



# Eastern Cape uMhlali

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## THE HDA

GOVERNMENT'S  
DEVELOPER OF CHOICE



Eastern Cape uMhlali is a monthly newsletter published by the Housing Development Agency to update you, our beneficiary, about the HDA's human settlements projects in the Eastern Cape province.



## A NEW YEAR, A NEW HOME...

New year's day 2018 marked not only the start of a new calendar year for Ms. Annie Van Niekerk. For the 57-year-old mother, who cares and looks after members of her extended family, the start of 2018 marked the start of a new life in a new house that she can now call her own.

The new resident of Khayamnandi Phase 1A was relocated to her brand new home in December 2017 after living nearly 20 years in a shack.

"It feels goods to be in my own home after such a long time," she says.

"It's hard living in a shack for as long as I did," she reminisces.

## IN THIS ISSUE:

A NEW YEAR, A NEW HOME 1

UNDERSTANDING 'GAP' HOUSING 1

SOCIAL HOUSING VS HOME OWNERSHIP 2

WHAT IS THE BEST WAY TO PRESERVE THE VALUE OF YOUR HOME? 4

Ms. Van Niekerk is one of the 130 recipients of the completed houses that were built by the HDA in Khayamnandi 179 in the 2017/2018 financial year. Twenty-nine homes are still in progress and are expected to be completed soon. For the new home owner, who lives with her nieces, the new year looks set to be one of her best yet, marking the start of a more hopeful future for her and her family.

## UNDERSTANDING 'GAP' HOUSING

Gap Housing is designed for people who earn more than R3,500 but less than R15,000 per month (the minimum amount needed to qualify for a home loan from a bank). One such Gap Housing initiative developed for this group of people is the Financed Linked Individual Subsidy Programme (FLISP), which helps people who may only just qualify for a home loan to buy a house for the first time.

### LOWER MONTHLY REPAYMENTS

FLISP gives you a grant that can be used to reduce the initial loan amount. This will make your monthly repayments lower. Depending on how much you earn, you can apply for a grant up to R87,000. FLISP grants can be used for both existing houses and to build a new one.

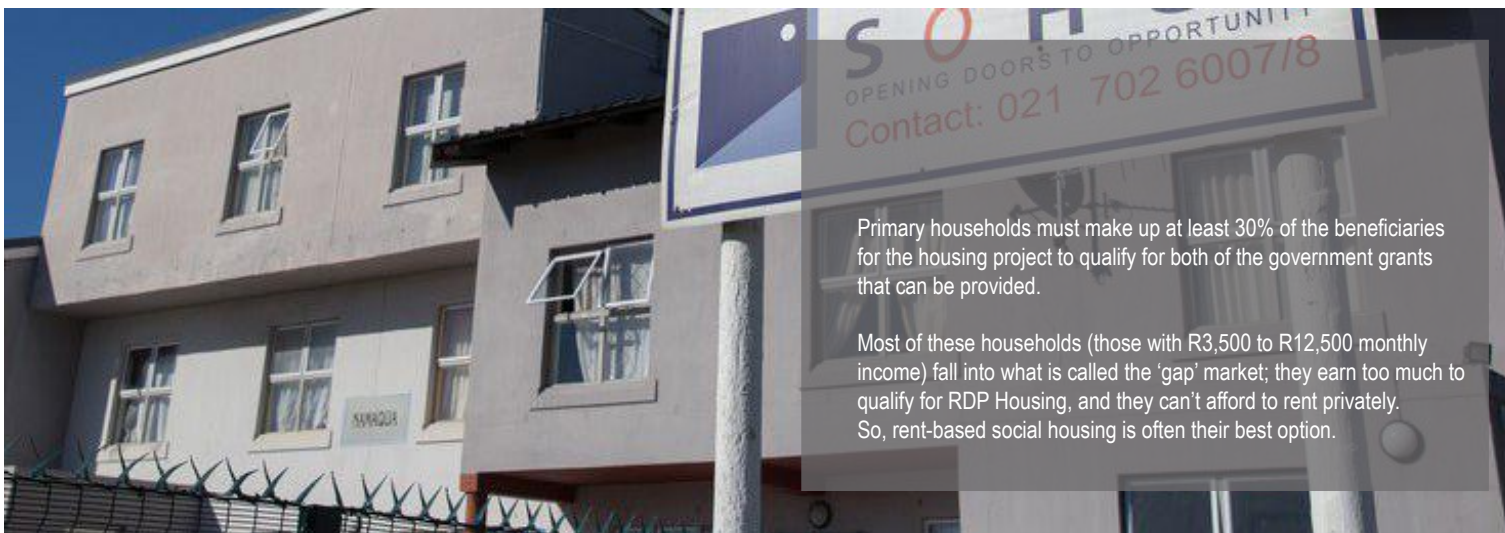


Besides getting approval for a home loan and earning between R3,500 and R15,000 per month, you must meet the same criteria required for a BNG house. To apply for a FLISP grant, you must first go to your bank or financial institution and apply for a home loan. For that, you will need:

