

HS13 of 2019

PROGRESS REPORT ON THE PROJECTS THAT ARE PERFORMED WITH PROVINCIAL HUMAN SETTLEMENTS AED: (HS) (6/4/1)

PURPOSE

To present progress report before Human Settlements Section 80 Portfolio Committee with regard to the housing projects performed by the Province

Problem statement

- In Riebeeckstad the services of Ithuteng Consultancy were terminated by the Provincial Department of Human Settlements (PDHS) as it took almost up to two years to kick start the project
- Lois Construction was appointed by PDHS to develop 20 houses in Riebeeckstad
- In Hennenman the project has been standing for 3 years now since the termination of Amkelo Construction.
- The Contractor is not yet appointed or introduced to Municipality.

BACKGROUND AND DISCUSION

The Provincial Department introduced the appointed Contractor on the 20th June 2018 in Ventersburg. Only 5 foundations were casted and the contractor was stopped by the Department.

The Matjhabeng Housing Department enquired about the ins and outs of the Contractors from the District Human Settlements. The response from the Project Manager was that the HOD is busy finalizing the appointments of the new contractors.

It was mentioned that the newly appointed contractors are to be introduced to Municipality during the July month when the appointment process is completed. To date only the contractor in Riebeeckstad is on site.

SUBJECT	RESPONSI BILITY	STATUS	PROGRESS
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APPOINTMENT OF CONTRACTOR: VENTERSBURG (Racial Integration Program)	FSHS	There is still no progress in this project Since the Municipality was informed by a word of mouth that the new contractor	The Provincial Department of Human Settlements have appointed the Council for Geoscience people to do geotechnical assessment in the project from the 27 June 2019.
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		was appointed there is nothing happening on site.	<p>Challenges</p> <p>The PDHS do not forward any communiqué to the Municipality that explains the cause of the delays of the projects, more especially the non-appointment of contractors. It makes it difficult for the Municipality to explain the situation to the Councilors and the beneficiaries.</p>
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<p>LAND RESTITUTION PHOMOLONG & HENNENMAN:</p> <p>APPOINTMENT OF CONTRACTORS</p>	<p>FSHS</p>	<p>There is still no progress in this project</p> <p>The Municipality still awaits the PDHS to appoint and introduce the Contractor.</p> <p>The officials from Provincial HS came to visit the site and were doing the verification of the structures in Phomolong</p>	<p>There is a certain Mr Bam who was busy ploughing where the houses are to be built in the Municipal land in Hennenman.</p> <p>A signed letter by the MM was delivered to Mr Bam instructing him to stop ploughing in the Municipal land and he stopped</p>
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MILITARY VETERANS RIEBECKSTAD LOIS CONSTRUCTION	FSHS	<p>PDHS has terminated the contract of Ithuteng Consultancy.</p> <p>Lois Contractor was appointed with immediate effect to replace them</p>	<p>The Project Steering committee meeting was held on the 03 June 2019.</p> <p>The HOD Human Settlements resolved that the Municipality must appoint the person who will take the decisions in the meeting</p> <p>Acting Director Mr Golele was appointed then as the suitable person to attend, and since he vacated the acting post there is no one appointed to replace him.</p>
			<p>Challenges</p> <ul style="list-style-type: none"> -Inconsistency with plans remains a challenge -Non -attendance of PSC by technical staff. -Unavailability of electricity -The passing on of the beneficiaries
Financial Linked Individual Subsidy Programme Roadshow	MLM	<p>The meeting was convened between Housing Development Section and Wellness Section.</p> <p>The purpose was to organize a roadshow in all 6 MLM units to educate the employees who do not have houses about Financial Linked Individual Subsidy Programme</p>	<p>The Roadshow took place from 17-19 September 2019. On the 17th it was held in Hennenman, 18th in Virginia and 19th in Welkom. Annexures attached on pages.....</p>

FINANCIAL IMPLICATIONS

Funding is derived from Provincial Department of Human Settlements.

LEGISLATIVE FRAMEWORK

Policy Position

- The Constitution of South Africa 1996

Section 26 of the Constitution of the Republic of South Africa, 1996, states that everyone has the right to have “access to adequate housing”

- **Housing Act of 1997 as amended (second amendment Act. No 60 of 1999)**

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Section 9 of the Housing Act of 1997 section 1 as amended, states that every Municipality must, as part of the municipality's process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to-

Ensure that-

“the inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis”

RECOMMENDATION

- That the Council takes note of the report

HS14 of 2019

PROGRESS REPORT ON THE RAFT FOUNDATIONS THAT WERE CASTED IN VARIOUS ERVEN SAAIPLAAS EXTENSION 14 VIRGINIA AED: (HS) (8/3/2/50/3)

PURPOSE OF THE REPORT

The purpose of the report is to inform Council about the current status of the housing project in Saaiplaas Extension 14, Virginia.

