

A LEGACY OF COMMUNITY SERVICE



Outgoing Ward 36 Councillor, Nomonde Mhlobiso

We spoke to outgoing KwaDwesi Ward 36 Councillor Nomonde Mhlobiso, who served two terms between 2011 and 2021 and leaves behind a legacy of unwavering commitment to service.



I am so, so happy, even after I have left my office as Councillor, to see what I have done for the people of KwaDwesi. That's my biggest achievement.



"What we have done there in 8 years is a lot. I was so happy that they got their own houses. It was my highest achievement to see old people having their own beautiful houses without rain entering the houses."

"We worked well together with Buyisile Hempe (from the HDA) and officials from the provincial office."

"Thank you so much to the HDA for the opportunity we had to work together. Through their help I was able to achieve a lot in my time as Councillor," says Mhlobiso.

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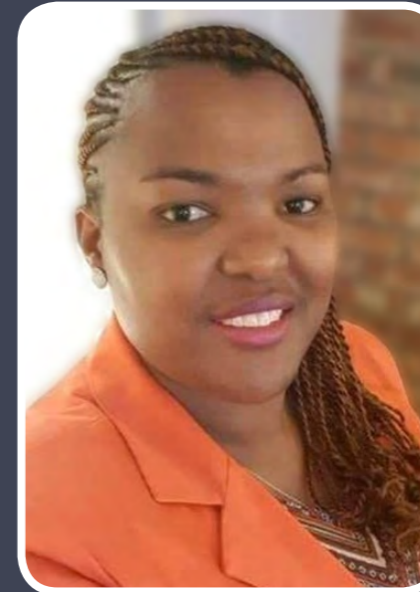


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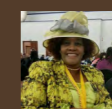
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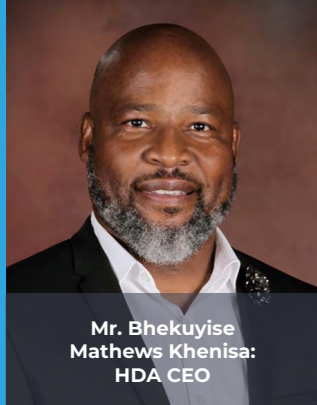


LEAVING A LEGACY OF COMMUNITY SERVICE

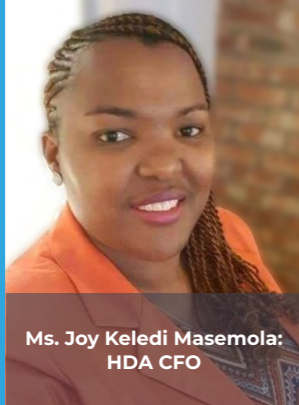
Welcome to our quarterly newsletter of 2022 – updating and informing you, our stakeholders, about our activities and projects. The HDA is a national public development agency that was established by the Housing Development Agency Act of Parliament (Act 23 of 2008) to promote sustainable communities. This, the agency does through making well-located land and buildings available for, and leading and supporting the development of human settlements. For more information on how the HDA is structured, how it works and what services it provides, visit www.thehda.co.za.

A NEW CHAPTER FOR THE HDA:

Introducing The Agency's New CEO and CFO



Mr. Bhekuyise
Mathews Khenisa:
HDA CEO



Ms. Joy Keledi Masemola:
HDA CFO

The HDA has welcomed the appointment of its new CEO - Mr. Bhekuyise Mathews Khenisa, and new CFO - Ms. Joy Keledi Masemola. The new appointments were announced on 11 May in a virtual cabinet meeting and signal a new page and chapter for the Agency.

According to the HDA Chairperson, Dr. Tshilidzi Ratshitanga, the appointments bring steadiness to the Agency and will help to steer it forward into the future.



On behalf of the Board and employees of the HDA, I wish to congratulate the two officers on their appointment and I'm confident that their experience and expertise will bring much needed stability as well as direction to the HDA and the human settlements sector at large.

Dr. Tshilidzi Ratshitanga



Mr. Khenisa is a Candidate Doctor of Philosophy in Development Studies and holds a Master's in Management.

Among others, he has held senior executive positions in various organisations including Sanlam Trust, Nedbank, Alexander Forbes, BoE Fiduciary Services, Rustenburg and Steve Tshwete Municipalities.