- Certified copy of your South African ID or passport/permanent residence permit
- Copy of your signed Offer to Purchase the house or property
- Proof of your current residential address
- Official salary slip or stamped bank statement showing the last three months of income

To qualify for a home loan you have to be over 21, have been employed for a minimum of six months, have no defaults on your credit profile and earn above the minimum salary requirement as decided by your chosen bank. If your home loan application is denied, your FLISP application will not be considered. Once this has been completed:

- Ask for an "Approval in Principle" letter from the bank
- Register on the FLISP site ([www.flisp.co.za](http://www.flisp.co.za)) or go to your municipal offices to register for a FLISP grant
- Compile the following certified documents for your application:
  - Home Loan Approval in Principle letter from your bank
  - Completed FLISP application form available from National Housing Finance Corporation (NHFC) website
  - RSA ID document or permanent residence permit
  - Certified copies of birth certificates/RSA IDs of all your dependents, and proof of foster children guardianship (where applicable)
  - Proof of marriage, civil union or partnership (an affidavit can be done for the latter)
  - Divorce settlement (where applicable)
  - Spouse's death certificate (where applicable)
  - Proof of monthly income
  - Agreement of sale for the property or building contract and approved building plan (where applicable)



Primary households must make up at least 30% of the beneficiaries for the housing project to qualify for both of the government grants that can be provided.

Most of these households (those with R3,500 to R12,500 monthly income) fall into what is called the 'gap' market; they earn too much to qualify for RDP Housing, and they can't afford to rent privately. So, rent-based social housing is often their best option.

## SOCIAL HOUSING vs HOME OWNERSHIP

### WHAT IS THE DIFFERENCE?

The main difference between subsidised home ownership and social housing is that home owners have full ownership of their home from day one and do not need to make any payments toward the ownership of their home thereafter. Social housing recipients on the other hand are accommodated on a subsidised rental basis in a building that is developed, owned and managed by a Social Housing Institution – a not-for-profit company that receives government subsidies for a specific housing project.

### WHO QUALIFIES FOR SOCIAL HOUSING?

Social housing projects offer rentals to low-to-moderate income households earning R1,500 to R15,000 per month. Because rentals are subsidised by the government, they are much lower than market rates. For any given social housing project, the recipients are divided into two groups: primary households with an income of R1,500 to R5,500 per month, and secondary households earning R5,501 to R15,000 per month.

### HOW DOES SOCIAL HOUSING WORK?

In a large social housing project with hundreds of units, tenants will pay according to their means with lower income households paying less and being cross-subsidised by higher-income households within the building.

For example, some tenants may pay from about R650 with others paying up to R3,000, working out to an average rent of R2,350.

### HOW USEFUL IS SOCIAL HOUSING?

Rent-based social housing has a vital role in South Africa. Social housing is a great way of providing homes to low-income homes, especially in the gap market. The delivery of new social housing units is not as fast as the rollout of BNG houses. Another challenge is that primary households often struggle to pay their rents, even though they are low. Most critically, if a household breadwinner loses his or her job, a tenant can face eviction.

State-subsidised rentals provide a good option for working people with low incomes, who do not qualify to own RDP housing. There is a place for both rent-based and ownership-based low-income housing.

## PROJECT UPDATES: HDA PROJECT UPDATES

### CHATTY 491:

40 houses have been completed without FURS.

29 slabs have been completed to date | 20 Wall plates completed to date  
20 Roofs completed | 55 Finishes A completed | 40 Finishes B completed to date  
40 Finishes C | 5 wall plates in progress

### CHATTY 1060:

75 completions done for this financial year 2017/2018.

3 Wall plates completed in total | 8 Roofs completed to date  
9 finishes completed to date | 2 Completions without FURS Awaiting FURS from  
NHBRC | 73 FURS issued by NHBRC

### JOE SLOVO WEST:

590 completions done to date for the current financial year. Within the 590 units  
completed are 590 which have FURS and 0 are without FURS. Starting from this  
financial year 2017/18 the following are in progress:

590 FURS issued by NHBRC

### SOWETO-ON-SEA:

Progress for the 2017/18 FY

35 Foundations completed | 29 wall plates completed | 24 Roofs completed  
23 Finishes completed | 20 houses inspected and passed by NHBRC, awaiting  
FURS

### KHAYAMNANDI 179:

104 houses complete with FURS.

179 foundations completed | 159 Wall plates completed | 159 Roofs completed  
147 Finishes completed | 104 houses complete with FURS | 41 houses without  
FURS

### KWANOBUHLE:

22 Completions

48 Foundations completed | 40 Wall plates completed | 35 Roofs | 28 Finishes  
22 completions

## UHLAZIYO LOMSEBENZI: UHLAZIYO LOMSEBENZI WE HDA

### CHATTY 491:

Izindlu eziyi 40 zigqityiwe ngaphandle kwe FURS.