BACKGROUND

Initially the project was a joint venture for SAMWU-NUM Housing PTY (Ltd) and the first Institutional Subsidy Project in the Free State. The project was partially funded by Saambou bank and the then Provincial Housing Board. Saambou bank topped -up the project with R20 000 and subsidy quantum from the former Provincial Housing Board was **R18 400**. Sixty-two (**62**) houses were completed but before the township register could be opened Saambou Bank was liquidated. This also resulted in the liquidation of SAMWU-NUM Housing PTY (Ltd).

The liquidators opened the township register and transferred the **62** completed houses into the names of the occupants.

The remainder of the 264 properties consisting of **60** serviced erven with raft foundations and **204** serviced sites have now been transferred to the Matjhabeng Municipality.

HS/15 OF 2018

REPORT ON THE RAFT FOUNDATIONS THAT WERE CASTED IN VARIOUS ERVEN SAAIPLAS EXTENSION 14 VIRGINIA (LED, PLANNING & HS (8/3/2/50/3)

THE HUMAN SETTLEMENTS SECTION 80 POTFOLIO COMMITTEE IN ITS SITTING

IT WAS RESOLVED ON THE 23 AUGUST 2018

- That the department **MUST MEET** the MEC, Premier and the Minister of Housing pertaining to the sites progress.
- That the item must **BE TAKEN** to Council.

Further Consultation

The Cubans were utilized in Saaiplaas housing Project in Virginia to assess and certify the quality of 62 RDP raft foundations that were since casted in 2001 and remained dormant since that time.

Pursuant to this exercise further consultations was done with the Province and the beneficiary list was compiled and captured on the National Housing Needs Register.

On receipt of the engineer report confirming the strength of the raft foundations construction work can commence immediately. Bulk services (storm water drainage, sewerage, water and electricity) are available. The area has gravel roads.

Attached hereto is a map indicating the sites where raft foundations were casted and it appears on page..... of annexure. Below are 60 erven as they appear on the locality map:

**6719, 6720 ,6721, 6722,6723,6724
 ,6725,6726,6727,6728,6729,6730,6731,6732,6733,6734,6735 6736,6745,6746,6747,6748,
 6749,6750, 6751,6752, 6753,6754,6755,6773,6774,6775,6776,6777, 6778,
 6779,6780,6781,6782,6783,6802,6803,6804,6805,6806,6807,6808, 6809,6810, 6811, 6812,
 6813,6814, 6815,6816, 6821, 6822 & 6823**

FINANCIAL IMPLICATIONS

Funding is derived from Provincial Department of Human Settlements.

LEGISLATIVE FRAMEWORK

Policy Position

- **The Constitution of South Africa 1996**

Section 26 of the Constitution of the Republic of South Africa, 1996, states that everyone has the right to have “access to adequate housing”

- **Housing Act of 1997 as amended (second amendment Act. No 60 of 1999)**

Section 9 of the Housing Act of 1997 section 1 as amended, states that every Municipality must, as part of the municipality’s process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to-

Ensure that-

“the inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis”

IN CONCLUSION

Subsequent to Section 80 meeting that was held on the 23 August 2019 Matjhabeng Municipality together with other Free State Municipality were invited to the 2019/2020 Human Settlements Departmental Budget meeting in Bloemfontein.

It was announced in the meeting that 100 units were allocated to Saaiplaas Virginia Ext 5 for the period 2019/2020 financial year. However, the appointment of the Contractor is not yet finalised by the Provincial Department of Human Settlements.

RECOMENDATIONS

1. Submitted For Information

HS15 of 2019**REPORT ON NATIONAL HOUSING NEEDS REGISTER (NHNR) AED :(HS)
(14/3/2/1)****PURPOSE**

To inform Human Settlements Section 80 Portfolio Committee about the newly introduced consolidation of various waiting lists/ demand database by National Human Settlements.

BACKGROUND AND DISCUSSION

In its sitting on the 23 August 2018 **SECTION 80 COMMITTEE RESOLVED**

HS /10 OF 2018**REPORT ON NATIONAL HOUSING NEEDS REGISTER (NHNR) (LED,
PLANNING & HS) (20/14/13)****DISCUSSION**

The committee took note that some Councillors were trained some were not trained.

IT WAS RESOLVED ON THE 23 AUGUST

1. That the training **MUST BE** on the 28 August 2018.
2. That Me Cecilia must facilitate the training process
3. That the item must be taken to the Council.

FURTHER DISCUSSION

The Matjhabeng Housing officials were trained on the National Housing Needs Register. The Councillors were also offered training by the Provincial Human Settlements Department. Some of the Councillors did not undergo training as they had to attend the meeting in Bloemfontein.

