

**MATJHABENG MUNICIPALITY**

# **MINUTES**

FOR

**SECTION 80: HOUSING COMMITTEE  
MEETING**

HELD ON

**WEDNESDAY, 19 MAY 2017**

AT

**10:00**

IN

**ROOM 402, 4TH FLOOR, REINET BUILDING,  
WELKOM**

**MINUTES OF THE 1<sup>st</sup> ORDINARY MEETING OF THE SECTION 80  
PORTFOLIO COMMITTEE FOR HOUSING HELD ON WEDNESDAY, 8  
MARCH 2017 AT 10:00 IN ROOM 402, 4<sup>th</sup> FLOOR, ONE REINET BUILDING,  
WELKOM**

**PRESENT**

Cllr D Khalipha	Chairperson
Cllr A Manenye	Member
Cllr A Jacobs	Member
Cllr Manzana	Member
Cllr T Monjovo	Member
Cllr Ramatiisa	Member

**OFFICIALS**

Me Morakane Mothekhe  
Me C Porotloane  
Ms Musapelo – Admin Officer

**1. OPENING**

The Chairperson welcomed everyone present and declared the meeting officially opened. He then made a plea to Human Settlement Officials to meet with Corporate Support Services Scribes in order to review the minutes and resolutions taken.

**2. APPLICATIONS FOR LEAVE OF ABSENCE**

None

**3. OFFICIAL ANNOUNCEMENTS**

None

**4. MOTIONS OF SYMPATHY AND CONGRATULATIONS**

None

**5. DISCLOSURE OF INTEREST**

None

**6. MINUTES OF THE PREVIOUS MEETING**

Minutes of the 8 March 2017 were referred back for rectification

**7. ITEMS FOR DISCUSSIONS**

HS8/2017 TO HS11/2017

**8. CLOSURE**

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HS8/2017

**REQUEST FOR DONATION OF ERF 14107 THABONG TO GOLDFIELD  
FET COLLEGE (TOSA CAMPUS)**

**PURPOSE**

To submit a proposal before Section 80 Committee for donation of Erf 14107 Thabong to Goldfield FET College.

**BACKGROUND AND DISCUSSION**

The Board of Directors governing Goldfield FET College approached the Municipality concerning transfer of ERF 14107 into the name of the college; the said erven already has the structure of the college and has been operating as such since 1995.

Internal investigation was conducted to ascertain the history of the erven, or any possible resolution pertaining to the above; it will appear that the land was original donated by the Thabong Transitional Council to Provincial Government, the property was however never registered in the name of the Provincial Government nor was any rental or lease agreements signed between the Municipality and Provincial Government. Records on resolution of Thabong Transitional Council could not be found as such had been moved Provincial Archives.

**Recommendation from Department of Human Settlement**

That Council Donates Erf 14107 to Golfields FET College

That the cost of transfer will be paid from the budget of the Directorate Infrastructure and Physical Resource Planning of the Department of Education

**DISCUSSION**

The land is still in the name of Municipality not the Public Works because we have a title deeds they don't have.

The meeting took note that the Public Works are the Custodians of Assets of the States.

The transfer did not take place legally so ,as the Municipality could not transfer it ,and the Human Settlement finally found that the land is still in our name as Municipality, that is why their Revenue debts is too high.

They had a meeting with Public Works and Public Works demand the land on their name so that they pay services and rentals

Referred to the resolution taken by Council that

It was also discussed about Selling and donation of pieces of land, **noted**

**IT WAS RESOLVED ON THE 19 MAY 2017**

1. That the item be part of the Adhoc Committee
2. And the land be donated with Council Resolution

HS9/2017

## **SELLING OF COUNCIL OWNED HOUSES TO PERSONNEL SM TP&H 593**

### **PURPOSE OF REPORT**

To present a report on the current structural condition of Council owned houses;  
To solicit approval for the selling of Council rented houses;

To agree on a time –frame to be granted to the current occupants, in order to extend the opportunity to other willing and affording employees and members of the public;

To present to the Council to accept the structural report and the current Municipal Valuation report of all Council owned houses;

To rescind MAYCO resolution of 18 August 2004 that read as follows:

That the market value prices submitted by Bambanani property valuations and assessments BE ACCEPTED as the ceiling price for negotiations with employees.

To rescind MAYCO resolution of 2010 that reads as follows:

That the more formal partnership with the Social Housing Foundation BE SUPPORTED in order to assist the municipality with the development of rental housing strategy regularization.

### **BACKGROUND**

In the past, the following resolutions were taken with regard to the selling of Council –owned houses. Council resolved: 29 August 2006.

#### **THE MAYORAL COMMITTEE RESOLVED (2 DECEMBER 2010)**

That the formal partnership with the social housing foundation be supported in order to assist the Municipality with the development of rental housing strategy regularization.

