

The official publication of the Department of Human Settlements • November 2013 Edition

Kwa Gae

At home



Minister Connie September

Meet the Minister of Human Settlements

Vision

A nation housed in sustainable human settlements

Mission

To facilitate the creation of sustainable Human Settlements and improved quality of household life

Values

The Department's core values, based on the Constitution of the Republic of South Africa, are:

- Accountability
- Fairness and equity
- Choice, quality and affordability
- Sustainability
- Innovation, and
- The principles of Batho Pele.



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

Building the future today, together



We have come a long way - Celebrating 20 Years of Freedom!

Eastern Cape's Walmer Link has been hailed as a success by Government, developers, and the public. We take a look at the Finance-Linked Individual Subsidy Programme and how civil servants can benefit from this.

The communication function is central to the work and management of the Department of Human Settlements. As a function of good management, open and pro-active communication ensures that the public receives government information, and that the views and concerns of the public are taken into account in the planning, management and evaluation of policies, programmes, services and initiatives.

Government communication represents a vital public service that involves both providing information and listening to the public. To develop policies, programmes and services that meet the diverse needs of the public, the Department must understand the environment within which it operates and respond to the concerns of the public in relevant and useful ways. This includes communicating in the official language of a person's choice, and producing information in multiple formats to accommodate diverse needs.

Communication entails more than simply providing or receiving information. The manner in which information is exchanged is also important. The quality and timeliness of the transaction has an impact on the value of the information and the credibility of the source.

Communications within the Department is a shared responsibility involving employees and officials at all levels. Effective policy and programme development and administration require cooperation.

Cooperation and coordination among institutions is also necessary to better serve and inform the public. It ensures that Government themes and priorities are clearly and consistently reflected in the information and messages communicated to South Africans wherever they may be.

This is what this magazine aims to achieve. Your feedback is very important to us. Enjoy!

Xolani Xundu
Editor-in-Chief





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Our budget will improve people's lives

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Welcome to the first edition of *Kwa Gae* – the quarterly magazine of the national Department of Human Settlements. This publication aims to provide uniform understanding of the objectives and service delivery approach within the Human Settlements sector.

In this inaugural edition of November 2013, we provide an introduction on the Human Settlements Minister Connie September and about her role towards the 20 years of freedom.

An opportunity exists now in months leading to the celebrations of the 20 years of democracy and the 2014 national elections to focus on the delivery of basic services such as the provision of low income houses to the communities of Danville, Gauteng on Mandela Day by President Jacob Zuma and the hand-over of houses to the elderly by Minister September during Woman's Month in August at Port St John's, in the Eastern Cape as part of Women Build.

We highlight the successes and achievements in human settlements during the past six months with an address by the former Minister of Human Settlements Tokyo Sexwale to the National Council of Provinces (NCOP) which details the South African's Government plan to eradicate shacks and slum in the country.

The highlight for 2013 so far is the Govan Mbeki Human Settlements Awards which culminated in a national ceremony on June 6, 2013. These Awards promote best practices and a healthy competition among all the stakeholders within provinces and the human settlements sector in its bid to de-racialise South Africa's residential spaces.

Happy reading

Gwen Shole-Menyatso
 Editor

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GETTING TO KNOW MINISTER Connie September

Human Settlements Minister Connie September has a strong history in South Africa. Here is a quick introduction to our new principal. Look out for an indepth interview with Minister September in Edition 2 of Kwa Gae.

Minister September became a Member of Parliament representing the African National Congress (ANC) in 1999. Her experience also includes serving as a Special Advisor in the Ministry of Water and Environmental Affairs, chairing the Portfolio Committee on Water Affairs and Forestry and being the Whip of the Committee on International Relations and Cooperation. Minister September played a pivotal role during the struggle for democracy and in promoting workers' rights in South Africa. She began in the trade union movement serving as, amongst others, the Shop Steward at Rex TrueForm Clothing, National Treasurer of the Southern African Clothing and Textile Workers Union (SAC-TWU) in 1988 until she became the first woman in the country to be elected as the 2nd Deputy President of the Congress of South African Trade Unions (Cosatu) in 1993. She served Cosatu with distinction until she became its 1st Deputy President in 1998. Grappling with the challenge of redefining the role of the labour movement in the democratic South Africa, Cosatu tasked Minister September in 1997 to head a commission of inquiry in this regard. The Commission, which

later became known as the September Commission, looked into the future of trade unions in the post apartheid South Africa. She also co-chaired, with Judge Dennis Davis, an investigation into the taxes of South African workers. This resulted into changes in the country's taxation system benefiting women and other workers who were reimbursed for being over taxed.