The incoming CFO - Ms. Masemola, is a qualified Chartered Accountant with over twelve years' experience in finance in both the public and private sectors. She brings over eight years of work experience operating at executive management level. Ms. Masemola was previously a Chief Financial Officer at the Department of Communication and Digital Technologies as well as at the Department of Police, Roads and Transport. Prior to joining government, she was Finance Manager at Wesizwe Platinum Limited.

MINISTER KUBAYI DELIVERS

2022/23 DHS BUDGET

Department of Human Settlements Minister Mmamoloko Kubayi on 10 May presented her department's 2022/23 budget speech, outlining key themes that will define the department's focus for the coming financial year. Among the focal points mentioned were dispersals for housing schemes such as Social Housing and Help me Buy a Home, the fast-tracking of title deeds distribution, supporting economic growth and transformation initiatives, upgrading informal settlements and aggressively closing off blocked projects.

"For the financial year 2022/23, the Department's budget allocation amounts to R33 billion, of which R18.7 billion is allocated to provincial grants, R11.7 billion for municipal grants and R1.6 billion will be transferred to Human Settlements entities," said Minister Kubayi.

Social Housing

Minister Kubayi stressed the need to close the gap in the demand for student housing and social housing and indicated that an allocation would be set aside for development in these areas.

"The demand for social housing and student housing is overwhelming. Our Social Housing Programme has about R140bn worth of assets. President Cyril Ramaphosa announced that R64bn of the R700bn from the Infrastructure Fund will be spent on social housing and student accommodation."

Help Me Buy A Home

"In an effort to facilitate access to ownership among government employees by utilising Help Me Buy a Home Subsidy as an instrument, the NHFC has signed a memorandum of understanding (MoU)



with Government Employees Housing Scheme (GEHS). The MoU will enable qualifying government employees to access FLISP subsidies."

Title Deeds

"The Department has partnered with the Banking Association of South Africa (BASA) to fast-track the delivery of title deeds to housing beneficiaries who are still without a title. This will be done in partnership with the Youth Employment Services (YES) programme."

Economic Growth, Transformation, Skills Development and Job Creation

"The NHFC, with the City of Cape Town, has appointed 130 SMMEs in construction that have already employed 8,000 people to repair rental accommodation in the City. The NHFC ensures that these SMMEs are paid within 14 days instead of the 30 days as stipulated by National Treasury," the Minister said.

"The HDA has developed and deployed a dashboard that tracks the implementation of transformation and empowerment in all HDA programmes.



The dashboard tracks how much is spent on businesses owned by women, youth, persons with disabilities as well as those owned by military veterans as a percentage of the annual total procurement spend,” she added.

Informal Settlements

Speaking on informal settlements, the Minister again mentioned the HDA as the agency that will be responsible for overseeing upgrade projects across the country. “I will be issuing a Ministerial directive, as per section 29 of the HDA Act, to authorise the HDA to drive interventions on upgrading informal settlements and ensure faster

turnaround time in the provision of basic services to give dignity and comply with human rights in our communities.”

Blocked Projects

“The Department has set aside a three-year period starting from the 2022 to 2025 financial years to close off all the blocked projects in the country. The Department intends to undertake a scoping exercise that will include site verification and estimation of all cost implications for the unblocking of the projects and a diagnostic report will be completed by the end of the year,” the Minister said.

HUMAN SETTLEMENTS STAKEHOLDERS CONVERGE IN KHAYELITSHA FOR TITLE DEEDS HANDOVER

On 31 March, Minister Mmamoloko Kubayi alongside Western Cape MEC Tertius Simmers and MMC Malusi Booi, hosted a stakeholder engagement and title deeds handover programme at the Thusong Centre in Khayelitsha in the Western Cape.

In attendance at the event were various community forums and stakeholders from the housing sector including the HDA. The community forums in attendance used the opportunity to present some of the challenges faced by community residents and to engage the Minister on possible ways forward.

Speaking at the event, Minister Tertius Simmers said, ‘Today we engaged a number of stakeholders from across the Western Cape on an array of issues as they pertain to the province. I’m grateful to the National Minister, Mmamoloko Kubayi and the National Deputy Minister, Pam Tshwete who ensured that another platform is created where matters could be raised and addressed. It was also pleasing to hand over 15 title deeds to beneficiaries.



Deputy Minister Pam Tshwete, Minister Mmamoloko Kubayi and MEC Tertius Simmers hand over title deeds to qualifying beneficiaries in Khayelitsha.

This means that these residents are now the legal owners of their properties. It is also part of our continued commitment to empower our citizens in this manner.’

