

**HS 1 of 2018**

**PROGRESS REPORT ON THE PROJECTS THAT ARE DONE WITH PROVINCIAL  
HS : AED: LED, P & HS (3/3/27)**

**PURPOSE**

To present before human settlement section 80 progress report with regard to the previous and current projects that are being implemented and the challenges faced by the Municipality.

**BACKGROUND AND DISCUSSION**

A meeting was held under the auspices of Matjhabeng Municipality (Human Settlements) , chaired by MMC T Khalipha and the HOD Provincial Human Settlement and his team were present. All the Ward Councilors were invited in this meeting in order to input the challenges that they are faced with in their respective wards and the remedial actions that could be put in place.

Emanating from the deliberations and the discussions, the below action list was developed in order to assist Councilors to deal with challenges in their Constituencies and to respond to questions raised by the beneficiaries

- \*\*\*The letter to the contractor is attached on pages **1** and of the annexures
- \*\*\*The list of incomplete houses attached on pages **2 to 11** of the annexures
- \*\*\*The list of verified two roomed house attached on pages **12 to 24** of the annexures
- \*\*\*list of copy of ventersburg mixed developments attached on pages **25 to 28** of the annexures.

<b>SUBJECT</b>	<b>RESPONSIBILITY</b>	<b>STATUS</b>	<b>PROGRESS</b>
<b>AMKELO PROJECT PHOMOLONG:  APPOINTMENT OF CONTRACTOR</b>	FSHS	That a Contractor will be appointed and be introduced to the Municipality That the termination of the Contractor was due to non-performance.  The Contractor is not yet appointed by FSHS	The Provincial Department introduced the appointed implementing Agent to Municipality to deal with the incomplete projects and for the delivery of Housing projects in Matjhabeng

<b>APPOINTMENT OF CONTRACTOR: VENTERSBURG (Racial intergration)</b>	FSHS	<p>1.The Department has appointed a Contractor</p> <p>2. Unavailability of electricity remains a challenge</p> <p>3. The capacity of the existing electricity is grossly inadequate to accommodate the project (100 houses).</p> <p>4. The existing electricity is enough to supply one house only. The Municipality needs approximately R8, 3million to upgrade the existing capacity and it will take about 6 months to do this upgrading.</p> <p>5.The ward Councilor has provided a list of beneficiaries to complete the project</p> <p>6.The challenge is that some of the beneficiaries do not qualify as they have benefitted before ;others have title deeds elsewhere</p>	<p>The Department is finalizing the renewed Contract with the Contractor for 2018/19</p> <p>There are 55 approved beneficiaries on Housing Subsidy System (HSS) (Approval list attached)</p>
<b>INCOMPLETE RDP HOUSES</b>  <b>PEOPLE WHO WERE GIVEN MATERIAL TO BUILD HOUSES</b>	FSHS & MATJHABENG	<p>An audit of all incomplete RDP houses has been compiled ( List attached)</p> <p>Audit was done on site (list attached)</p>	<p>All the incomplete houses are verified on site and HSS</p> <p>The Department to subject the list for further confirmation on HSS</p> <p>That FSHS will make a submission to National Department to appeal for changing their status on the system and be approved again as they appear as they had benefitted before.</p>

<b>TWO ROOMED HOUSES</b>	MATJHABEN G	HOD informed the meeting that the Minister does not approve of this programme being implemented as it does not contribute to housing opportunities and the costs too high.  That the Provincial Government has provided funding for this programme,	The profile of all two roomed houses in all wards were submitted by Councilors and verified by officials (Lists attached)
<b>DILAPIDATED HOUSES IN MMAMAHABANE</b>	FSHS & MATJHABEN G	A list was compiled	1.A list of dilapidated houses 2.Submitted to building Control for Inspection of structural defects. 3. A signed letter by MM requesting assistance from FSHS submitted to Province
<b>7000 SITES</b>	FSHS & MLM	Allocation of sites ongoing	Item submitted to Section 80 on Progress of the program
<b>ALBANY MELODING</b>	MATJHABEN G	Profiling was done by MLM and HS District officials in Albany. (A list is attached)	A challenge is that people occupying sites illegally are fleeing from sites, others are locking themselves inside the shacks. This makes it difficult for the official to complete the process

**HS2 of 2018**

**AED: LED: P & HS)**

**DISPOSAL OF CAPITAL ASSET – ALIENATION OF IMMOVABLE PROPERTIES:  
COMMUNITY FACILITIES SITES IN MATJHABENG**  
**ED: LED PLANNING & HS (8/3/11)**

## **PURPOSE**

To request COUNCIL to pronounce itself pertaining to disposal Community Facilities sites (churches, crèches and NPO) within Matjhabeng Municipality.