Her political engagements include serving as the UN's Commissioner on Preparing Africa for the New Millennium, a body that became the forerunner of the New Partnership for Africa's Development, Nepad. In Parliament, she was the Convener of the ANC's Social Cluster unit looking at, amongst others, whether the party's policies were having the required impact. She was also among the leading people in the formulation of the ANC's Policy Framework in 2007 in preparation for the Polokwane Conference. She holds a Masters Degree in Technology from the Da Vinci Institute, a post graduate degree from Warwick, an Advanced Diploma from the University of Western Cape and is currently studying towards a Masters Degree in Economics with the University of London.

PEOPLE'S BUDGET FOR THE POOR

Sexwale tells NCOP

Former Human Settlements Minister Tokyo Sexwale assured the National Council of Provinces (NCOP) that Government was determined to manage the expansion of shacks and build proper residential areas that would help improve the lives of people especially the poor.

Sexwale was speaking in the NCOP where he tabled his department's budget on June 18 this year. His first budget presentation was before the National Assembly on May 22. In both the houses of Parliament, the former Minister sought to reassure the legislators that Government's work was continuing smoothly. "A lot was also being done to deal with hindrances such as corruption and maladministration in projects and more attention was being paid on

building quality houses," he said. "Our government does not build slums, imikhukhu or amatyotyombe. These squalid areas have their roots in the 1913 Land Act and subsequent apartheid policies," he said. "These policies gave rise to landlessness and joblessness which saw, and continues to see, the destitute escaping rural poverty towards urban areas."

The NCOP also debated the R28.1 billion budget for the financial years 2013/14. "The main focus of our housing delivery strategy remains the poorest of the poor, many of whom are in and around informal settlements," he said.

The 2013/14 budget allocation showed an increase of almost R3 billion when compared to what was given to the human settlements sector in the previous financial allocation.

Former Minister Sexwale said Government was committed to building sustainable human settlements in the country as part of efforts to build a better and more inclusive society than that created under apartheid.

Quoting from the National Development Plan, he said inefficiencies and inequalities in South Africa's settlement patterns were deeply entrenched and "bold measures are needed to reshape them."

He added that the 2013-14 budget was important as it contributed to the total economic development of the country.

"Incrementally throughout our term, the budget has been earmarked primarily to address the poorest of the poor. In continuing to do so, let there be no doubt that our quest is not to be patted on the





The N2 Gateway Joe Slovo Project demonstrates how the Department of Human Settlements is pushing for quality housing, rather than concentrated slum-type typologies. Photo supplied by HDA

The Department has over the last four years, delivered, through grants, over 750 000 houses and housing opportunities.

back for chasing numbers at the cost of quality," he said.

"We are mindful that in addressing the unique challenges of re-engineering integrated human settlements in our country, there can be no socio-economic equality without providing our people with quality. On this, there is no compromise," he added.

Former Minister Sexwale said a firm foundation had been laid towards a sustainable and integrated human settlements objective in line with the Government's objective and mandate for the Department.

A comprehensive strategy premised on providing housing for the poor, for the GAP Market and for the middle to the high income earners was in place.

The Department has over the last four years, delivered, through grants, over 750 000 houses and housing opportunities.

"This has made it possible, during this term of government, for the total housing provided since 1994 to break for the first time, into the 3 million units threshold for those earning from R3 500 to zero; to be precise 3.3 million houses and opportunities now at the cost of R85 000 each towards breaking the backlog of 2.1 million houses for 8 to 10 million people," he said.

In his speech, Sexwale also moved to allay the fears of people who were earning higher than the R3 500 threshold which disqualified them from getting state provided housing while at the same

time their salaries was not enough for them to get bank loans to buy new homes.

"The Department's task is to implement the Finance Linked policy which covers housing for, amongst others, school teachers, police, and blue collar workers. The good news is that this is now a reality and is being rolled out in all provinces," he said.