On the second day, the delegation visited the Cape Metro where they visited Masiphumelele, the N2 Gateway project in Langa, Boystown in Crossroads and the New Woodlands/ Kosovo Farm 964 housing project.

MEC Tertius Simmers expressed gratitude to the Minister for her visit and the opportunity had created.

“I’d like to express our gratitude to the National Minister and the National Deputy, for visiting our province. The two days presented us with the opportunity to showcase some of our projects in the City of Cape Town. As highlighted by the National Minister, there’s a lot we can be proud of, however there are certain areas that require attention. As the Western Cape, we’re committed to further strengthening what we’re doing well, while also addressing the challenges we’re currently facing.

We remain committed to accelerating human settlement delivery, while promoting social inclusion through the development of integrated, resilient, safe and sustainable human settlements in an open opportunity society.”



495 SERVICED STANDS HANDED OVER THROUGH IKAGELENG LAND RELEASE PROGRAM

On the morning of the 20TH of October 2021, 495 serviced stands were handed over to qualifying beneficiaries in Merafong City as part of the Ikageleng Land Release Programme - a land release programme aimed at providing land to citizens who are able to build houses for themselves.

This programme mainly targets people falling within the gap-market who earn too much to qualify for a housing subsidy but not enough to qualify for a home loan.



The programme partially fulfils the Department of Human Settlements’ promise to diversify human settlement opportunities beyond just the provision of completed houses to the housing market by also providing well-located land alternatives.

ABOUT THE PROJECT

- The programme stipulates that beneficiaries receiving serviced stands will need to secure funding to build their homes within eighteen months.
- Beneficiaries will also be required to build a formal structure within 5 years of acquiring the land or return the land to the Department for re-allocation.
- To assist the new land owners, the Department will provide building plans ranging from 37 square metres to eighty seven square metres that beneficiaries may choose from.
- To ease the burden on struggling households, the initial phase of the programme will focus primarily on those earning between R3501 – R7000.



MINISTER CONDUCTS OVERSIGHT VISIT TO WESTERN CAPE PROVINCE HOUSING PROJECTS

In her ongoing drive to ensure the expedient delivery of human settlements across the country, Minister Mmamoloko Kubayi led a delegation to the Western Cape Province on 18 and 19 January 2022.

The delegation included the Deputy Minister of Human Settlements (DHS), Pam Tshwete; the Western Cape MEC of Human Settlements, Mr Tertuis Simmers; the Director General of the DHS, Mr Mbulelo Tshangana and the Chairperson of the HDA Board, Dr. Tshilidzi Ratshitanga.

The delegation of government and private sector officials conducted inspections to assess progress at the various sites; handed over title deeds; visited homes of approved beneficiaries with special needs and engaged with various communities.

The two-day site visits covered parts of the Garden Route District and the City of Cape Town, both the province and municipality. Assisted by the HDA, the delegation made presentations to the executive on the state of human settlements in the province. The HDA is an implementing agent in both the Garden Route and the City of Cape Town and has been appointed in the Garden Route District Municipality to repackage

and develop projects with a particular focus on Priority Housing Development Areas. The Garden Route leg of the Minister's visit included a visit to the Kranshoek Project where they handed over 17 title deeds to qualifying beneficiaries from the locality.

Visits were also conducted at the Qolweni Phase 1 construction site, where a bricklaying ceremony led by female sub-contractor Ms Phumla Lombo from Kholli and Sons was held. The delegation visited the Mountain-view construction site in Mossel Bay accompanied by two women sub-contractors from WBJH Trading and LFH Handy Services.

A title deed handover was also conducted at the Syferfontein Erf 325, in George, where 10 beneficiaries became first time legal homeowners. Addressing members of the Syferfontein Erf 325 community during the Title Deeds Handover ceremony, Minister Kubayi said, "I am happy to see that a majority of title deeds recipients here are women. As we know, in the past this was not possible." In addition, she said, "Our responsibility is not only about giving you houses but empowering you through ownership of title deeds and that is why we are here."

"We visited you as communities because we want to see the projects ourselves and hear directly from you the concerns which you have regarding human settlements so that they can be attended to."

One of the issues pointed out by the minister in other projects was incomplete houses that were abandoned by contractors and houses where workmanship is shoddy.

"This will not be tolerated," the Minister said. The tour concluded with a visit to projects developed by sister entities such as The Anchorage (Glenhaven) - a social housing project consisting of a total of 512 social housing units in Belville, Western Cape.