## **BACKGROUND**

Its Common knowledge that Matjhabeng Local Municipality has been faced with numerous requests from religious communities and Non-profit organization(NPO) for disposal of community facilities sites, the Human Settlement department embark on vigorous task to identified all community facilities sites within Matjhabeng, this process also led to various engagement with religious communities and NPO on qualifying criteria for Organizations to acquire sites as per approved municipal policy on disposal of Immovable Assets Policy.

About 364 Community Facilities Sites where identified, on further assessment it was further discovered that 80% of this sites have already been occupied by various churches and NPO, occupation in majority of this sites was done illegal by the respective Organizations, in other cases occupation was granted by our former TLC's and no formally deed of sale was concluded with respective institutions.

This illegal occupation was exacerbated by the fact that during the financial year of 2009/2010 no land disposal was done as disposal of land was placed on moratorium, we attached hereto list of application received during this period that could not be processed.

Council has inherent responsibility to provide social facilities for its community, Section 152 (1) outline the core objective of Local Government as follows;

- (a) to provide democratic and accountable government for local communities;
- (b) to ensure the provision of services to communities in a sustainable manner;
- (c) to promote social and economic development;
- (d) to promote a safe and healthy environment; and
- (e) to encourage the involvement of communities and community organization in the matters of local government.

## **PROBLEM STATEMENT**

The disposal of sites is ordinarily done through Section 14 of MFMA, which requires disposal process to be through competitive bidding, in normal circumstance the disposal of identified sites should be done in terms of Section 14, however it is imperative for Council to apply its mind in cases where occupation of sites has already been done, as stipulated above 80% of this sites have already been occupied.

There is strong likelihood of social conflict emanating between the Organization and municipality or Community and the Municipality, particularly with regards to the manner that Council resolve for the Sites to be disposed. The Human Settlement department envisaged the following challenges with regards to this;

1. if Council direct disposal of sites to Organization that have already occupied sites this could be perceived as Council condoning illegal acts, as some of this organization occupied sites illegal.
2. Municipality will have to instituted eviction orders on all sites occupied prior to disposal, the eviction process can lead to community unrest as it might not be well received by the respective community, further to the above the eviction can be timeous and costly to the Municipality and further delay the disposal of community facilities sites.
3. In some cases this Organization are owing thousands and thousands to the Municipality on the service bill, this has contributed intensely to financial challenges of the Municipality as most churches and crèches that have occupied sites are further not paying any rental occupation for the sites, nor do they pay rates and taxes on the land occupied.

It is against this background that Human Settlement department requires a directive from Council pertaining to disposal of the identified sites.

\*\*\*Below is the list of sites identified for disposal on page **29 to 41** of the annexures

## **FINANCIAL IMPLICATION**

The process has the benefit of increasing revenue for the Municipality, from the open market values received from all the properties.

This envisaged revenue could further be utilized to fund extension of bulk service in some of these sites where infrastructure has advised that extension of service will be required, it's quite evident the estimated cost envisaged for extension of bulk services are minimal to the revenue to be received from disposal of land, further to the above the Municipality is guarantee increase monthly income derived for Council in for assessment rates and other charges.

However the Municipality will have to incur the cost for requisition of valuation certificate of each erven from the appointed Municipal Valuer.

Should Council resolve for eviction of Organization who have occupied illegal the implication is that there will be legal cost incurred.