EXPLAINING NHNR

The National Housing Needs Register (NHNR) is a central database that offers households the opportunity to register their need for adequate shelter by providing information about their current living conditions, household composition and to indicate the type of housing assistance they require from government. Beneficiaries are also able to update their information to ensure that their details are relevant to their current situation.

NHNR ensures that the allocation of housing opportunities are done in accordance with various programmes contained in the National Housing Code. This is done by selecting households from relevant geographical areas based on age, preference, employment and income status.

PURPOSE OF THE NATIONAL HOUSING NEEDS REGISTER

The purpose is to ensure that:

- that households not on waiting lists have the opportunity to register their need for adequate shelter
- by providing information about their current living conditions, and to indicate the type of housing assistance they require from government
- consolidation of various waiting lists and improving the quality of the records received and determine if these records adhere to the minimum requirements
- **The allocation of housing opportunities** that are created through the various programmes contained in the National Housing Code are done in a fair, transparent and auditable manner.
- that households from relevant geographical areas based on the agreed criteria e.g. age, employment and income status are realized
- that information about households are utilized during the planning and budgeting of Human settlements projects as the information per household is ward based and requires physical address or house/stand number.

CURRENT STATUS

The Matjhabeng Housing Department together with the Human Settlements District officials have commenced with the capturing process in Nyakallong, Mmamahabane, Kutlwanong, Meloding, Rheedepark and Saaiplaas.

It must however be taken into cognisance that most of the data captured on NHNR were taken from the waiting lists that were submitted by the Ward Councillors. Resulting from this exercise the communities need to be advised by their Ward Councillors to visit the housing offices to come and update their details should they receive sms's from National Human Settlements.

Secondly, the capturing process is firstly prioritized in areas where the housing development is to take place subject to Provincial Human Settlements subsidy allocation programme.

CHALLENGES

The problem faced by Matjhabeng Housing Department is that the Provincial Human Settlements Department has a tendency of invading, going directly to the wards for capturing. They do this without the knowledge of the Municipality nor the Ward Councillors. In most instances this causes tension as the Municipality is working according to the work plan.

Secondly, Municipality allocate/formalize sites to the prospective beneficiaries subsequent to Council approval of the list. However land invasion by illegal occupants is causing problems as these people register on NHNR illegally with sites not belonging to them.

Most of the people occupying the land are not the original beneficiaries and this causes unnecessary disputes.

FINANCIAL IMPLICATIONS

Funds derived from the Provincial Department of Human Settlements.

LEGISLATIVE FRAMEWORK

POLICY POSITION

- The Constitution of South Africa 1996

Section 26 of the Constitution of the Republic of South Africa, 1996, states that everyone has the right to have “access to adequate housing

- Housing Act of 1997 as amended (second amendment Act. No 60 of 1999)

Section 9 of the Housing Act of 1997 section 1 as amended, states that every Municipality must, as part of the municipality’s process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to-

Ensure that-

“The inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis”

RECOMMENDATION

1. That Council takes note of the report

HS16 of 2019

**REPORT OF THE WORKSHOP ON PROVINCIAL /MUNICIPAL EMERGENCY
HOUSING GRANT: HUMAN SETTLEMENTS DEPARTMENT AED: ((HS)**

(5/6/2/13)

PURPOSE

To submit the report to Council about the workshop that was attended in Bloemfontein by Human Settlements officials.

BACKGROUND

The Provincial Department of Human Settlements held a Workshop/Awareness Session relating to the Provincial Emergency Housing Grant, which was facilitated by the officials from the National Treasury in Bloemfontein on the 8th August 2019. The Workshop was attended by the following Officials from Matjhabeng Local Municipality: Me Mohanuwa Mpuru, Mr. Sephiri Leshoro, Me Sweetness Ramona, Mr. Lehlohonolo Sello and Mr. Freddy Khuze

*** See Attendance Register attached as **Separate Cover 1**.

DISCUSSION

The National Treasury has introduced the **Provincial Emergency Housing Grant (PEHG)** with effect from the 1st April 2018. This Provincial Emergency Grant was created to enable Municipalities to respond proactively to emergencies related to housing and human settlements. It is a reactionary Conditional Grant and it is application based. The Applicants for the Grant are the Provincial Department of Human Settlements and Municipalities.

To access funding, an application must be submitted to the **National Department of Human Settlements** within 14 days of the agreement that a housing emergency exists, where households would have become homeless as a result of a **declared state of disaster** as well as a result of extraordinary occurrence such as **floods, strong winds, severe rainstorms, hail, snow, devastating fires, earthquakes, sinkholes or large disastrous industrial incidents**. There are two types of Emergency assistance available; the *Emergency Housing Grant* and the *Emergency Housing Programme*.

Both the Emergency Housing Grant and the Emergency Housing Programme are application based, only when an emergency or a disaster has occurred will the funds be made available in accordance with the applicable processes & procedures and relevant legislation.

