

UNDERSTANDING THE AGE THRESHOLD FOR SUBSIDISED HOUSING

Explaining the reasoning behind the qualifying age threshold for a subsidised house being 60 years back in 2014, Minister Lindiwe Sisulu said, “Our intention in giving free houses was to right the wrongs of the past and make sure that we can give our people dignity. And that group of people is not the people below the age of 40.”

According to human settlements policy, applicants below the age of 40 are not considered a priority unless they are special needs applicants or are heads of child-headed households.

According to a press statement released by the National Department of Human Settlements, the minister and all provincial human settlements Members of the Executive Councils (MECs) “resolved in 2009 that priority must be given to the elderly” and, to that end, the qualifying criteria were changed to prioritise those above 60, military veterans and people with disabilities.

Minister Sisulu also added at the time that the housing database or waiting list was also being audited and adjusted to prioritise possible beneficiaries according to age, starting with the elderly and those with special needs.

“Our policy speaks to 60, because that is the qualifying criteria worked out in our policy. Anything that is free ... there must be a cut-off point otherwise it will be a free for all. So, in human settlements that is the criteria we use,” said Minister Sisulu.

A GENERATION DEPENDENT ON STATE BENEFITS

She added that the government did not want to create a young generation dependent on state benefits.



“ We want our young to grow up and be self-sufficient. We don't want them to be dependent on the state. The state has only so much that it can cater for. ” the minister said.

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NELSON MANDELA BAY MUNICIPALITY

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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

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General Emergencies: 041 506 2735

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Chatty Clinic in Dullsear 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
Booysens Park Clinic 2 in Booysens 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



EASTERN CAPE uMHLALI

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THE HDA GOVERNMENT'S DEVELOPER OF CHOICE

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

NELSON MANDELA BAY LOOKS INTO HOUSING FOR THE 'MISSING MIDDLE'



Nonqaba Bhanga
Political Head: Nelson Mandela Bay Human Settlements

Nelson Mandela Bay Municipality has embarked on a mission to make affordable housing available to residents who do not qualify for Breaking New Ground (BNG) housing or home loans.

This category of low income earners, commonly referred to as 'The Missing Middle', includes teachers, nurses and civil servants who struggle to access loans and are not eligible for BNG housing subsidies.

The announcement of the new plans was made by Human settlements political head Nqaba Bhanga at a human settlements standing committee meeting that was held following a presentation by the HLFA Credit Corporation at the Uitenhage Town Hall.

Nqaba said the city was looking into ways of providing housing to people who fall under this category and was in the process of identifying companies that can provide home loans to people within the 'missing middle'.

At the meeting, HLFA founder Vivi Gusha proposed that the municipality endorse a programme in which land is made available to middle income earners.

“We request the availability for us to do this development and identify role players and we would provide funding for qualifying end users,” said Gusha.

He elaborated that the municipality would be the landowner in the agreement and the corporation would manage it. The project has already been piloted in Cape Town, where Gusha said only 10% of people qualified for bond finance.

Speaking on behalf of the Metro, Bhanga said it would look in to the idea but also consider other companies to provide the service.

METRO REQUESTS FUNDS TO FASTTRACK HOUSING PROJECTS

Nelson Mandela Bay Municipality has appealed to the Department of Human Settlements for additional funding to speed up housing projects earmarked for development such as Florida Heights, Zanemvula Phase 2 in KwaNobuhle and Jagtvlakte in Algoa Park and the N2 Node (Baywest area).

The human settlements committee recently met with Minister Lindiwe Sisulu and Mayor Athol Trollip to discuss several housing related issues in the metro, chief of which was funding required to increase the pace of housing delivery. Many of the projects discussed are already in the early stages of implementation.

Human settlements portfolio head Nqaba Bhanga said the municipality was excited about several projects planned for the Bay but needed to know when funding would be made available to make them a reality.

“I am very interested in these projects. For example, there is a project called Florida Heights which we are very interested in making a success but the financial support for these big projects is not there,” said Bhanga.

LARGE SCALE HOUSING PROJECTS

The proposed Florida Heights project is worth R9.5-billion and could see more than 3 000 families getting access to social housing in the Despatch area.