### **LEGAL IMPLICATION**

Section 14 of the Municipal Finance Management Act No. 56 of 2003 states:

14. (1) A municipality may not transfer ownership as a result of a sale or other transaction or otherwise permanently dispose of a capital asset needed to provide the minimum level of basic municipal services.
- (2) A municipality may transfer ownership or otherwise dispose of a capital asset other than one contemplated in sub-section (1), but only after the Municipal Council, in a meeting open to the public –
  - (a) Has decided on reasonable grounds that the asset is not needed to provide the minimum level of basic municipal service; and
  - (b) Has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset.
- (3) A decision by a Municipal Council that a specific capital asset is not needed to provide the minimum level of basic municipal services, may not be reversed by the Municipality after that asset has been sold, transferred or otherwise disposed of.
- (4) Any transfer of ownership of a capital asset in terms of sub-section (2) or (4) must be fair, equitable, transparent, competitive and consistent with the Supply Chain Management (SCM) Policy which the Municipality must have and maintain in terms of Section 111.

### **POLICY POSITION**

Matjhabeng SCM Policy (as amended) states:

6.6 The Municipal Manager must ensure that:

- (a) immovable capital assets are sold at market related prices, unless the public interest or the plight of the poor demands otherwise;
- (b) movable capital assets are sold either by way of written quotation, a competitive bidding process, auction or at market related prices, whichever is the most advantageous to the Municipality;

- (c) immovable capital assets are leased/ let at market related rates, unless the public interest or the plight of the poor demands otherwise;
  - (d) where assets are traded-in for other assets, the highest possible trade-in price is negotiated; and
  - (e) all fees, charges, rates, tariffs, scales of fees or other charges relating to the leasing of movable and immovable assets are reviewed annually.
- 6.7 Subject to the provisions of this policy, the disposal of immovable capital assets shall be effected by means of competitive bidding or by evaluated or negotiated price if no more than one company is bidding.

### **Policy on the Alienation of Immovable Assets**

## **9. MANNER OF DISPOSAL OF THE MUNICIPAL'S VARIOUS CATEGORIES OF ASSETS**

### **9.1 Definition of the Process**

**(All marked related values to be determined between the averages marked related values of sworn valuers.)**

9.1.1 The disposal must seek to achieve objectives of the municipality read with the Supply Chain Management Policy. The following methods can be employed:

9.1.1.1 The outright tender method which involves the call for purely financial offers for the immovable property offered for alienation. In adjudicating such tenders the highest financial offer will score a determined number of points with lower offers scoring proportionately in relation to the highest offer. In addition, points must be allocated for complying with the municipality's Black Economic Empowerment Policy.

9.1.1.2 The main objective of the outright tender method is the promotion of first time home ownership in previously disadvantaged communities. Black persons who had never before owned immovable property, either directly or indirectly, but are financially able and otherwise qualified will be afforded preference in the adjudication of the tenders. This will apply solely to the disposal of single residential erven in areas and on sites considered suitable to meet this objective.

9.1.1.3 Competitive bidding, defined in the Supply Chain Management Regulations.

9.1.1.4 Unsolicited bid, especially for socio economic reasons where the plight of poor justifies it and for purposes of social housing.

9.1.1.5 Private treaty applicable between organs of state.

9.2.2.1 Will be subject to an upset price that is market related determined from an average marked related between two sworn Valuers.

9.2.2.2 Will, within certain pricing cohorts as determined by the Council from time to time, be allocated to take into account persons who might have been previously disadvantaged.

9.2.2.3 The creation of a free- standing (new –spaces-development) lot will in each instance be preference of the Council in order that the new residential opportunities are created.

Prevention of Illegal Eviction Act no: 19 of 1998.

## **CONCLUSION**

Drawing from the inputs as provided by the departments indicated on the separate table attached as part of the Annexures it can therefore be concluded that the requested portion is not required for the provision of municipal services as such can be disposed of accordingly.

## **RECOMMENDATIONS**

1. That Section 80 notes the report.
2. That Section 80 resolves that Erven mentioned on the item and also depicted in table below are not needed to provide future minimum basic municipal services.
3. That Section notes the Valuation amount on each property as received from our revenue department.
4. That Section 80 pronounce itself as on the manner of disposal where sites are already occupied;
5. That if Section 80 endorse direct sale with Organization that have already occupied that Municipal Manager enter into deed of sale with respective organization.
6. That Municipal Manager is directed to proceed with eviction, where illegal occupation was done if Council does not approve direct sale.
7. That Section 80 resolve that in cases where sites are not occupied that disposal be done in accordance with Section 14 (5) of the MFMA, that the property be disposed of at the market value in a fair, equitable, transparent, competitive manner and in accordance with Council's Supply Chain Management Policy and Policy on the Alienation of Immovable Assets.
8. Council resolves that the Municipal Manager, in compliance with Section 6.20 of the SCM Policy and Policy on the Alienation of Immovable Assets, shall submit a report concerning the outcome of the bidding process to Council.



