

# Get to know: Ward 26 councillor, Siyabulela Hodi

Siyabulela Hodi is the councillor of Ward 26, which includes Zwide in Soweto-on-Sea. He was born and raised in Stutterheim and chatted with us about his career in politics and his job as councillor of Ward 26.



Ward 26 Councillor, Siyabulela Hodi

chairperson of the Soweto-on-Sea branch of the ANC. When the branches were realigned and wards were introduced I was branch secretary for one term.

I was twice nominated as a councillor and, following by-elections in 2012, I was elected councillor of Ward 26.

### What is the biggest challenge that residents of your Ward face?

Our area is a poverty-stricken one. It would be wonderful if we could do something that would make the lives of our community members better.

One way of doing this would be if people could come forward to help us start a soup kitchen. That way, residents who don't have enough food can have a good meal. A project like this would make a big difference.

### What have been some of your most proud achievements as councillor of Ward 26?

At Sisulu Village many residents still live in shacks. We have

### How did your career as a ward councillor begin?

My interest in politics began when I was still at school. My father was a politician.

For more than 15 years I was a shop steward for the National Union of Metalworkers of South Africa (NUMSA). During this time I was also active in the community. From 2000 I was the

been able to install infrastructure that included water and this meant that the municipality could begin building houses.

The second project involves rectifications – also with the municipality – of 165 houses at the Silvertown/Sisonke area in Zwide. About 14 houses must still be rectified; those families are poor and can't afford to do this themselves. We are currently in talks with the municipality and the National Department of Human Settlements about this project. Another success for this particular area is that seven streets are now tarred.

There are houses at Endlovini that have never been rectified. The HDA has come on board to identify ones that meet the requirements for rectification.

Another ongoing project is the electrification of streets in Ward 26. The process at Qeqe Street is complete. This particular project is ongoing and will be rolled out into other parts of Ward 26.

### What can residents of Ward 26 look forward to in the year ahead?

Recently, I have worked with the community to address the issue of the flooding of the Kasrils Canal on rainy days. The existing drainage system is not sufficient and when it rains the floodwater threatens the safety of our residents, and especially our children. Through the Integrated Development Plan (IDP) we have submitted a proposal to the municipality to upgrade the aging pipe system. Currently the municipality is considering our suggestion and we hope they'll soon get this project off the ground.

### How can residents contact you?

They can visit me at the Zwide Rent Office at the corner of Johnson and Betram Roads, Zwide, or they can contact me at my office on (041) 459 1656.

### Useful contact numbers

The Housing Development Agency: 041 393 2600  
Nelson Mandela Bay Municipality:  
Customer Care (All hours): 041 506 5555  
Service Delivery Centre (All hours for water, sanitation and all other services): 0800 205 050  
Human Settlements Eastern Cape: 043 711 9500  
Emergencies: (From cell phone): 112  
Childline: 0800 55 555  
Eskom Customer Care: 0860 037 566  
Land Invasion:  
Macdonald 082 410 5066  
Hlela 079 490 0531  
Fire: 041 585 2311  
041 508 5505  
Water leaks, Power outages etc. 0800 205 050  
General Emergencies: 041 506 2735

### Clinics

Chatty Clinic in Dullisear Street: 041 506 3070  
Veeplaas Clinic in Kani Street: 041 506 1183  
Zwide Clinic in Johnson Street: 041 506 7410  
Soweto-on-Sea Clinic in Mbanga Street:  
041 506 1191  
Booyens Park Clinic 2 in Booyens Park Drive:  
041 483 1590

### Police Stations

Bethelsdorp Police Station: 041 404 3000/4/5  
071 475 1938  
Kwazakele Police Station: 041 408 7720  
Zwide Police Station: 041 459 0213  
KwaDwezi Police Station: 041 405 4712



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# Zanemvula

Bringing the Rain

Community Newsletter • March 2015

The Zanemvula housing project launched in 2006. It is an informal settlement upgrading and human settlement project in Nelson Mandela Bay. The project is located in the Chatty, Joe Slovo West, Soweto-on-Sea and Veeplaas areas and involves the relocation of residents from the floodplains of the Chatty River, backyard dwellings and other stressed areas around Nelson Mandela Bay to decent human settlements. The project will deliver 13 500 houses.

## Soweto-on-Sea sign-ups begin at Ward 26

On Monday 16 February 2015, the doors of the Four Square Gospel Mission in Zwide were opened to residents of Ward 26 - who hold title deeds - to come forward to find out if they qualify for subsidies under the Soweto-on-Sea 500 Project.

