



N2 GATEWAY

Community Newsletter

HOW ILLEGAL OCCUPATIONS AFFECT HOUSING PROJECTS



A sports field in Dunoon near Milnerton
Source: GroundUp

ILLEGAL OCCUPATIONS ON THE RISE

According to the Mayoral Committee member responsible for informal settlements in the City of Cape Town, Ms. Xanthea Limberg, there were 65 land occupations in the week of 12 to 18 March alone. This is just a small indicator of the many land invasions that have been taking place lately across the city.

"Large-scale orchestrated land invasions are taking place," she says.

"The City has appealed to the public to help counter what it sees as the "scourge" of land "invasions".

According to Bruce Malagas, a Project Manager at the Housing Development Agency, "There has been an increase in the illegal occupation of open spaces all over the Metro."

"It must also be noted that it is an orchestrated illegal occupation of open spaces," he adds.

FAST-TRACKING HOUSING DELIVERY

Malagas points out that illegal occupations at open spaces of the Joe Slovo informal settlement have negatively affected progress of the project and are a threat to its continuation.

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CONTRACTOR'S CORNER



WATCH YOUR FINANCES

Many construction businesses close shop because they simply can't cover the costs of their overheads. This means it is important for you as a contractor to pay close attention to your overhead expenses and be aware of any additional costs involved in a project before accepting a job. When doing construction jobs, always remember to write down the costs involved with the project, particularly the costs of materials and the cost of paying your workers.

CREATE A BUDGET

Another way to handle the cost of your overheads is by creating a budget. This shows you how much money you have coming in and how much is going out. If the amount going out surpasses the amount coming in, then you have to start making some changes by cutting unnecessary expenses and raising your rates.



A DREAM COME TRUE

For Mr. Kholekile Gedeon Siyinte, his new home in Joe Slovo is a dream come true. The 56-year-old man expresses that after living in an informal setup in Langa for the past 16 years, he is happy to finally be in his own property.

Mr. Siyinte was among a group of new residents who were relocated from Joe Slovo informal settlement in Langa to the Joe Slovo housing development project on 1 December 2017.

"I am happy even though the space is small. I wish there was space for parking our cars as well as somewhere to hang our clothes. There also isn't any warm water," says Mr. Siyinte.

Mr. Siyinte says that the area in which he now lives is a nice neighbourhood, but also notes that some of the homes in the area have been let out to tenants.

"The only problem is that people rent out their houses and the tenants tend to do whatever they want."

Mr. Siyinte thanks the government and the HDA for the work they have done for him and for his sister, with whom he shares the home.

WELCOME HOME MR. SIYINTE

BENEFICIARIES

An updated Joe Slovo Phase 3 list is available at the HDA offices at 31 Heerengracht Street, 6th Floor, Piers Place, Foreshore in Cape Town and at HDA site offices to keep beneficiaries informed of their status. Those with pending cases are requested to come to the HDA site office to bring outstanding documents in order for the Provincial Department of Human Settlements to process their applications. Internal relocations have been slow due to the non-co-operation of occupants in 3C and 3A.

STEP 1: Find a bulb of the correct wattage and type - whether screw-in or with pins - for that lamp or fixture.

STEP 2: Make sure you turn the switch off. This will prevent you from being electrocuted.

STEP 3: If the bulb you are replacing is still working, let it cool down for about 30 seconds or more. If there is no bulb it is ok to skip this step.

STEP 4: Remove the burnt out lamp and dispose of it properly. If you don't have a burnt out bulb to dispose of it is ok to proceed to next step.

STEP 5: Now fit the new bulb into the socket. Make sure to not over-tighten or press on the bulb too hard.

STEP 6: Turn on the light switch to make sure the bulb works. If light does not work double check to make sure you installed a new bulb. {see prior step}