**HS 3 of 2018**

**PROGRESS REPORT REGARDING THE ALLOCATION OF  
SITES/FORMALISATION OF 7000 SITES IN THE AFFECTED WARDS OF  
MATJHABENG AED: LED: P & HS (8/3/1)**

**PURPOSE**

To present progress report with regard to site allocation/ formalization for 7000 pegged sites within Matjhabeng.

**BACKGROUND AND DISCUSSION**

On the 13th December 2016 the Municipal Council approved draft allocation plan for 7000 sites planned and pegged within some areas in Matjhabeng.

Allocations are done per allocation program as approved by Council. (Resolution A110/16)

**PROJECT DEFINITIONS**

The core focus of the project is the planning and pegging of 7000 erven in Matjhabeng in terms of the Matjhabeng business plan for 9 individual areas, is as follows:

<b>Planning Area</b>	<b>Ward</b>	<b>Nr of Sites pegged</b>	<b>Allocation status</b>
Nyakallong	19	300	<b>None</b>
Kutlwanong	10	2900	1540 allocated
Phomolong	3	1654	<b>None</b>
Mmamahabane	1	500	259 allocated
Thabong: Phokeng	25	810	Allocation completed
Bronville: Erf 32179, 32180 and 32371	11	500	<b>None</b>
Bronville: portion of Homestead 668	11	800	<b>None</b>
Thabong Freedom Square	16	210	Allocation completed

Thabong: Phumlani	15	180	none

## FURTHER DISCUSSION

Allocation of sites in the following area has been completed e.g. Freedom Square Informal Settlement, Phokeng site pegs were shown to occupants and they were allocated permanent site numbers, in Phokeng the number of site pegged could not accommodate the squatters, as results the is still individual who are occupying school site that could not be allocated site, this number stand at 228.

In August 2017 allocation of sites resumed in informal settlement K10 Kutlwanong and a meeting was later held on the 14 November 2017 between Kutlwanong ward councillors, MMC Human Settlements and responsible officials ,.

### **It was resolved:**

- That only child headed families (from 1990) should be allocated sites and the rest will be dealt with when the aged have been assisted
- That approved waiting list (195) for all wards in Kutlwanong be obtained from the responsible official and be verified on HSS and Deeds search for allocation purpose on the green field.

To date 1540 people were allocated site, this process was hampered by illegal invasion of land which emanated, and the matter was referred to Legal Service for sourcing of Eviction order.

as of currently the department is busy with allocation process in Mmahabane, so far about 259 sites have been allocated, the process in proceeding slowly due to delay in Beneficiaries in payment the R250 admin fee.

The department will be ready to proceed to Phomolong once allocation is completed in Mmamahabane.

Allocation in the following area is still to follow, Bronville, Pumlani and Allanridge.

## **PROBLEM STATEMENT**

During February 2018 Council directed that all outstanding sites had to be allocated and the project should be completed by March 2018, due to shortage of staff personnel provincial department of Human Settlement and HDA was roped in to assist with appointment of Surveyor to supplement Matjhabeng staff, a tender went out requesting quotation of surveyors whoever the amount tendered for exceeded the department's budget.

Further to above the Municipality has of currently been facing massive land invasion, this land invasion hamper the progress of allocation, as of currently allocation in Kutlwanong was hampered by invasion of land. The same challenger is faced with regards Bronville, illegal land invasion occurred whilst the department was preparing to allocate site.

All cases of land invasion have since been referred Legal Service department to obtain Eviction order.

## **FINANCIAL IMPLICATIONS**

The process usually requires overtime authorization due to staff limitations as well as to cater for some occupants who are only available during weekends and after hours.

Legal cost incurred in the process of obtaining eviction order.

## **LEGAL IMPLICATIONS**

Municipal Policy on allocation of site.