Nelson Mandela Bay human settlements executive director Nolwandle Gqiba reiterated Bhanga's sentiments, saying the projects required funding to get off the ground.

“We are a relatively small metro, an industrial metro that has got two ports. We have got to be talking seriously about not necessarily mega cities but housing developments on a large scale in areas of Uitenhage and Wells Estate,” said Gqiba.

“ A lot of our people travel and pay expensively to go to work; the idea is that we should have partnerships for bigger developments in the area. ” she added.

Gqiba has previously mentioned that some of the projects were at a standstill because no money was being made available by the government.

Minister Sisulu however responded that all matters, including catalytic projects, would be dealt with at a municipal housing indaba expected to be held in October.

“Housing is one of the most problematic areas of government; we are not prepared for the rate at which people are urbanising,” said Minister Sisulu.

“We have not got where we are supposed to be. We are dealing with a problem that has been there for many years and we're playing catch up and we might be playing catch up for a long time,” said the Minister.

WHY YOU SHOULDN'T SELL YOUR HOUSE

Being a home owner is a privilege that only a small percentage of South Africans enjoy. Home ownership unlocks several benefits for the owner and affords them several rights and opportunities to participate in the property market. But, despite the obvious thrill of selling your new home and instantly getting its value in cold hard cash, there are several reasons why you should hold on to your new property.

It Is Illegal to Sell a Subsidised House Before the Completion of An Eight-Year-Period

The Housing Amendment Act prohibits the sale of a subsidised house before the completion of an eight-year period, making any property transactions of Breaking New Ground (BNG) homes within an eight-year-period illegal and void.

Your House is An Asset

Unlike other types of property that lose value over time, such as cars, a house does not depreciate in value.

Your House is An Investment

Unlike possessions that lose value over time, your house actually rises in value over the years, gaining an average of 5% in value every year. In a twenty-year period, your house could have increased in value by 100%!

Your House Is Your Legacy

Your house is the physical legacy you leave for your children and dependents after you are gone. The department of Human Settlements documents in a will the legal dependents who will take ownership of your house meaning that, when you pass on, your house is passed onto them.

You Can Improve and Refurbish Your House

You are permitted to make unlimited improvements to your house, thereby enhancing its usefulness to yourself and your family and increasing its value in the property market.



SOCIAL HOUSING COMES TO THE INNER CITY



Port Elizabeth’s inner city is set to undergo a major facelift as plans to turn some of the city’s older buildings into new social housing projects rapidly take shape.

According to Nelson Mandela Bay Human Settlements head, Nqaba Bhanga, plans to introduce social housing projects closer to the city’s centre are already in motion and will enable residents to gain easier access to economic opportunities concentrated around the city centre.

“We have already identified parcels of land in the metro, like in Walmer, Parsonsvei, Mount Road and John Street in Uitenhage,” said Bhanga.

The Central district has also been identified as a location for some of the planned social housing projects.

CREATING NEW BY-LAWS TO ENFORCE MAINTENANCE OF BUILDINGS

“We have to adapt the bylaws as some buildings are an eyesore. We [also] have to regenerate the city so that we can redevelop these buildings.”

“With by-laws, we will be able to find a way to enforce compliance that property owners should maintain their buildings. They should comply with the health and safety acts,” said Bhanga.

“We need to bring this inner city to life. We have seen that we can run social housing in this city and even win awards...Our objective is to move people closer to opportunities and to create opportunities.

“Why should young people – first-time home owners – not live right here in some of these buildings?” he said.

PROJECT UPDATES: HDA PROJECT UPDATES

CHATTY 49I

150 units will be delivered as per the 2017/18 business plan. Brickwork commenced in September on 20 slabs that were completed on the 29th of September 2017.

CHATTY I060

To date, sixty-seven (67) units have been completed for the current financial year. Imbola Trading has signed a sub-contract Agreement with Linda Banzi to complete all outstanding work on the project. The sub-contractor started work on site on the 15th of August 2017. Construction on the 20 outstanding units allocated to Imbola Trading is well underway. Out of 20 units, 15 are ready for Finished Unit Reports (FUR) inspection and the remaining five units were ready for FUR inspection by Monday the 2nd of October 2017.