The HDA has been responsible for the N2 Gateway Project in the Western Cape - one of the flagship projects of the National Department of Human

Settlements intended to deliver up to 23 000 housing opportunities (accommodating almost 120 000 people). Notwithstanding the challenges encountered, the project has delivered just over 12 800 houses to date.



Houses at the Witlokasie Emergency Project, Knysna, Western Cape

MINISTER KUBAYI VISITS NORTH WEST PROVINCE HOUSING PROJECTS

As part of efforts by government to ramp up the provision of sustainable human settlements for all, the Minister of Human Settlements, Mmamoloko Kubayi, visited the North West Province between the 6th and 7th of December 2021 to conduct on-site inspections of various housing projects currently underway in the province. These include the N12 Housing Mega project in Matlosana Local Municipality.

Accompanied by the MEC for Cooperative Governance, Human Settlements and Traditional Affairs (CoGHSTA) Ms Lena Miga, HDA Chairperson Dr. Tshilidzi Ratshitanga, Acting CEO Daphney Ngoasheng and the

Executive Mayors of the affected municipalities, the Minister handed over Title Deeds to qualifying beneficiaries. Many of these beneficiaries included the elderly and people living with disabilities such as 90-year-old Christian Katrina, Mamosebetsi Leanya (74), Joshua Pai (73), Mzwandile Mgweni (70) and Herbert Nyokana (77).



90-year-old beneficiary, Christina Katrina, receives her Title Deed from Human Settlements Minister Mmamoloko Kubayi.

The beneficiaries expressed their gratitude and lauded the efforts of government in restoring their dignity.

The delegation led by the minister visited Gabonewe Social Housing Project, which was built through a partnership with North West Province, Moses Kotane Local Municipalities, SHRA and a mining company. The Housing Development Agency plays a key role in the North West in terms of its secondary mandate of Programme Management of Catalytic projects,

particularly in the Matlosana N12 and Bokamoso Catalytic Projects, which the Minister also visited.

Significant achievements in the North West include the release of 6 639 hectares of state owned land, the acquisition of 3 356 hectares of privately owned land and the installation of 7 152 serviced stands within the various Local Municipalities in the North West province in both catalytic and non-catalytic projects.

COGHSTA MEC BASIKOPO MAKAMU VISITS SEKHUKHUNE DISTRICT COMMUNITIES TO UNBLOCK HOUSING BACKLOGS

On 28 October 2021, Limpopo Cooperative Governance, Human Settlements and Traditional Affairs MEC Basikopo Makamu visited local municipalities under the Sekhukhune District to introduce a new contractor who has been appointed to begin the work of completing stagnant housing projects in the district.

The MEC's visit was focused on clearing the housing backlog that had plagued projects in the district after the NHBRC was appointed to conduct forensic structural assessment audits of incomplete housing units in the province. As a result of information sourced from this report, the MEC directed that a contractor be urgently appointed to begin working on the housing units starting from November 2021.

MEC Makamu pointed out to the community that introducing a contractor to communities where projects are currently being undertaken would help the department to hold the contractor accountable for both the quality and deadline of the work they had been appointed to do.



Limpopo CoGHSTA MEC Basikopo Makamu engages with community members.



LIMPOPO COGHSTA APPOINTS THE HOUSING DEVELOPMENT AGENCY TO IMPLEMENT VINGERKRAAL ISU PROJECT IN BELA BELA

Limpopo MEC for Cooperative Governance, Human Settlements and Traditional Affairs, Basikopo Makamu on 21 October 2021 officially presented the Vingerkraal Informal Settlements Upgrade (ISU) Programme to residents of the area at the Vingerkraal Multi-Purpose Centre under the Bela Bela Local Municipality.

The programme incorporates the construction of Engineering Services including water, sanitation, roads, and stormwater reticulation on 1000 sites, as well as the construction of 215 fully subsidised housing units.

COGHSTA appointed the Housing Development Agency as the agency responsible for the implementation of the project. "The delivery of quality houses and services as committed to by our government is non-negotiable, and we will ensure that this project is completed with military precision so that the people of Vingerkraal can benefit from it within the set target of 18 months after the site handover to the contractor," said MEC Makamu.

The MEC further acknowledged that the provincial department previously had an

undesirable history of not meeting housing delivery targets timeously but that changes had been enforced to employ strict and continuous monitoring of projects.