Council approved Strategy on site allocation (Resolution A48/2019)

## **IN CONCLUSION**

Ward Councillors of wards to be allocated were issued with Council approved 195 beneficiaries list, submission of this list to respective ward Councillor was to enable them to verify their beneficiaries, unfortunately the department is still awaiting the verification report from Ward 11, 23 and 24.

## **RECOMMENDATION**

1. That Section 80 notes the report.
2. Section 80 resolve that all verification list to be submitted to the Human Settlement department on or before 15 MAY 2018.

**HS4 of 2018**

**REQUEST FOR APPROVAL OF MATJHABENG LOCAL MUNICIPALITY 1<sup>st</sup> DRAFT RESETTLEMENT PLAN – UPGRADING / RELOCATION OF INFORMAL SETTLEMENTS (ED: LED PLANNING & HS) AED: LED: P & HS (18/4/11)**

**PURPOSE**

To obtain Council approval for Matjhabeng Local Municipality 1st Draft Re-Settlement Plan in order to upgrade or relocate Informal Settlements in Matjhabeng.

**BACKGROUND**

A rapid assessment on Informal Settlements in Matjhabeng was conducted in 2013 with the assistance of Housing Development Agency (HDA).

The process to enumerate informal settlement was then physically conducted by Provincially appointed consultants , Kayamandi ,with the assistance of 30 local people ( five Matjhabeng units included) who were trained on enumeration procedures (skills transfer).

The 21 informal settlements which were identified are attached on of annexure.

**SURVEY**

1. In summary, the following outcomes were recorded in most of the informal settlements which were rapidly assessed:

- Most settlements have access to shared water taps (communal taps) while others access water from the existing settlement or neighbours.
- Most settlements have access to self-dug pit toilets but others use bucket system and others reported to be helping themselves in the bushes or from neighbours.

2. Settlements are situated within or closer to the existing townships this makes it easy access to the services or connection points in other settlements.

- Most settlements are accessible from the streets of the existing townships and close by major roads.
- Most areas have no access to street lighting but other settlements receive light from the high mass light from the existing townships.
- Settlements are situated on Municipal Land.
- There are in-situ upgrading settlements and others earmarked for relocation
- Land for relocation already identified for other settlements but land identification may be necessary for settlements in Virginia.

- Areas earmarked for relocation are closer to the existing townships and planning and survey have already commenced for some settlements.
- Sector alignment -other sector department must be involved from planning phase of the settlements in order to avoid unoccupied open spaces.
- Socio-economic facilities must also be considered when planning for the settlement with involvement of relevant sectors.

It was with regard to the above survey that the Housing Development Agency developed a Re settlement plan for the Municipality in order to identify the informal settlement that could be relocated and those that have possibility of being upgraded in situ.

Relocation plan process will assist the municipality to:

- Determine and confirm current settlement profile
- Identify pros and cons of relocation process to earmarked site
- Formulate strategy and action plan
- Formulation of development scenarios and options for qualifiers and non- qualifiers
- Coming up with different Mechanisms to avoid re –invasion post relocation

Attached on **page 43 to 62** of annexure is the Housing Development Agency 1st Draft Re - Settlement Plan.

## **FINANCIAL IMPLICATIONS**

None

## **LEGAL IMPLICATIONS**

Municipal policy on allocation of Sites

## **RECOMMENDATIONS**

1. That Section 80 notes the report.
2. That Council approves Matjhabeng Local Municipality 1<sup>st</sup> Draft Re-Settlement Plan – Upgrading / Relocation of Informal Settlements.

**HS5 of 2018**

**AED: LED: P&HS (3/8/1/1)**

**STATISTICAL REPORT ON WARD PROFILES SUBMITTED BY RESPECTIVE  
WARD COUNCILLORS(ED: LED PLANNING & HS)**

## **PURPOSE**

To submit before Section 80 Committee of Human Settlements the statistically report received from ward Councillors who submitted report in respect of their wards.

## **BACKGROUND AND DISCUSSION**

The inauguration of new Council in 2016 led about the implementation of 104 days of turnaround strategy, as part of the programme newly appointed ward Councillors were requested to prepare and submitted ward profile for their respective wards.