JOE SLOVO WEST

Five hundred and eighty (580) units have been completed to date with FURs and 0 without FURs, adding up to the 580 units completed to date as per the 2017/18 financial year.

SOWETO-ON-SEA

BAC approved the price adjustment for three contractors on the Soweto on Sea/ Veeplaas project and the contractors were introduced to the councillors on 7 August 2017. The contractors established themselves on site on 21 August 2017.

KHAYAMNANDI I79

There are seven contractors on site finishing off outstanding work. Two contractors have entered in to a sub-contracting agreement with other contractors on site who have completed their work. In total, 60 units with FURS

KWANOBUHLE

Currently, the contractor has cast 37 slabs with 28 wall plates and 24 roofs with an overall 15 completions, including the show-house

EBONGWENI

Re-pegging on site was completed on the 24th of August 2017.

PROJECT	FOUNDATION	WALLPLATE	ROOF	FINISHES	COMPLETED
UMSEBENZI	ISISEKELO	IPLANGA LODONGA	UFULELO	UPHELELISWA	EZIGQITYIWEYO
Chatty 491	0	0	0	0	20
Chatty 1060	0	2	8	0	67
Joe Slovo West	60	123	99	294	580
Soweto-on-Sea	0	0	0	0	0
Kwanobuhle 52	37	28	23	9	15
Khayamnandi 179	179	133	107	80	94
TOTAL	276	286	237	383	776

UHLAZIYO LOMSEBENZI: UHLAZIYO LOMSEBENZI WE HDA

CHATTY 49I

Ngokwe plani yayisekiwe yomsebenzi kuzodluliswa izakhiwo eziyi 150 ngo 2017/18. Ukubekwa kwezitena kuqalile ngo Septemba kwizilab eziyi 20 ezazigqitywe ngomhla we 29 kuSeptemba ka 2017.

CHATTY I060

Kude kubenamhlanje izakhiwo ezingamashumi amathandathu anesixhenxe(67) zigqityiwe kulonyaka mali. Imbola Trading ingene kwisivumelwano sokusebenza ngaphantsi encediswa nguLinda Banzi ukwenzela kugqitywe wonke umsebenzi ongekapheli. Ukontraka ongaphantsi uqale umsebenzi esayithini nge 15 ka Agast ka 2017. umsebenzi wolwakhiwo lwezindlu eziyi 20 ezishiyekileyo ochongelwe ilmbola Trading uyaqhuba. Kwi zakhiwo eziyi 20, eziyi 15 kuzo sele zilungele i ripoti (yeFUR) Finished Unit Report yokuhlola kwaye ezishiyekileyo izakhiwo ezintlanu besele zilungele uhlolo lwe FUR kwangoMvulo we 2 kaOktobha 2017.

JOE SLOVO WEST

Izakhiwo ezingamakhulu amahlanu namashumi asibhozo (580) zigqityiwe kude kube lelithuba zinayo neFUR akukhonanye kuzo engena FUR, lonto ithethe into yokuba xazidityanisiwe ziyi 580 izakhiwo ezigqityiweyo kulonyaka mali ka2017/18

SOWETO-ON-SEA

iBAC ivumile ngokuhlengahlengiswa kwexabiso lookontraka abathathu kumsebenzi waseSoweto on Sea/Veeplaas kwaye ookontraka baye baziswa kooceba ngomhla we 7 kaAgast 2017. ooKontraka bazazisile esayithini ngomhla we 21 ku Agast 2017.

KHAYAMNANDI I79

Kukho ookontraka abasixhenxe esayithini abagqibezela umsebenzi oshiyeki-leyo. Ookontraka ababini bangene kwisivumelwano sokusebenza ngaphantsi nabanye ookontraka esayithini esele bewugqibile obubekelwebona umse-

KWANOBUHLE

Okwangoku ikontraka isajule iizislab eziyi 37, neepleyiti zodonga eziyi 28 kunye nemifulelo eyi 24 yonke lonto xa idibene ithethe ukuthi kugqitywe izakhiwo eziyi 15 quka nendlu yobonisa.

EBONGWENI

Uphindo lokubethelelwa esayithini lugwitywe nge 24 kaAgast 2017.