### **Discussion**

The meeting took note about the conditions of those houses, some were reported wall structure, the Major Cracks internal and externally Floor Slab Cracks, and corrugated leaks and old especially in Odeendalsrus. according to the **structural inspection of houses.**

Some houses tile roof were old and leaking especially Welkom Doorn  
Some houses roofing were old and damaged.

Some houses problems was outbuilding such as Walls, Major Cracks

## **The valuation roll**

### **Discussion**

The committee was having a concern whether is the Municipality going to sell those houses with, validity and reported valuation roll or not.

The meeting took note of the old Bambanani valuation roll estimated to 2004/2006 as R18 000.00 in some of Welkom houses

The committee took note of some old valuation roll that were reported from 2011 to 2015 estimated to R300 000.00 in some Welkom and Bronville

The new estimated value of those reported houses for 2015 to 2019 was estimated as R320 000.00

Cllr Jacobs was concern about de validity of the information compared to annexure on the table whether those houses were still in good condition to can go on sell them with

Mme Morakane have responded that the valuation roll remains valid for 5 years and may be the Market related value relates to the properties or not.

The Market value will be determined by the structure of the properties  
The Council have not been budgeted to sell those houses due to the lower pay rental residents.

As long as the property is still in the Municipalities name, the Municipality will then loose the revenue, Cllr Khalipha responded.

Cllr Khalipha further indicated that those people must be billed.

### **Discussion aroused on the issue of Fire and Ambulances houses in Welkom:**

The was area in the Fire Department of Ambulances ,since the employees rented it they managed to win to stay there but sum of them did not Managed.

The matter have been taken for Legal Investigations of the ones that were illegally sold and bought.

The subdivision have done by Koss Duivenage  
The meeting took note of people thinking that those houses falls in one Erf number.

Cllr Jacobs was concern about de validity of the information compared to Annexure on the table whether those houses were still in good condition to can go on sell them with

1. That employees should be given 90 days after Council resolution, if the owners fail the opportunity to buy those houses, the advantage will be then given to other employees to buy those Municipality personnel houses.
2. The market related prices be obtained, before final disposal
3. That every property be treated in its own merit.
4. That the Department should go back and investigate further the matter of unsold houses



**PROGRESS ON MUNICIPAL ACCREDITATION PROGRAMME AED LED,  
P&HS (7/1/4/1)**

**PURPOSE**

To inform the section 80 Committee about the progress in Municipal Accreditation Programme.

**BACKGROUND AND DECISION**

**In its sitting on the 28 March 2017 Council resolved**

1. That workshop for Councilors and officials be conducted after the Council had taken a resolution on the matter.
2. That one member from each ward should be part of the Workshop.

**Challenges**

Managers were expected to submit Policies in relation to their departments and they couldn't

The appointment of critical ABP Committee consisting of Directors directly involved Appointment of the task team.

MIG Projects that were done in the last three years.

The proof of evidence (POEs) to be submitted to Acting Executive Director LED, Planning & HS in relation to question are to the respective Directorates.

Signed declaration letters signed by each Director and the Acting Municipal Manager that they will fully participate in the process.

**Discussions**

The meeting took note of Municipality haven't submitted their responses to the HOD  
With regards to issues raised by the Head of Department

The housing should develop and Action Plan and give a clear responses to HOD in that regard.

They didn't developed their programmer of Ward profiles but so far they have reviewed their check list.

The crucial matter was that appointed consultants were expected to complete the level 1 Business Plan by end of June 2017.

1. Agree with the resolution however the department should first report to portfolio committee.
2. That the Mayco resolution was recommended further by the Potfolio Committee of Housing
3. That Council takes note of the of the Progress report
4. That reports should be submitted for noting
5. That the Action Plan team be formulated.
6. That the check list be improved further.
7. The Department have marked by the red such as on the state of affairs trying to improve

**APPLICATION TO OCCUPY HOUSE NO 30867 IN EXTENSION 15 THABONG  
AED LED, P & HS (8/3/2/45/14)**

**PURPOSE**

**BACKGROUND**

**IT WAS RESOLVED ON THE 19 MAY 2007**

That Mme Khuze signs an agreement with the Municipality with the understanding that she is not given all the rights over the property as it is registered to the disappeared owner to occupy the house.

That the Municipality should advertised the house in local newspapers for the tracing of the owners of dilapidated houses including.

That If the owners come up to claim their houses, the Municipality will let the occupants know that the owners has appeared.

That after 90 days without show up the Municipality will then arrange a package fully to the occupants.

That Mme Khuze be made aware that she takes the risk of occupation and cannot claim compensation of money spent for fixing the house to a state of being habitable.

**CLOSURE**

The chairperson reminded the Department of Human Settlement that Portfolio Committee members must get the report of the work done monthly, so as to know their progress as the team.