THE EMERGENCY HOUSING GRANT:

- To apply for the Emergency Housing Grant the emergency situation must first be declared a disaster. Disaster is a progressive or sudden, widespread or localized, natural or human-caused occurrence, which may cause or threaten to cause-damage to property, infrastructure or the environment a magnitude that exceeds the ability of those affected by the disaster to cope with its effects using only their own resources.
- The Emergency Housing Grant covers any disaster incident and has three categories;
 - **Repairs:** only covers for low income households as prescribed in the National Housing Code and must not exceed R64 441.00 which is the cost for Temporary Shelter and Relocation.

○ **Relocation and Temporary Shelter**

- The Municipality can apply directly to National Human Settlements Department, however, both the District and Provincial Disaster Management Command Centres must be informed of such an application.
- The application form must be signed by both the Municipal Manager and the Executive Mayor.
- The Head of the Department (HOD) and the MEC must sign the application form if the Province is the applicant.
- The duplicate applications that is, submitted by both the Municipality and the District or Province at the same time will not be considered.
- The funds applied for must be spent within two months after they were released.
- When applying for the grant the following must be submitted:
 - The Report which must also indicate where, how and when the disaster occurred.
 - The Photos showing the damage inflicted on the property and/or the effects of the disaster.
 - The municipality approved building plans must also be included.
 - The structure must meet the National Home Builders Registration Council (NHBRC) Standards.
 - The application must be posted or couriered to National Department of Human Settlements.

*** **Please find the attached Emergency Housing Grant Presentation attached hereto as **Separate Cover 2.****

EMERGENCY HOUSING PROGRAMME

- The Emergency Housing Programme involves the relationship between the Province and the Municipality.
- The emergency situation does not necessarily need to be declared a disaster.
- The municipality can only apply through the Provincial Human Settlements Department and not directly with National Human Settlements Department.
- The temporary services cost is R5 505.60
- Cost of fixing existing structure: R89 947.00

The Programme covers the following emergency circumstances:

- Homelessness as a result of a declared state of disaster
- Homelessness as a result of extra ordinary occurrences – floods, strong winds, severe rainstorms / hail, snow, devastating fires, earthquakes, sinkholes or large disastrous industrial incidences
- Live in dangerous conditions – dolomite
- In the way of engineering services – water, sewerage, power
- Evicted or threatened with eviction from land or unsafe buildings
- Where homes are demolished / threatened with imminent demolition
- Displacement as a result of civil unrest or conflict
- Live in conditions that pose immediate threats to life, health and safety
- In situations of exceptional housing need and emergencies

Categories of Housing Emergency Situations:

- Permanent Settlement Solution
- Permanent formal housing to be repaired or rebuilt to the value not exceeding R89 000.00.
- Temporary Settlement Solution to the value of not more than R64 441.00

The programme will fund:

- Land acquisition
- Settlement planning
- Basic municipal engineering services design
- Land surveying
- Basic municipal engineering services
- Temporal shelter or supply of materials for construction
- Relocation assistance
- Repair and/or reconstruction of existing damaged formal housing
- No other structures except formal structures that comply with the NHBRC Standards will be covered.
- In case the disasters involving informal structures, only a temporary shelter will be provided.

*** **See Invitation Letter** to the Provincial Awareness session on the Provincial Emergency Housing Grants **in Separate Cover3.**

FINANCIAL IMPLICATION

Dependent of the funds applied for from Emergency Housing Grant and Emergency Housing Programme on a case by case basis.

LEGAL IMPLICATION

- Disaster Management Act. 2002 (Act No. 57 of 2000)
- The Constitution of the Republic of South Africa, 1996;
- The Public Finance Management Act, 1999 (Act No. 1 of 1999);
- The Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003);
- The National Housing CODE, 2009
- NT DORA 2018/19

POLICY POSITION

Matjhabeng Local Municipality Disaster Risk Management Plan

RECOMMENDATIONS

1. That Council note the report as submitted.
2. That the Municipality should take advantage of both the Emergency Housing Grant as well as the Emergency Housing Programme respectively through the relevant departments.
3. That a Policy on Disaster Management be developed.

HS17 of 2019

PROGRESS REPORT ON THE VERIFICATION AND DISTRIBUTION OF TITLE DEEDS. AED :(HS) (8/1/1)

PURPOSE

To present before the Section 80 Committee progress report on the verification and distribution of title deeds.

BACKGROUND

The Department of Human Settlement started the process of issuing title deeds in order for all government subsidized house owners to receive their title deeds. The department is responsible for providing shelter through human settlement development to families who would have otherwise not been able to afford homes for themselves. The executive council however took a decision that the responsibility for this programme is now placed within the Office of the Speakers in the municipalities. This meant that the municipalities were tasked with the programme of title deeds verification and distribution. Under the current programme, it should be noted however that currently the Provincial Department of Human Settlements only provides the municipality with a register of title deeds available for the municipality to verify the beneficiaries. The actual title deeds are kept at their offices in Bloemfontein and are only brought to the municipality on the day of the actual distribution.