### PLACES TO SIGN-UP

DAYS	SOWETO-ON-SEA 500 (unbuilt sites)	CHATTY 491 (Military Veterans)	JOE SLOVO WEST
Monday	Ward 24 and 26	HDA Offices	
Tuesday	Ward 30	HDA Offices	
Wednesday		HDA Offices	Sophakama containers (Opposite JSW School)
Thursday	Ward 27 and 28	HDA Offices	
Friday		HDA Offices	Sophakama containers (Opposite JSW School)

Initially under the Soweto-on-Sea / Veeplaas Upgrading Project, beneficiaries in the area were given a freehold title and serviced sites with external toilets. When the time came to build houses emergent contractors from across the province applied to do the work; how many houses each of them built depended on their skill's level. However, construction of these houses was put on hold in 2005 when the Nelson Mandela Bay Metropolitan Municipality initiated the Zanemvula Project. To date, about 2 500 houses have been or are currently being rectified by the HDA. Unfortunately, this has meant that some owners of unbuilt sites are still waiting for their houses. The Eastern Cape Department of Human Settlements recently made funds available for the construction of 500 houses that are earmarked specifically for them. So far only around 180 beneficiaries have come forward to find out if they qualify.

A list of the rightful beneficiaries of the Soweto-on-Sea 500 Project is kept at the local ward council offices. Only beneficiaries whose names and erf numbers appear on this list can sign up.

Ward 26 councillor, Siyabulela Hodi, encouraged members of the community to visit the centres to find out if they qualify and to sign-up if they do.

"This project will definitely benefit our community. People who do meet the requirements need to get the process started and will be glad to see their houses eventually being built." In total there are about 2 000 unbuilt sites at Soweto-on-Sea / Veeplaas. For now houses will only be built for the 500 beneficiaries who hold title deeds. Unfortunately the remaining 1 500 are affected by re-planning which means that, at this stage, they cannot be signed up for housing.

In our Zanemvula newsletter dated October 2012, a comment was published and attributed to Mr Ruvern Muller. A picture of him accompanied this comment. We have since learnt that the picture was used without his permission and that the comment was not an accurate reflection of what he had said. We unreservedly withdraw both the image and the comment attributed to Mr Muller and apologise for the inconvenience this has caused him.



# How to legally extend your house

For any homeowner a house is an asset that can be improved upon through the years. A house that is maintained can increase in value over time and provide a legacy for future generations.

One way in which a house can be improved is to extend it. There are processes and procedures that must be followed to ensure that any extensions that are made to your house are legal and meet municipal requirements.

## What is the process a homeowner must follow to extend their house?

The first step is to employ a qualified person to draw up your plans and submit them to the municipality. Building plans and approval are a requirement under the National Building Regulations and Building Standards Act. In terms of zoning and National Building regulations, the municipality approves or denies all building work on any property. If you do not have approved building plans it does mean that the municipality could order you to demolish the illegally erected structure.

There is no charge for building plans for new houses where construction is paid for using subsidy funds that are obtained in accordance with the National Housing Subsidy Scheme for RDP housing projects. However plans to add to or extend your house - with a structure like a granny flat, carport or any other kind of out-building - can cost from R11.81m<sup>2</sup> up to R44.23m<sup>2</sup> depending on the size of the structure. The homeowner must ensure that all the necessary administrative fees are paid before building begins.

It is advisable to appoint a builder who is registered with the NHBRC to conduct alterations or extensions to your house.

It is also very important that only SABS approved materials are used for any type of building.

## What penalties could a homeowner face if they extend their home without the municipality's approval?

The municipality will assess each individual case to determine the penalty that is levied on a homeowner who builds without approval. There have been cases where homeowners have made structural changes without the municipality's permission. For example, if a neighbour complained the owner could be forced to stop building, receive a fine and only continue with construction once they obtained approval.

A recent court ruling (Ndlambe Municipality vs Lester) set a precedent that allows the municipality to demand that anyone

who does not comply must demolish the unapproved structure or part of a structure.

(Source: [www.sans10400.co.za](http://www.sans10400.co.za))



Thozama Grootboom has hired a builder who is renovating her house.

Thozama Grootboom lives in Chatty 1380. She moved into her house with her husband and two children in 2014. They previously lived in Veeplaas.

Thozama says she and her husband first approached a builder with their ideas.