Of the 36 wards within Matjhabeng only 23 wards submitted their profiles, the profiles differ from ward to ward, but the common figure received from most wards were concerning the following factors;

1. dilapidated Houses
2. Asbestos Roof Houses
3. incomplete RDP
4. People with Sites waiting for RDP
5. Rectification Programme: 1& 2 room house
6. discount benefit scheme
7. Vacant & Abandoned sites.

It's important to note that only 3 wards submitted reports on abandoned sites, namely ward 35, 12, and 36. Thus this has delayed the progress to addressed abandoned sites within the Municipality.

We attached hereto a report detailing statically report received from ward Councillors who submitted their ward profiles.

\*\*\*Attached is the summary of stats received per ward profiles on pages **63 to 68** of the annexures.

## **FINANCIAL IMPLICATIONS**

None.

## **LEGAL IMPLICATIONS**

None

**RECOMMENDATIONS**

1. That Section 80 notes the report.
2. That the report be submitted to MAYCO for further discussion.

**HS 6 of 2018**

**THE REPORT ON PEOPLE WHO RECEIVED MATERIAL FROM GOVERNMENT TO BUILD BNG/RDP HOUSES FOR THEMSELVES (CONSOLIDATION SUBSIDY) AED; LED, PLANNING & HS (20/14/3/2)**

**PURPOSE**

To present before housing section 80 the report with regard to the people who received building material from the Province for self-build.

**BACKGROUND AND DISCUSSION**

A resolution was taken in the meeting held on the 18<sup>th</sup> September 2017 under the auspices of Matjhabeng Municipality (Human Settlements) , chaired by MMC T Khalipha, and the HOD Provincial Human Settlements and his team were part of the meeting.

Apparently the beneficiaries in Wards 13 and 16 were given material and afforded the opportunity to build houses for themselves.

The prevailing reality

The beneficiaries who were given material were captured on Housing Subsidy System (HSS); and because of this, they appear as having benefitted before and the system cannot change the information. The resolution was therefore taken that the Municipality conducts beneficiary audit and profiling in two wards and submit the report to the Provincial Department of Human Settlements. A physical verification detailed profiling exercise was conducted by both the Municipality and the FSHS officials. The Ward Councilor also assisted with the verification. A questionnaire was also developed in order to establish the reason why the material could not be utilized to build houses.

Remedial Action

The HOD Provincial Department of Human Settlements has committed that the Department will make a submission to request approval for system override, as the programme (override) is the prerogative of the Minister. If approved, the Department will allocate full subsidies to these beneficiaries and construct their houses.

The list of the audit and profiling as well as the responses to the questionnaire of the beneficiaries are attached on pages **63 to 68** of the Annexure.

Financial Implications

Subsidy Housing Funds are 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 CODE OF 1999

The requirement to develop the National Housing Code is set out in Section 4 of the Housing Act, 1997 (Act No. 107 of 1997). The Code must contain National Housing Policy and administrative guidelines, in order to facilitate the effective implementation of the National Housing Policy.

The National Housing Policy is implemented primarily by the three spheres of government namely national, provincial and municipalities, each of which have clear roles and responsibilities. Complementing the activities of government there are also an extensive range of private sector and non-governmental organisations that undertake activities in the housing sector.

- 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”

#### **Recommendations**

- That the Human Settlements Section 80 takes note of the report
- The compiled information /list be submitted to Provincial Human Settlements

**HS7 of 2018**

**PROGRESS ON MUNICIPAL ACCREDITATION PROGRAMME**

**AED: LED, P & HS (7/1/4/1)**

**PURPOSE**

To inform Section 80 Human Settlements about the progress in Municipal Accreditation Programme

**BACKGROUND AND DISCUSSION**

In its sitting on the 25 September 2012 **COUNCIL RESOLVED**

- 1 .That Council **ACKNOWLEDGES** the requirements of the accreditation process.
2. That Council **APPROVES** the participation of the municipality in the accreditation Programme.
3. That the Municipal Manager **MUST SUBMIT** a quarterly report to Council indicating Progress made

Subsequently, Lekwa Consulting was appointed to assist Municipalities with the development of the Accreditation Business Plan.