DISCUSSION

During the last two quarters, that is quarter four of the 18/19 financial year (April 2019-June 2019) and quarter one of the 19/20 financial year (July 2019-September 2019), verifications were done in Ward 19 (Nyakallong) and Ward 17(Thabong). A total of **625** title deeds were verified.

*** **Find the List** of **255** title deeds for Ward 19 was received from the Provincial HS department and the summary report of the work carried out **on the Separate Cover 4.**

*** **Find the attached** total number of **370** title deeds were verified in Ward 17 and the summary report of the work carried out is attached on the **Separate Cover 5.**

The MEC distributed a total of **293** title deeds on the 11th of October 2019, 68 in Meloding and **225** in Hani Park.

In the meeting held on the said date, Provincial Human Settlements announced that there is budget to deal with rectification of erroneous title deeds so that they are re-registered onto rightful owners. List in our possession were already sent to Province

CONSULTATION

There is constant consultation and interaction with the affected ward Councillors

PROBLEM STATEMENT

Most of the beneficiaries have passed on and the next of keen do not have letters of authority from the court.

Some of the beneficiaries have passed on and there is no next of kin or the next of kin is untraceable.

Some of the people occupying the properties are not the rightful owners and the whereabouts of the rightful owners are not known.

Some of the title deeds have been registered in the wrong names which are not of the rightful occupant.

RECOMMENDATION

1. Councilors be requested to encourage beneficiaries to request letters of authority from the local magistrate court.
2. The Department develops an intervention programme jointly with the Councillors to address the situation of locked shacks/houses
3. Verification reports be submitted to the Housing Administration Section for the section to prepare logistics for the actual distribution of the title deeds.
4. The programme be handled jointly with the Provincial Department and the Municipality
5. That the Provincial Department provides the Municipality with a quarterly report on rectification exercise undertaken.

HS18 of 2019

PROPOSED SHORT TO MEDIUM TERM STRATEGY FOR RESIDENTIAL DEVELOPMENT IN NYAKALLONG AND ALLANRIDGE AED : (HS) (8/3/2)

PURPOSE OF REPORT

During August 2018 a report regarding the potential development areas in Nyakallong served before Council (Item A101/2018) where the following was resolved:

1. *That the progress with the high potential development areas as depicted in Table 1 on page 217 of the Annexures **BE NOTED AND SUPPORTED.***
2. *That as soon as the technical investigation is finalized and consensus is reached by the Stakeholder Committee, a follow up report **BE PRESENTED** to Council in relation to the short to medium residential development strategy for Allanridge/ Nyakallong including the cost implication for Council, pertaining to the provision of Bulk services.*
3. *That a Steering Committee **BE ESTABLISHED** to finalize the land identification process to include Cllr TD Khalipha, Cllr PT Ramatisa, Mr. F Nieuwoudt (LED), Me G Mogatle (HS), officials from Provincial Human Settlements and officials from the HDA.*
4. *That a progress report **BE SUBMITTED** in every Council meeting.*

In response to the above the purpose of the report is to propose a strategy for the short to medium term residential development in Nyakallong and Allanridge and to provide a cost estimate for the required bulk and internal services.

BACKGROUND

2.1 INTRODUCTION: THE FOUR PHASES OF RESIDENTIAL DEVELOPMENT

The development of sustainable housing is normally is a process over four distinct phases that can overlap to some extent:

Phase 1: Land acquisition: This process involves the identification of land suitable for residential development. In this regard the Matjhabeng SDF (2013) is already approved and provides guidance regarding the land that can be utilized for future residential development in Matjhabeng. Important is to do a feasibility on each portion of land to determine the yield of new erven versus the expenditure, thus to obtain the best result in terms of the expenditure.

Phase 2: Township establishment: This phase involves the process of Township Establishment as guided by the Free State Ordinance. From July the process is determined by the stipulations of the Spatial Planning and Land Use Management Act (2013). The process entails the preparation of a layout plan which is supported by a number of studies including a geotechnical report, services report, environmental impact assessment etc. Currently such a township establishment application is evaluated by the Directorate Spatial Planning (COGTA) that presents the application to the Townships Board who in turn makes a recommendation to the responsible MEC for the approval of the layout. After approval by the MEC the final plan

is calculated, surveyed by a surveyor and registered with the Surveyor General. The general plan is then registered in the Deeds Office when the township register is also opened. In this regard all the new properties gets ownership. As soon as the township is provided with all required services so that occupation can take place the new suburb is proclaimed as a new township.