"We are very serious about improving the momentum on completing and handing over houses and services to our people. Earlier this month, during the official visit by Minister Mamoloko Kubayi to our province, both COGHSTA and the National Department of Human Settlements established an intervention team to respond to the housing delivery challenges that we have experienced over the past financial years. This project and the timely completion thereof will be some of the first fruits of that team's work," said the MEC.

The MEC further promised that the construction of the ISU Project would bring much needed local beneficiation as both skilled and unskilled labour would be sourced from the area. MEC Makamu added that, in allocating the homes, "priority will be given to the disabled, senior citizens, child headed households and military veterans in Vingerkraal."

WHAT HOUSING SUBSIDIES ARE AVAILABLE TO YOU?



There are a number of housing subsidy solutions that have been created to assist people in various situations to own their own home. Let's take a look at some of the available solutions and how they work.

HELP ME BUY A HOUSE PROGRAMME (FORMERLY FLISP)

Help Me Buy A House/FLISP is an instrument that may be used in combination with one of the following products and situations:

- Housing loans granted or guaranteed by a pension and provident fund
- Unsecured housing loans from any registered lender
- Housing loans granted or guaranteed by cooperative or community-based savings schemes
- In combination with individual resources or savings
- Housing loans supported by employer-based schemes such as Government Employees Housing Scheme or private sector Employer Assisted Housing Schemes (EAHS)
- Housing loans supported by Permission-to-Occupy (PTOs) issued by government or recognised Traditional Authority

To apply for a FLISP loan, you may e-mail flispenquiries@nhfc.co.za or call 011 644 9800.

BREAKING NEW GROUND

Breaking New Ground, or BNG housing, represents a more updated version of the Reconstruction and Development Programme, or RDP housing.

BNG housing generally consists of a 40 Square Metre house with two bedrooms, a separate bathroom with a toilet, a shower and hand basin; a combined living area and a kitchen with a wash basin as well as a ready-board electrical installation where electricity supply is available in the township. This type of housing is available to qualifying households earning less than R3 500 a month.

To qualify for an BNG housing you must meet the National Housing Subsidy Scheme criteria. This means you must be:

- A South African citizen
- Over 21 and mentally competent to sign a contract
- Married or living with a partner, or single and have dependants (single military veterans or aged people without dependents also qualify)
- Earn less than R3,500 per month per household (so if two people in your family earn and these earnings amount to more than R3,500 per month you will not qualify)
- A first-time government subsidy recipient
- A first-time homeowner

To apply for a government Subsidy house take the following documents to a provincial office of the DHS, or your municipal offices:

- Applicant and spouse's identity documents (green book or ID card)
- Certified copies of birth certificates of children
- Proof of income if working, e.g., a salary slip

THE COMMUNITY RESIDENTIAL UNIT PROGRAMME

The Community Residential Unit (CRU) Programme targets low-income individuals and households earning between R800 and R3 500 a month, who are unable to enter the formal private rental and social housing market. CRU housing units are for rent and not for sale. This project is aimed at refurbishing inner-city buildings and hostels.

project is aimed at refurbishing inner-city buildings and hostels. The municipality will charge you rent to cover the municipal rates of the house.

To qualify for CRU housing, you must be:

- Married or living with a partner or a single person with dependents
- A South African citizen
- Over the age of eighteen and mentally competent to sign a contract
- Have a monthly household income of

If you have previously owned property, you are still allowed to apply for CRU.

To apply for CRU housing, you must visit your local municipal office and take:

- Your Identity Documents (green book or ID card)
- Certified copies of birth certificates of children
- Payslips and bank statements

TATA MADONCI WHEELS INTO HIS NEW HOME



An 81-year-old amputee triumphantly entered his new home at Wells Estate in Gqeberha after having been given the promise of a wheelchair and a new home by President Ramaphosa during an earlier visit by the President to the Eastern Cape town.

In the earlier visit, the plight of the elderly amputee, Tata Vuyisile Madonci had come to the attention of the president because of the elderly man's disability, age and the fact that he lives alone, with no one to care for him on an ongoing basis.

After learning of Tata Madonci's dire condition, the president tasked the Housing Development Agency to construct a new home for the senior citizen. The structure was completed in September of 2021 and officially handed over by the president upon his return to the area.

The HDA is proud to have been a part of this very meaningful project that has helped to change the quality of life of one of our senior citizens. Congratulations Tata!