DIY HOME MAINTENANCE TIPS

HOW TO REPLACE A LIGHT BULB



PROJECT UPDATES

JOE SLOVO PHASE 3 UPDATES

- To date, 1572 houses completed, and 1491 houses occupied
- 1314 houses still to be built
- 3D - Construction of 210 units. 118 units completed. Handover of 37 units in December 2017. 92 units still under construction.
- SCD has completed 48 serviced sites and 81 sites being serviced in 3A with the completion date being end of April 2018. SCD will start with the construction of the 129 units at the end of April 2018.
- 7 occupants in 3C relocated to THAs and TRA 6. Remaining 23 occupants in 3C preventing the servicing of 88 sites. Letters were issued and one on one engagement held with the 30 occupants. Eviction process has started.
- SCD has completed 100 of the 205 THA structures with the completion date of the remaining structures being end of April 2018. SCD has started with the additional 205 THA structures with the completion date being end of March 2018.
- Interdict preventing the illegal occupation of open spaces granted by court. Sheriff to execute the order with the support of SAPS and CoCT Law Enforcement.
- One-on-one engagement has started in 3B. 2158 structures in 3B and 929 units to be built.
- 45 TR units for approved beneficiaries have been made available in TRA 6 in Delft as temporary accommodation in order to clear the 3C and 3A areas for construction.
- Phase 3C will yield 24 single storey houses. 11 units handed over to date.

UHLAZIYO LWASE JOE SLOVO PHASE 3

- Kude kubelelithuba kugqitywe izindlu eziyi 1572 kwaye sekungeniwe kuzo zoyi 1491
- Ziyi 1314 izindlu ezisamele ukwakhiwa
- 3D- kwakhiwa izakhiwo eziyi 210. Kugqitywe izindlu eziyi 118. Kudluliswe izakhiwo eziyi 37 ngoDisemba ka2017. Kusakhiwa Izakhiwo eziyi 92.
- U-SCD ugqibe ngokupheleleyo iziza eziyi 48 nesele zisetyenziwe. Eziyi 81 ziyasetyenzwa kwa-3A ezazisikelwe ukugqitywa ngomhla wokuphela kwenyanga uTshazimpunzi 2018. U-SCD uza kuqala ezinye izakhiwo kwiiyunithi eziyi129 ukuphela kwale nyanga uTshazimpunzi 2018.
- Abantu abasixhenxe abebefihle intloko kwa-3C bafudukele kwa-THA nakwa-TRA6. Abashiyekileyo kubo abayi 23 kwa-3C bathintela ukusetyenzwa kweziza eziyi 88. Ngamnye umntu kubo unikwe incwadi esandleni kwintlangano yabayi 30 abafihle intloko kwindawo engagunyaziswa ngokusemthethweni. Kuye kwathethwa nangobuso ngobuso. Iphulo lokunika iphum'aphele liqalile.
- U-SCD ugqibe ikhulu kuma-205 ezakhiwo ze-THA ezabelwe ukugqitywa ukuphela kwale nyanga, u-April 2018.
- Isithinteli kuphazamisana nenkqubo ngokungena kumhlaba ovulekileyo ngokungekho mthethweni sikhutshiwe yinkundla kamantyi. Unothimba uzakudlulisa anaxwebhu omyalelo wenkundla exhaswa ngamapolisa (SAPS) neqoqo lokunyanzelisa ukuthotyelwa komthetho.
- Kuthethiwe ubuso ngobuso nabahlali e3B. Izindlu eziyi 2158 e3B, nezakhiwo eziyi 929 ziseza kwakhiwa.
- Izakhiwo zabaxhamli abavunyiweyo eziyi 45 ze TR zenziwe zakhona eTRA 6 eDelft njengendawo yokuhlala yethutyana ukwenzela kucocwe indawo yase 3C kunye ne3A kulungiselelwa ukwakha.
- Isigaba u3C uzovelisa izindlu zomgangatho omnye eziyi 24. Kusadluliswe izakhiwo eziyi 11 kude kubelelithuba.

HELP KICK CRIME OUT OF YOUR AREA



Every year, several building projects across Cape Town are delayed and hundreds of thousands of rands are lost to crime. Theft of building materials from active sites causes many building projects to take much longer to complete than originally scheduled.

Theft of building materials is a great source of frustration for both building contractors and would-be home owners. For contractors, replacing building materials is costly and requires an additional budget that may not be available at the time. For expectant home owners, the theft of the very materials needed to complete their homes only means a longer waiting period before they can move in.

According to Mr. Buyisile Hemepe of the HDA, thieves target materials such as blocks and roof tiles, among many other items that they target.

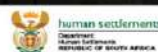
How does crime affect building projects?

"It delays the building process and compromises the quality of the house. The contractors will have the materials then, when they are stolen, they have to buy them again," says Mr. Hemepe.

"Members of the community should take ownership and look after their projects as if they are their own. All project materials belong to the community," he says.

“ Members of the community should take ownership and look after their projects as if they are their own. All project materials belong to the community... ”

To find out more about the HDA, or for more information about any article in this newsletter, Contact the HDA on 021 481 2900.



HOUSES • SECURITY • COMFORT

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