Beneficiaries of this programme have an option to buy an existing house, to build a new one or to purchase land.

"To all those people lost in the GAP Market, earning too much to qualify for an RDP house and too little to access Bank finance we say: **Rest assured. This government cares – we back you to get your bond,**" he said.

The HDA can provide the following key services to provinces and municipalities:

- Land assembly and land acquisition/release support
- Land holding and land holding support
- Land geo-spatial services
- Programme and project portfolio planning and management support
- Informal settlement upgrading support
- Emergency housing support
- IGR support
- Project technical implementation support
- Section 29 mandated projects where HDA acts as an implementing agent (e.g. N2 Gateway and Zanemvula)

For more information about the HDA visit our website www.thehda.co.za



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Working for Integration





NORTH WEST

FLIES HIGH AT THE GOVAN MBEKI AWARDS



North West officials joined former Human Settlements Minister Tokyo Sexwale and MEC Nono Maloyi in celebrating the province's remarkable success at the Govan Mbeki Awards.

The platinum producing province of North West went home romping at this year's annual Govan Mbeki Awards hosted by the Department of Human Settlements (DHS) in Johannesburg.

The Govan Mbeki Awards, which aim to promote best practices and a healthy competition among all the DHS stakeholders in terms of service delivery, were first introduced in 1998. In 2006, the Awards were renamed after the late anti-apartheid struggle icon and ANC leader Govan Mbeki. They are also used as an opportunity to recognise and showcase excellence in Human Settlements programmes carried out by government departments, agencies, service providers and private sector partners.

North West scooped three of the 14 awards at the ceremony at Gallagher Estate in Midrand on June 6. These included winning the categories of the best woman contractor, best people's housing project and best performing provincial department. In the latter category, North West went home with a fat cheque of R2-million.

The Best Provincial Human Settlements Department in Performance Delivery Award recognises a department that has fulfilled its plans of ensuring needy households have access to quality accommodation, basic services and enjoys the security of tenure.

The province met its set target of 11 000 housing units and built 14 000 units through mixed

programmes in the department.

According to the provincial department's head Obakeng Mongale, the department now wants to improve its communications around the Finance Linked Individual Subsidy Programme to ensure that more people know about it.

Other provinces that also showed up well at the competition were Eastern Cape, Free State, Gauteng, Mpumalanga and KwaZulu-Natal. The Eastern Cape excelled in the categories of the best informal settlement upgrade as well as the finance linked subsidy project.

North West emerged the biggest victor by scooping the award of being the best performing province which, along with that of a priority project, are generally regarded as the real crowns of the moment.

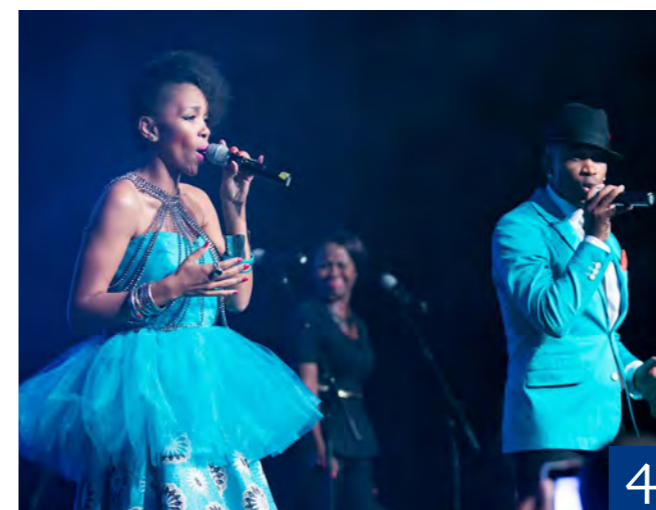
Free State was awarded for the best youth contractor and community residential unit projects. Gauteng's Fleurhof Social Housing Project, regarded as one of the best in the country also won while one of the best students studying on state bursaries was also from one of the province's prestigious institutions, the University of Pretoria.

Mpumalanga scooped the prizes for the best accredited municipality level one and national priority project which respectively went to the Steve Tshwete and Emalahleni municipalities.