"The builder took our ideas to an architect who made the necessary drawings and submitted them to the municipality. The first change we made was to the boundary wall, and we've completely changed the front of our house. Since then work has started in the inside where we are adding another room." Thozama adds that the builder started renovations in December 2014. The Grootboom's hope all the building work will be completed by July this year.

# Celebrating Human Rights

On 21 March we commemorate Human Rights Day. We remember the 69 people who were killed and 180 others who were injured by police in 1960 when they gathered in Sharpeville to protest pass laws.

42-year-old Ncedile Soxujwa has lived in Joe Slovo West since 2009. He is also a member of the local ward committee. We chatted with him about what Human Rights Day means to him and what he'll be doing to commemorate Sharpeville.

"I was involved in the struggle in the early 80s. At the time, the majority of people of colour

did not have rights. We couldn't speak openly.

"Thanks to democracy and human rights we have managed to move past this. Now people can communicate freely and we can live where we want to.

"On the 21st, I plan to visit members of my community to talk to them about their problems and to try to help them come up with solutions. I appeal to members of all of the Zanemvula communities not to treat 21 March as just another Saturday. We should dedicate time on the day to focus on and talk about our human rights."



Ncedile Soxujwa of Joe Slovo West

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# Supporting our communities

The rate of unemployment in the Metro is high. The HDA is working with the Zanemvula communities to provide Small, Medium and Micro Enterprises (SMMEs) with work opportunities and to help them to formalise their businesses.

## What is the HDA doing to help SMMEs?

A standard tender condition in all of our projects is that the appointed contractor must employ 70% local labour. In addition to this, 20% of project units are reserved for construction by SMMEs. By assigning this proportion of work to SMMEs, we support emerging business and provide jobs for a given amount of community members for the duration of any project.

## How do SMMEs become involved?

As with any project, SMMEs will compete amongst each other for the 20% portion in a tender process that is in line with the Public Finance Management Act.

The successful SMME is contracted directly by the HDA to provide the necessary services. They receive technical support from the Principal Agent and the HDA provides them with a dedicated resource for administrative support.

## What are the benefits of this kind of partnership for an SMME?

This opportunity provides a platform for the appointed SMMEs to grow their businesses with regards to administrative capacity and technical skills. After they have completed a project,

the SMME will be able to upgrade their status with the various industry regulatory bodies – including the Construction Industry Development Board (CIDB) and the National Home Builders' Registration Council (NHBRC).



## How can an interested SMME find out more?

The HDA regularly meets with the leadership of various forums around the Metro who share this kind of information with SMMEs in their communities.

Interested parties may also contact the HDA on (041) 393 2600 or visit our office at 5th Floor, Fairview House, Fairview Office Park, 66 Ring Road, Greenacres.

# Project updates:

## Soweto-on-Sea rectifications:

- So far, 2034 of a total of 2500 houses were rectified
- ## Chatty 1380:
- 176 units are still illegally occupied. This is affecting completion of the project
  - The correction of site numbers, and approved beneficiaries in occupation of units, on the HSS system is underway
  - 1273 houses are complete. Final Unit Reports were issued by the NHBRC
  - 1070 units were handed over to approved beneficiaries who signed Client Handovers
  - 1345 foundations, wallplates and roofs are complete
  - "New Norms and Standards" (such as internal plaster, gutters and downpipes) were installed in 977 houses

## Joe Slovo West 4040 (Services)

- All 4040 sites are serviced. The last Completion Certificates are issued on 03 September 2014

## Chatty 1060, Chatty 491, JSW 4000 (Top Structures) and 500 Soweto-on-Sea/Veeplaas unbuilt sites:

- Serviced sites in the Chatty 1060 component project are

illegally occupied

- Relocations to Joe Slovo West 4000 have resumed after the ward leadership was consulted
- All of these projects are in the procurement stages
- The HDA is adjudicating tender proposals to appoint Principal Agents/Structural Engineers who will supply services that include the design, contract administration and close-out processes for the construction of a total of approximately 6051 houses

## Soweto-on-Sea/Veeplaas 380 toilet/bathroom attachments:

- The project is in the procurement stage. The HDA is evaluating bids to appoint contractors
- The HDA plans to directly contract about ten SMMEs

## Chatty MPCC:

- Construction is progressing well after an agreement was signed by the contractor and the HDA
- The contract period is 13 months from 08 September 2014 to 08 October 2015. This includes the annual builders' shutdown