Phase 3: Provision of bulk and internal services: In order to make occupation of erven possible a new township establishment area must be provided with the necessary bulk and internal services. In this regard the bulk service is defined as the infrastructure (roads, sewage, storm water and water connections) that links the new suburb to the larger municipal infrastructure.

Phase 4: Construction of houses and public amenities: During this phase erven can be sold to private individuals or on a larger scale to developers for the construction of houses. In order to serve the community of the new areas responsible departments/Municipality will develop public amenities like schools, clinics, police stations etc.

2.2 THE CURRENT ERVEN BACKLOG IN NYAKALLONG

In terms of the Stakeholder meeting held on 30 June 2017 it was agreed that and that sufficient land be identified to cater for this backlog. **(The current erven backlog in Nyakallong amounts to 2500 to 3000 erven)**

*** The Minutes of the meeting is enclosed on **Page 1 to page 2 of the Annexures.**

2.3 RECOMMENDATION OF THE MATJHABENG SDF IN RELATION TO THE FUTURE EXPANSION OF NYAKALLONG AND OTHER TARGETED AREAS:

*** **The Matjhabeng SDF** as enclosed on the **Separate Cover 6** indicates broad development direction of Nyakallong. This area includes portion of the following farms:

- Bandon 345 (greenfields)
- Leclusa 70 (greenfields)
- Wesselsrust 58 (greenfields)

During the Stakeholder meeting it was agreed that the following areas as depicted on Page of the Annexures will also be investigated:

- Existing School erven in Nyakallong (re-layout)
- Existing vacant suburb – Allanridge Extension 2 (re-layout)
- Existing vacant suburb – Allanridge Extension 3 (re-layout)

2.4 PROPOSED RESIDENTIAL DEVELOPMENT STRATEGY FOR ALLANRIDGE/NYAKALLONG

2.4.1 CRITICAL ASPECTS TO BE CONSIDERED

The following aspects are critical regarding the identification of the most suitable development areas:

- a) SDF recommended areas
- b) Urban integration
- c) Duration of township establishment processes
- d) Proximity, availability and cost effectiveness of bulk services
- e) Minimum size of low cost erven to be 350m²
- f) Provision also to be made for medium income, Flisp, gap market developments etc.

2.4.4 BACKGROUND INFORMATION: SHORT TO MEDIUM TERM - HIGH PRIORITY DEVELOPMENT AREAS

*** The following high priority development areas are indicated on the Plan on **Page 3 of the Annexures. These areas are:**

1. **Department Of Human Settlement project – planning and pegging of 100 erven.**
The planning phase of the project is almost completed. Registration of the erven in the Deeds Office is in progress.

*** The layout plan of the new erven is enclosed on **the Separate Cover 7.**

2. **Existing school erven in Nyakallong:** - Following a request to the Department of Education to make some of the vacant school erven in Nyakallong available for residential development the Department released the following erven:

*** **The letter from** the Education Department is enclosed on **Page 4 to page 11 of the Annexures.**

- a) 3825
- b) 3826
- c) 3512

3. **Allanridge Extension 2:** Pegged middle income area in Allanridge.
4. **Allanridge Extension 3:** Pegged Middle income area in Allanridge.
5. **The farm Le Clusa and Wessel rust:** Proposed future development areas as indicated in the SDF (2013).

2.4.5 PROPOSED DEVELOPMENT STRATEGY

*** The proposed development strategy pertaining to each of the mentioned areas is summarized in **Table 1 on Page 12 to page 15 of the Annexures.**

2.4.6 AVAILABILITY, COST AND POSSIBLE FUNDING OF BULK AND INTERNAL SERVICES

- *** A summary evaluation report of the required bulk and internal services in each of the target areas as provided by Engineering Planning is enclosed on Page 16 to page 18 of the Annexures and must be read with this report.
- *** The availability and estimated cost of required bulk and internal services is depicted in Table2 on Page 19 to page 20 of the Annexures.

3. LEGAL IMPLICATIONS:

None.

4. FINANCIAL IMPLICATIONS:

Township establishment will have financial implications for Council, but in the case of medium to high income areas it may be diverted to become the responsibility of a developer. In the case of low income areas the Provincial Department of Human Settlement will have to responsible. In this regard timeous action will be necessary to submit business plans to secure funding for township establishment and internal services from the Department.

The provision of bulk and internal services will have financial implications for Council – if external funding cannot be sourced. In this regard it must be noted that for bulk engineering services MIG may be applicable, whilst ESKOM will fund electrical bulk services. The Department of Human Settlement will play a role in relation to the provision of the internal services for the planning areas. In this regard it will be critical that a strategy be developed for the provision of bulk services for high priority development areas, both for medium and high income as well as all low income areas.