KwaZulu-Natal's Newcastle municipality was awarded in the category of the best accredited municipality level 2 while Ethekwini was voted the best metropolitan council.



It was a jovial mood at the Govan Mbeki Awards 2013 as the who's who of Human Settlements from across the country attended the glitzy gala dinner in Midrand in Johannesburg. The event was facilitated by renowned radio and TV personalities (1) Putco Mafani and Jeannie D, (2) prominent people included Eastern Cape MEC Helen Sauls-August and (3) Deputy Minister Zou Kota-Fredericks, while popular music group (4) Mafikizolo entertained the crowd. Guests also included (5) Human Settlements' Director-General Thabane Zulu with businessman Moss Mashishi and (6) various MECs for Human Settlements including Nono Maloyi of North West and Ntombi Mekgwe of Gauteng.



Congratulations

to the 2013 Govan Mbeki Awards
finalists and winners

Showcasing excellence, best practice and healthy competition amongst provinces



In the category Best Finance-Linked Individual Subsidy Programme, Walmer Link - The Home Market (Eastern Cape), took top honours.

- Best Accredited Municipality - Level 1
Steve Tshwete Local Municipality, Mpumalanga
- Best Accredited Municipality - Level 2
Newcastle Local Municipality, Kwazulu-Natal
- Best Community Residential Units
Masimong 4 Community Residential Units, Free State
- Best Enhanced Peoples' Housing Process
Ditsobotla Development Facilitated PHP, North West
- Best Finance-Linked Individual Subsidy Programme
Walmer Link - The Home Market, Eastern Cape
- Best Informal Settlement Project
Addo Nomathamsanga 300, Eastern Cape
- Best Metropolitan Municipality
Ethekewini Metropolitan Municipality, Kwazulu-Natal
- Best Non-Subsidy Project
Postdene 720, Northern Cape
- Best Priority Project National
Klarinet Integrated Human Settlements, Mpumalanga
- Best Province of the Year
North West Province
- Best Rural Project
Rirothe Construction, Limpopo
- Best Social Housing Project
Fleurhof Views, Gauteng
- Best Woman Contractor
L & R Welding and Tools Suppliers, North West
- Best Youth Contractor
Retlaphela Construction Primary Cooperation, Free State
- Minister's Merit Awards
Best Student of the Year - University
Whelan Kriben Naidoo (University of Pretoria)
Best Student of the Year - University of Technology
Abongile Mbube (Cape Peninsula University)



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BUILDING THE FUTURE TODAY, TOGETHER



Eastern Cape MEC for Human Settlements Ms Helen Sauls-August addresses community members during a handover of houses by Minister Connie September.

57 houses handed over to celebrate Women's Month

Mrs Nontantazelo Cebiso thought she was going to spend her entire life staying in a mud house, that is up until she was identified as one of the beneficiaries of the 57 Women's Build houses handed over by the Minister of Human Settlements Connie September at Ludalasi Village, Port St John's in the Eastern Cape.

Mrs Cebiso was born in 1918 at Buqa village and moved to Ludalasi after getting married to her now late husband. Her husband worked in Gauteng as a miner for almost twenty years and she could not be with him for longer due to the then pass laws which limited the migration of black people. She is partially blind, on a wheel chair and stays with her four grand children surviving on social grants.

"I am so grateful to the government and all the people who contributed towards building this house for me, at least I will have an adequate shelter to house my grand children after such a long time living in this mud house," said Mrs Cebiso.

Minister September also handed certificates of acknowledgement to 111 volunteers and 37 sponsors who contributed to the building of 57 houses.

"I wish to thank the province, municipality and the various agencies and organisations for responding to the call to improve the lives of our people. I also wish to encourage the young women, especially the volunteers who assisted in building the houses to keep on improving your skills and start your own construction companies," said Minister September.

One of the volunteers, Xoliswa Mxoxwa (25), a mother of one, finished matric in 2009 and has been employed as a domestic worker for four years earning R500 per month.

"I am very happy to have been part of the Women's Build as it has helped me to acquire the necessary skills so that I can be able to get a better paying job. Most importantly, it is fulfilling to contribute towards a good course as these houses we built are for vulnerable people," said Mxoxwa.

