



Elizabeth-Ann joined the HDA in 2009 as a Subsidy Beneficiary Administrator.

She supports the Subsidy Manager to process housing applications and to respond to inquiries. Previously Elizabeth-Ann held the same position for over 11 years at the Oceanview Development Trust.

"The best part about my job is knowing that I am part of a process that improves the quality of people's lives."

N2 GATEWAY

Community Newsletter

PROJECT UPDATES

Joe Slovo

- 1088 houses have been handed over to date
- 208 houses are expected to be handed over from May 2016
- 29 houses are being built in Phase 3A 3 and another 91 in Phase 3A 4
- 132 more houses are expected to be complete in 3C in May 2016
- Talks are underway with residents at phases 3A and 3C before land is cleared and occupants relocated so that building can begin
 - o Approved beneficiaries will move to TRA 6
 - o Non-qualifying beneficiaries will move to TRA 5
- To date 266 houses have been handed over in Phase 3C

Boystown

- The clearing of land at Phase 2A and 2B is almost complete
- 200 houses are currently being built in Phase 2A
- Building of the Boystown boundary wall continues

UHLAZIYO LWEEPROJEKTHI

E-Joe Slovo

- Ukuzakutsho ngoku izindlu eziyi-1088 sele zinikezelwe
- Unikezelo lwezindlu eziyi-208 lucetyelwe u-Meyi 2016.
- Ulwakhiwo lwezindlu eziyi-29 e-3A 3 kunye neziyi-91 3A 4 luyaqhuba
- Izindlu eziyi-132 e-3C zizakugqitywa ngo-Meyi
- Intenitho ziyaqhuba kunye nabahlali e-phase 3A kunye nase 3C phambi kokuba Umhlaba uvulwe nabahlali basukele ulwakhiwo
 - o Abahlali abavunyiweyo bazakusiwa e-TRA 6
 - o Abahlali abangavunywaga bona bazakusiwa e-TRA 5
- Izindlu eziyi-44 sele zinikezelwe e-Phase 3 C

IBoystown

- Ukucocwa kwomhlaba e-Phase 2A nase 2B sele kuzakugqitywa
- Ulwakhiwo lwezindlu eziyi-200 e-Phase 2A luyaqhuba
- Ulwakhiwo lwe-Boystown boundary wall luyaqhuba



- **BOYSTOWN AREA COMMITTEE ANNOUNCED**
- **AT HOME WITH A SPECIAL NEEDS BENEFICIARY**
- **BEING A HOMEOWNER**



- **SOLAR WATER HEATING BENEFITS RESIDENTS**
"More than 2600 houses in Joe Slovo are fitted with solar panels."
- **DRAWING UP A WILL**
"A will also ensures that there are no legal fights over who will inherit the house."
- **PROJECT UPDATES**
- **GET TO KNOW: ELIZABETH-ANN RATHINASAMY**



"The best part about my job is knowing that I am part of a process that improves the quality of people's lives."

- **USEFUL CONTACT NUMBERS**

BOYSTOWN AREA COMMITTEE ANNOUNCED

"An area committee acts as the eyes, ears and hands of any building project." So says **Thando Mguli of the Provincial Department of Human Settlements.** His comments come after a new committee - that includes five members of the community elected in March to represent one of the Boystown source areas.



From left to right: Thando Mguli (HOD: Provincial Department of Human Settlement: Western Cape), Eunice Totose, Mlungisi Noludwe, Anna Liwani, Bandile Kama, Kholeka Zathu and Anele Fenakwe

Area committees play an important role in any community and their responsibility is to:

- Ensure that the community is kept up-to-date about the progress of the project
- Offer leadership and advise on situations that may delay or even stop building
- Make sure that the environment in the community allows building to continue without delays
- Assist with the process of checking qualifying beneficiaries within the Boystown community

To date, area committees have been established in two of the six Boystown source areas, namely Boystown and Philippi. Elections to set up the remaining four are being organised.



Mr Mguli addressing the community



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)

BEING A HOMEOWNER

Pride is a feeling that many experience when they take ownership of a new house. Like many things in life, being a homeowner comes with a number of responsibilities.



