they moved into to their new houses in Delft Symphony: Precinct 3 & 5. Theirs were two of 105 units – constructed with Alternative Building Technologies – that were officially handed over on Tuesday, 18 February, during a second ceremony attended by National Human Settlements Minister, Connie September, her deputy Zoliswa Kota-Fredericks, Premier Helen Zille and Human Settlements MEC Bonginkosi Madikizela.

43-year-old Riedewaan, who is originally from Bridgetown, became wheelchair-bound after he was shot in 2004. He says getting around was not easy where he previously lived. After being on the housing waiting list for more than 20 years he is looking forward to creating a new life for himself, his wife, son and grandson.



Riedewaan Lakay



Nomisile Klaas

says he is happy to know that her house is now taken care of. Nomisile added that her two grandchildren will live with her and that she plans to celebrate her new home with her family very soon.

Alternative Building Technologies (ABT):

ABT refers to any form of construction that uses building materials other than brick and mortar.

Delft Symphony: Precinct 3 & 5 is the first housing project in the Western Cape that uses these building materials that have many benefits for residents and the environment, including:

- » Keeping households warm in winter and cool in summer.
- » Reducing electricity bills thanks to the insulated panels that are used as walls.
- » There is less damp inside the houses.

“The reality hasn’t sunk in yet. Just knowing that I have a roof above my head and that it caters for my disability is amazing. I will have a prayer meeting to give thanks and thereafter I will settle in with the family.”

84-year-old Nomisile used to live in Tsunami and has been on the waiting list for close to ten years.

“Moving into a home at this old age is a real blessing and I’m very excited,” says Nomisile. Her 41-year-old son Themba Klaas also attended the ceremony to show support for his mother and

Exercising your right to vote

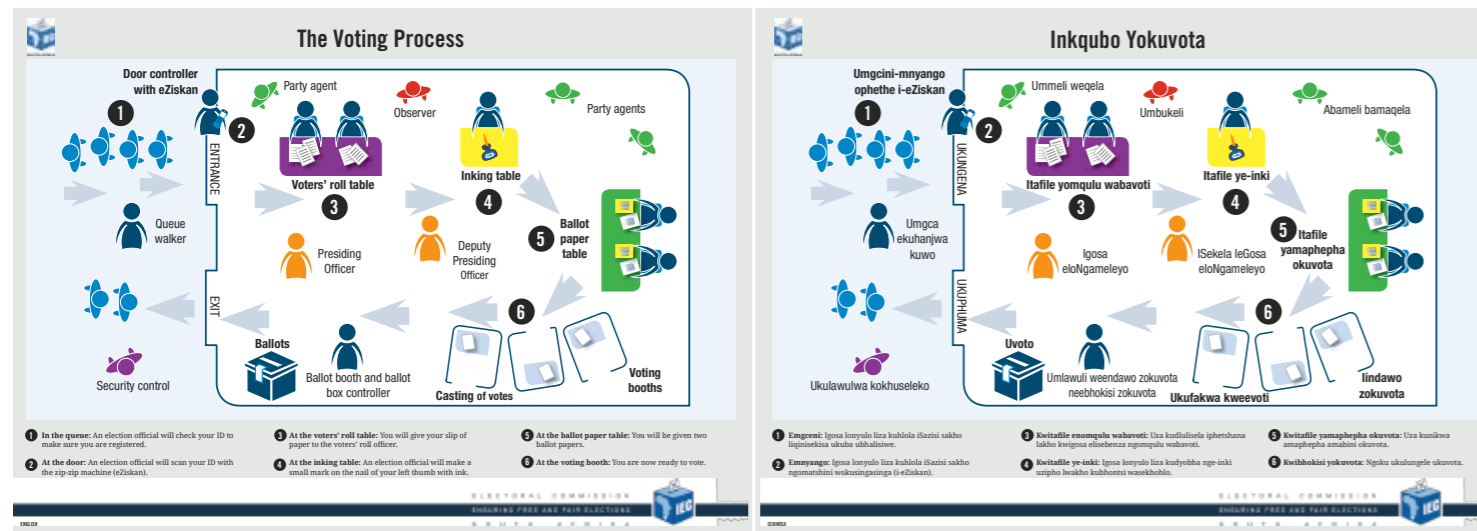
President Jacob Zuma announced that the fifth national elections will take place on Wednesday 7 May 2014. As South African citizens we should not take voting lightly and remember that this process allows us to decide for ourselves who best represents our views, and helps democracy succeed.

According to the Independent Electoral Commission (IEC), over 25 million South Africans (or 80.5% of the eligible voting population - have registered to vote.

Remember, you cannot vote if you have not registered.

You need to cast your ballot at the voting station where you originally registered. However, if you are outside your voting district on Election Day you will be allowed to do so at another voting station.

If you won't be in the province where you're registered, you will only be able to vote in the national poll and not the provincial one. You will also need to fill out a (VEC 4) form at the voting station.



For more about voting stations, to confirm registration or to find your nearest Municipal Electoral Office, phone the IEC Call Centre between 8am and 5pm on weekdays at 0800 11 8000 toll-free from a landline. Standard rates apply if calling from a cell phone.

Housing waiting lists:



The beneficiaries selected for each project include residents who live in informal settlements and applicants that are identified as “backyard dwellers” on the City of Cape Town’s housing database.

Applicants who live in identified “source areas” and who have been on the housing database the longest are priority, while those in vulnerable or special needs groups may be given special consideration.

Much of the responsibility with regards to the “integrated housing database” or housing waiting list lies with the City of Cape Town. It is also their job to provide lists of names for the allocation of houses and to see that information is regularly uploaded to the Housing Subsidy System and National Housing Demand Database at the National Department of Human Settlements.

How are houses allocated?

The National Department of Human Settlements has set out guidelines that need to be followed with regard to how houses are allocated to approved applicants.