**IN ITS SITTING ON THE 28<sup>TH</sup> MARCH 2017 COUNCIL RESOLVED.**

- 1 .That Council **ACKNOWLEDGES** the requirements of the Level 1 accreditation Business Plan process to be compiled by Lekwa Consulting (HDA)
3. That Council **APPROVES** the participation of the municipality in the Level I accreditation Business Plan programme.
4. That Me Mothekhe be appointed as accreditation champion on behalf of the Municipality.
5. That workshop be held on behalf of all Councillors on accreditation process.

In compliance with the council resolution a workshop was held on the 9<sup>th</sup> May 2017. A progress report was submitted to council on the 31<sup>st</sup> May 2017.

**COUNCIL FURTHER RESOLVED to take note of progress made in the Accreditation process.**

On the 29<sup>th</sup> June the department and Lekwa consulting had working session to finalise the outstanding ABP templates, required documents were submitted electronically with an undertaken to submit copies per requirements of Lekwa.

During this working session the consultant expressed a concern on the lack of following plans;

1. Housing Sector Plan
2. Infrastructure Plan: water and sanitation, electricity, roads.
3. Risk Management Plan
4. Land use management strategy
5. Integrated Transport Management Plan
6. Economic Growth strategy or LED Plan.
7. Updated Spatial Development Framework

Subsequently a final meeting was convened on the 3<sup>rd</sup> October 2017 by the Provincial Department of Human Settlements to finalize the completion of the Enhanced Accreditation Tool questionnaire.

Pursuant to the above meeting, a Provincial Accreditation PSC was convened in Bloemfontein on the 6<sup>th</sup> October 2017 for the identified municipalities to submit the Business Plan. The Municipal Manager successfully signed off for the final assessment document that would inform level 1 accreditation readiness.

Limitations were however indicated on the absence of the compliance plans as alluded to above, as well as their possibility to negatively affect the acquisition of ABP Level 1.

During the compilation of this report, the consolidated document developed by HDA after the Accreditation PSC was not yet forwarded to the Municipality.

### **PROGRESS**

An item was later submitted to Council and it was resolved:

#### **COUNCIL RESOLVED: (16 JANUARY 2018)**

1. That Council **TAKES NOTE** of the progress report.
2. That the sector plans **BE SECURED** in line with the recommendations from Lekwa Consulting and Free State Provincial Government.
3. That the Provincial Department of Human Settlements **BE APPROACHED** for assistance with acquisition of Sector Plans.
4. That the Municipal Manager **MUST ENSURE** that the master plans are in place by the next Council meeting.

### **FURTHER DISCUSSION**

In an endeavor to implement the absence of the compliance plans, Royal HaskoningDHV Consultants were appointed in order to develop the Sector Plans. The Task team consisting of Municipal officials from the affected Directorates are meeting regularly with the Consultants for the development of the Sector Plans. The Consultants will assist with the development of:

- Housing Sector Plan
- Spatial Development Framework (SDF)
- Land use management Plan; and
- Infrastructure Management Plan

The drafts are expected to be handed in by end of March

Due to the financial constraints on the side of the Municipality, Royal HaskoningDHV Consultants are unable to proceed with the development of the Sector Plans

### **FINANCIAL IMPLICATIONS**

The Municipality has procured a Service provider to develop the Sector Plans

### **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”

- Guidelines on Breaking New Grounds(BNG)
- Approved Municipal IDP and Budget
- SDBIP

### **RECOMMENDATION**

- That Section 80 on Human Settlements to take note of the progress report
- That the funds be made available for the service provider to proceed with Sector plans

HS8 of 2018

**ITEM ON THE RAFT FOUNDATIONS THAT WERE CASTED IN VARIOUS ERVEN  
SAAIPLAAS EXTENSION 14 VIRGINIA  
AED: LED: P&HS (8/3/2/50/3)**

**PURPOSE OF THE REPORT**

- The purpose of the report is to inform housing section 80 about the current status of the 264 erven in Saaiplaas Extension 14, Virginia, and
- To solicit permission for submission of a proposal to the MEC Human Settlements in order to complete the project.

**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.

**DISCUSSION**

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:

\*\*\*attached is the map of Virginia erven on pages 63 of the annexures.

**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”

#### **RECOMMENDATION**

- That the Municipality submit a proposal to the MEC to request the subsidy allocation to complete the project.
- That the area be considered for Gap Market development.