Joe Slovo 3C

Your house is a valuable possession that is not only a space for yourself and your family, but can become a legacy for future generations if it is properly looked after. (Find out how to keep your house in your family, in the event of your passing, in "Drawing up a will" on page 3.) This means that if anything breaks or needs to be repaired, you as the homeowner need to ensure that this is done.

"Each house that we hand over to a beneficiary provides a permanent, private space that they can call home," says HDA Subsidy Manager, Lindilizwi Mngxekeza.

He says the value of a house increases over time – especially if it is well taken care of – and as such, it is a good idea to hold onto it.

Mngxekeza adds that it is important to encourage your neighbours to maintain their houses as well.

"This is all about being a good neighbour. Well-maintained houses and yards will increase residents' pride and they'll truly take ownership of the community. Keeping your house looking good can be as simple as carrying out repairs as soon as you notice something is not working properly or broken, or keeping the exterior of the property neat."



SOLAR WATER HEATING BENEFITS RESIDENTS

Saving up to R100 per month on electricity, is just one of the benefits of living in a house that has solar water heating panels installed.

"More than 2600 houses in Joe Slovo are fitted with solar panels. These don't use electricity but rather ultraviolet rays from the sun."

HDA Project Manager, Bruce Malagas says the heaters are safe and easy to maintain. He adds that they are designed to provide households with a constant supply of hot water even during winter.



Nokhwayethi Mqovu

Resident, Nokhwayethi Mqovu and her family of five live in a home that has solar water heating panels installed. "During summer especially, we save money because we spend less buying electricity."

The solar powered geysers also mean that households no longer need to boil water on coal or paraffin stoves.



Thumeka Petsenge

"My family's life has changed for the better since we moved into our home that has a solar geyser installed," says Thumeka Petsenge. She says before they had to boil water in the mornings; but now they have more than enough for everyone in the house.



Thembisa Koyi

Thembisa Koyi is equally as happy to have the solar water heater and says, "To date the geyser has not given me any problems, but should it need to be serviced I will contact a qualified plumber."

DRAWING UP A WILL

Being the beneficiary of a new home can be exciting, but it is also a responsibility which requires the owner to be well-informed about a number of things, especially the importance of drawing up a will.



What is a will and why is it important?

HDA Subsidy Manager, Lindilizwi Mngxekeza says,

"Writing a will is important. In the event that the homeowner passes away, a will ensures that their wishes – about their house and other belongings – are fulfilled through it, the individual can say exactly who they want to receive their belongings should they pass on."

"It also ensures that there are no legal fights over who will inherit the house."

How do you go about drafting a will?

Residents must seek professional advice – from a lawyer or most local banks – when they want to draft a will. It is important that they are also clear about who their executor will be; this is the person that they want to carry out their wishes.

What happens when someone passes away and they don't have a will?

Without a valid will, the state will divide their belongings among their heirs. This is done according to a formula, and not necessarily according to the owner's wishes. "If they do not name an executor, the High Court or the people who stand to benefit from their belongings may do so," says Mngxekeza.

He adds that it is up to the individual to update their will when necessary.

"It is also a good idea to tell someone that they trust that they have a will, who their executor is and how to contact them when they do pass away."

AT HOME WITH A SPECIAL NEEDS BENEFICIARY

February 2014, wheelchair-bound Riedewaan Lakay received the keys to his new house in Delft Precinct 3 & 5. Previously, he'd lived in the backyard of a friend's property.



Riedewaan Lakay

20 years ago, Lakay was shot in the neck and has had to use a wheelchair since.

"Considering my condition, life was very difficult and uncomfortable for me because I had to share an ordinary toilet – not one that was built with extra features to help someone who has difficulty moving around."

Houses that are built for beneficiaries with special needs have different features to ensure that they are able to move around easily. For example, entry into the house for a wheelchair-user is made

easier with handrails and ramps. Rails are also fitted alongside the bath and toilet to make using these easier for someone whose mobility is limited.

Lakay says that having the space for his caregiver to live with him, and being able to entertain visitors are some of the additional benefits of having his own home.

"I feel dignified now that I am a homeowner; and because my house is fitted with features that make getting around and doing simple things

easier. I am grateful for the privacy that I have and that I can have family and friends over in my own space."