5. POLICY/LEGISLATIVE POSITION

- Matjhabeng Spatial Development Framework.
- Spatial Planning and Land Use Management Act.
- Land allocation Policy.
- Land alienation policy and procedures

IT IS RECOMMENDED

1. That the proposed strategy for short to medium term as depicted on Page of the Annexures (Table 1) be approved in principle and that the associated items in the action plan be taken up in the Matjhabeng IDP and Budget for 2020/21.
2. That the cost estimations in relation to the funding of outstanding internal and bulk services be noted, but that these cost items be taken up and prioritised in the Project Pipeline of the Department of Human Settlement and other potential Government sources for urgent external funding.
3. That a progress report be submitted in six months in relation to the funding of the priority projects.

HS19 of 2019

**REPORT ON 2019/2020 FINAL BUSINESS PLAN DRAFT FOR THE
DEPARTMENT OF HUMAN SETTLEMENTS AED :(LED, P & HS)**

PURPOSE OF REPORT

To present before EXCO, the Provincial Department of Human Settlements the final Business Plan draft meant to support the municipalities in the financial year 2019/2020

BACKGROUND AND DISCUSSION

The Provincial Department of Human Settlements has been engaging the Municipalities regarding the Business Plan detailing support projects that are aimed at supporting the various municipalities during the financial year 2019/2020. The process has been informed by numerous engagements during 2018, both at political and administrative level.

On the 22nd January 2019, all the Municipalities were invited to deliberate on the final draft and the Matjhabeng Local Municipality was represented by the Senior Manager Human Settlements and two other programme Managers Me Porotloane (Accreditation Support and beneficiary Management as well as Mr Themba Rasmeni (Tittle deeds distribution and Restoration programmes).

The presentation covered planned and existing Infrastructure, Top structure projects, as well as Compliance issues namely:

- Infrastructure
- Top Structures
- Tittle deeds restoration project
- Accreditation Support

A detailed presentation is attached on pages ## of the annexures

During the deliberations, Matjhabeng LM indicated programmes that still need attention namely:

- Infrastructure delivery for the development of Gap Market Housing
- Individual subsidies where different private developers enter our space in an endeavour to assist on bonded houses and properties that belonged to SA Trust, Nuway and Hlano respectively.
- Self-built incomplete houses and that policy makes provision for the programme under consolidation subsidy.

On the consolidation subsidy execution, the HOD advised that the Municipality deliberates on the limited budget and provides direction in accordance with Municipal priorities i.e top structure allocation at Rheederspark, versus Consolidation subsidy.

Consultation

The CFO and Manager Erven Planning were provided with copies of the final Business Plan draft for inputs and confirmation. Manager Erven Planning confirmed that all projects are on the 2018/2019 IDP and are on various stages of implementation

LEGISLATIVE AND POLICY POSITION

Underneath is legislative framework that is not exhaustive

- Intergovernmental Relations Act(IGR)
- DoRA
- Public Finance Management Act
- Municipal Finance Management Act
- Housing Act of 1997 as amended
- National Housing Code
- Municipal Systems Act
- Municipal Structures Act
- BNG policy

FINANCIAL IMPLICATIONS

The overall budget for the Matjhabeng LM is **R156 452 962**

RECOMMENDATIONS:

- That Section 80 committee takes note of the report
- That progress on the implementation of projects be submitted to Council on a quarterly basis

HS20 of 2019

DEPARTMENT OF HUMAN SETTLEMENT QUARTERLY REPORT (JULY 2019 – SEPT 2019)

PURPOSE

To present to the Human Settlement Sec 80 Committee the departmental quarterly report for the quarter ended 30 September 2019.

BACKGROUND

The Department of Human Settlements in the Matjhabeng Local Municipality comprises of three sections namely, the Administration section, Land Affairs section as well as the Housing Development section. Additionally, there is Rental Unit that deals with the management and administration of residential rental accommodation

The office of the Senior Manager is accountable for the coordination of objectives above, as well as strategic functions assigned by the office of the Municipal Manager
As well as programmes and implementation of resolutions as directed by the political Head of the Department

- The Administration section's core functions include the application of the Enhanced Extended Discount Benefit Scheme for qualifying occupants of the public housing stock, the application of qualifying occupants in the of Conversion Act 81 of 1988, transfer of Estate sites to nominated individuals stated in letters of authority and the handling of disputes.
- The Land Affairs section's core functions are the allocation of sites as well as land alienation.
- Housing Development section's core function is to facilitate the subsidy provision programmes as approved by the Provincial Department as well as beneficiary management.

3. DISCUSSION

*** Kindly refer to the consolidated quarterly report for stats and further information **on page 21 to page 30 of the Annexures.**

4. POLICY POSITION

National Housing Code Part 3: Enhanced Extended Discount Benefit Scheme

Conversions Act 81 of 1988

Housing Act of 1997 as amended (second amendment Act. No 60 of 1999)

Section 9 of the Housing Act of 1997 section 1 as amended

Matjhabeng Local Municipality Allocation Policy

5. RECOMMENDATION

It is recommended that the Human Settlement Sec 80 Committee note the report.