Kude kubelelithuba kugqitywe izislab eziyi 29 | Kude kubelelithuba kugqitywe iipleyiti  
zodonga eziyi 20 | Kugqitywe amafulelo ayi 20 | Kugqitywe imigqibezelo A eyi 55  
kude bulelelithuba | Kusashota imigqibezelo B kwi khabhathi eyi 40 | Imigqibezelo C  
eyi 40 igqityiwe ngaphandle kwe FURS | Kwenziwa iipleyiti zodonga eziyi 5

### CHATTY 1060:

Ziyi 75 izipheleliso ezenziweyo kulonyaka mali ka 2017/18.

Xa ziphelele iipleyiti zodonga ezigqityiweyo ziyi 3 | Kude kubelelithuba ayi 8 amafulelo  
agqityiweyo | Ziyi 9 izipheleliso ezigqityiweyo kude kubelelithuba | Izigqityiweyo ziyi 2  
ezingenayo iFURS zilindele iFURS kwi NHBRC | Ziyi 73 iiFURS ezikhutshwe yiNHBRC

### JOE SLOVO WEST:

Kulonyaka mali esikuwo kugqitywe izipheleliso eziyi 590. Kwezizakhiwo eziyi 590  
ezigqityiweyo, zonke zoyi 590 zine FURS akukho nanye engena FURS. Ukusukela  
kulonyaka mali ka 2017/2018 kuqhutywa ngoluhlobo;

Kukhutshwe iiFURS eziyi 590 ngu NHBRC

### SOWETO-ON-SEA:

Inkqubela phambili ka 2017/18 FY

Kugqitywe izisekelo eziyi 35 | Kugqitywe iipleyiti zodonga eziyi 29 | Ayi 24 amafulelo  
agqityiweyo | Kugqitywe imipheleliso eyi 23 | Ziyi 20 izindlu ezikhe zavavanywa  
zapisiswa yi NHBRC, zilinde iiFURS

### KHAYAMNANDI 179:

Ziyi 104 izindlu ezigqityiweyo ezine FURS.

Kugqitywe izisekelo eziyi 179 | Kugqitywe iipleyiti zodonga eziyi 159 | Kugqitywe  
imifulelo eyi 159 | Kugqitywe izipheleliso eziyi 147 | Kugqitywe izindlu eziyi 104 ezine  
FURS | Izindlu eziyi 41 azinayo iFURS

### KWANOBUHLE:

Imigqibezelo eyi 22

Kugqitywe izisekelo eziyi 48 | Kugqitywe iipleyiti zodonga eziyi 40 | Amafulelo ayi 35  
| Izipheleliso eziyi 28 | Ezigqityiweyo ziyi 22

PROJECT	FOUNDATION	WALLPLATE	ROOF	FINISHES	COMPLETED
UMSEBENZI	ISISEKELO	IPLANGA LODONGA	UFULELO	UPHELELISWA	EZIGQITYIWEYO
Chatty 491	29	20	20	55	40
Chatty 1060	0	3	8	9	75
Joe Slovo West	0	0	0	0	590
Soweto-on-Sea	35	29	24	23	23
Kwanobuhle 52	48	40	35	28	22
Khayamnandi 179	179	159	159	147	145
TOTAL	351	371	346	547	895



# WHAT IS THE BEST WAY TO PRESERVE THE VALUE OF YOUR HOME?



Your house is an asset that, if properly maintained, will increase in value over time. And, as the value of your house increases, so does your personal net worth. The easiest way to maintain the value of your house is by responding to small issues as and when they arise, before they become big problems.

Below are a few tips on things you can do to make sure that your house is preserved in tip top condition over time.

1. Paint your house inside and outside periodically – painting your home once every 3 – 6 years, including the roof preserves your home by protecting the exterior walls from retaining water, which can cause unhealthy moulds to form.
2. Replace broken window panes immediately – when a window is not replaced immediately, it can be forgotten for years, exposing your home to rain water that can spoil your interior
3. Repair cracked walls, ceilings and leaking taps – using materials from your local building supply store, you can easily repair wall and ceiling cracks by yourself
4. Remove blockages from toilets, baths, sinks, washbasins – this can be done using easily accessible chemicals from any grocery store or even using home-made solutions
5. Repair or replace broken roof plates or tiles – a professional tiler or roofer can help you to replace missing or broken roof tiles that can allow water to seep in and damage your roof trusses
6. Repair your solar heating system when broken – this can help you save energy and money, and also increase the value of your home
7. Protect your foundation - by removing any source of regular water close to your house, and maintaining your apron which surrounds the outside walls

## 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: 08000 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