HS21 of 2019

STATUS REPORT – PHYSICAL VERIFICATION DICHOKOLETENG 2018 /2019

PURPOSE

To submit to Sec 80 Human Settlements the status report regarding physical verification done in Ward 16 Dichocolateng.

BACKGROUND

The process of allocating 1207 pegged sites in Dichocolateng ward 16 resumed in April 2017 after they had paid R250,00 administration fee.

On the 6th July 2017 allocation had to be halted due to illegal invasion of municipal land in Dichocolateng,

A meeting was later convened between the Provincial Human Settlements and Matjhabeng Municipality and it was resolved that physical verification of allocated and illegally occupied sites in Dichokoleteng Ward 16 be conducted.

Physical verification started in November 2018 and the following was identified on the ground:

- Verification of a block of sites from Indoor Sports Centre went smoothly and most people who were allocated were found on site.
- Occupants of sites next to where RDP houses are constructed (with electricity) were found to have not paid R250,00 administration fee and were not legally allocated by Municipality. A list of occupants was compiled and was verified on HSS and Deeds Search in order to check whether they have previously benefitted or not. Those who qualify are to be formalized.

From January 2019 physical verification on the new block of sites next to Phokeng was done and the undermentioned problems were identified:

PROBLEM STATEMENT

- High number of Illegal occupants on park sites and flooding areas. (A list of them to be compiled as from August 2019 because verification on allocated and pegged unallocated sites at Dichokoleteng is ongoing).
- 119 sites from number 22660-22793 (referred to as green field) were not allocated by the relevant officials from Engineering (showing of site pegs) and Human Settlements (recording of allocations). It was discovered that they have been illegally occupied and no verification was done on the occupants (HSS and Deeds Search)
- Quite a number of shacks were locked and some happened to be ghost shacks (an empty shack without furniture in it)
- Illegal occupation on sites that have already been allocated and the owners are unable to take occupation because the person occupying does not want to vacate.
- People who already paid administration fee and those who paid R5000,00 to Baruch Construction (250 applicants) and could not be allocated sites due to invasion raised their concern on not being allocated and threatened to take legal action against the

Municipality, these concerned group has approached the District Human Settlement on these matter for their invention.

FINANCIAL IMPLICATIONS

None

LEGAL & POLICY POSITION

Municipal Allocation policy

RECOMMENDATION

1. That Section 80 note the report.
2. That section 80 resolve on the way forward to address the challenge in dichokoleteng.
3. That Section 80 resolve on what is to happen on 250 beneficiaries who purchased site from Baruch but could not be allocated due to land invasion.

SUBMITTED FOR INFORMATION

HS22 of 2019

TO REQUEST AN APPROVAL BY SECTION 80 FOR DEPARTMENTAL PROGRAMME FOR OPENING OF FILES FOR BENEFICIARIES.

PURPOSE

To submit before Section 80 a list of beneficiaries identified for site allocation in Mamahabane (Groenpunt).

BACKGROUND AND DISCUSSION

On the 13th December 2016 the Municipal Council approved draft allocation of 7000 sites pegged.

In reference to the already attained Council Resolutions the envisaged allocation is to be conducted as follows;

- Allocations will be done per allocation program as approved by Council. (Resolution A110/16)
- All beneficiaries will be required to pay an administrative fee of R250 prior to allocation. (Resolution SA34/16)
- Preference will be given to individual in Council Approved waiting list then after formalization of individuals within our Informal settlements

On the _____ allocation of sites at Mmamahabane proceeded, about 522 sites were pegged in groenpunt, the allocation process start with allocation of beneficiaries as listed in Council approved waiting list as well as relocation of beneficiaries from R70 Informal Settlement.

The allocation process proceeded smoothly although there was delay in payment of R 250 Admin fee by the beneficiaries, of the 522 sites pegged about 458 were allocated.

64 sites are remaining, the Housing department struggled with beneficiaries of these, as some of the beneficiaries in the waiting list have deceased and other have been included to benefit in the interracial projects, and some of the beneficiaries from the R 70 informal settlement refused to come forth and pay the R250 admin fee as they are reluctant to relocate to groenpunt.

The ward councillor Mr. Sebotsa drafted a list of individual who are in need of accommodation and request that the 64 remaining sites be allocated to these individuals, the list has been verified.

FINANCIAL IMPLICATIONS

None.

LEGAL & POLICY IMPLICATIONS

Allocation policy

RECOMMENDATIONS

1. That Section 80 notes the report.
2. That Section 80 approves the location of the 64 remaining sites to the beneficiaries nominated in the list.