The Women's Build is held annually in collaboration with provinces and sponsors to build houses for the elderly, people with disabilities and child-headed households in commemoration of the 1956 women's march to the Union Buildings against pass laws enforced during that period.

BENEFIT FROM FINANCE SUBSIDIES

Lower income groups benefit from the Government's Finance Linked Individual Subsidy Programme (FLISP)

The Finance Linked Subsidy Programme is a new housing subsidy programme, that was initially introduced in 2005, but due to the poor public uptake it prompted revision, revamping and re-introduction in 2012, with special concentration on its processing efficiencies, thereby improving uptake.

Central to the revised strategy is the new role of the National Housing Finance Corporation (NHFC) which, while working closely with the Provincial Human Settlements Departments, to create a 'one-stop-shop' experience; as well as ensure measurable partnership and involvement of all the key stakeholders such as Banks, Developers and Estate Agents in the delivery of FLISP.

FLISP is one of the elements of Government's broader strategy to improve the property markets by facilitating the increased supply of affordable housing finance. FLISP is therefore expected to unlock increased access to mortgage finance as well as stimulate the supply of housing stock in the target market.

The NHFC has made significant strides by securing the participation of the major Banks through specific co-operation agreements thereby ensuring access to FLISP at home loan application stage. Major property developers have partnered with the NHFC and respective Provinces, to ensure a sustained supply of affordable housing stock.

Estate Agents, through a cooperative agreement with the Estate Agents Affairs Board (EAAB), are being kept abreast with information on FLISP for dissemination to potential beneficiaries.

FLISP specifically addresses the housing needs of the affordable market, also known as the GAP market. These are households whose income is not enough to qualify for a home loan, but it exceeds the maximum limit set for the 'free basic house' subsidy scheme intended for the 'poor'.

The GAP market income is between R3 501 and R15 000 per month. Practically, FLISP allows qualifying beneficiaries to reduce the initial mortgage loan amount or augment the shortfall between the qualifying loan and the total house price, bringing the eventual home loan instalment to an affordable amount, over the loan repayment period. Through the FLISP subsidy, first time home-ownership opportunities are enhanced.

FLISP by definition is a 'finance-linked' subsidy, therefore for consideration, applicants must produce an 'approval in principle' indicating the approved home loan amount. In ensuring the subsidy helps deserving households, a set of criteria must be met to qualify, including that the applicant must be:

- **A first time home buyer**
- **South African citizen or Permanent Resident with valid identity document**
- **Over 18 year old and competent to legally contract**

The Government maintains that recipients of FLISP must have dependents under their financial support and care to qualify for FLISP and must not have benefitted from any Government Housing Subsidy Scheme before.

Depending on the gross household monthly income, the once-off FLISP subsidy amount may, vary between R10 000 and R87000. The subsidy may be used for purposes of acquiring residential property valued at R300 000 or less. The property has to be in a locality where transfer of ownership and registration of mortgage bond is recordable in the Deeds Office.

Accessing FLISP

Towards enabling tangible first time home-ownership opportunities, the NHFC jointly with Provincial Departments accredited some development projects, to ensure availability of affordable housing stock. Applicants have an option of either selecting property from FLISP accredited development projects or from the open market.

A qualifying FLISP applicant may source new or old property with the help of a registered Estate Agent or find a property from the FLISP accredited projects with the help of the developers. These Property Practitioners may also help the applicant apply for the FLISP subsidy, once housing finance has been secured with a bank.

An illustrative example of how FLISP supports households to acquire property is shown below:

Example 1 is based on a R9 000 monthly income-band, where the individual after the Lender/Bank's credit and affordability assessment, based on the National Credit Act (NCA) criteria, qualified for R300 000 home loan:

FLISP REDUCES the mortgage loan amount to render the monthly loan repayment instalments <u>affordable</u> ; <i>(payment made into the home loan account)</i>	
Property Price	R300 000
Bank Home Loan Approval	R300 000
Less FLISP as a deposit	R 50 000
EVENTUAL HOME LOAN AMOUNT	R250 000

Example 2 is based on a R9 000 monthly income-band, where the individual after the Lender/Bank's credit and affordability assessment, based on the National Credit Act (NCA) criteria, qualified for R250 000 home loan:

FLISP AUGMENTS shortfall between the qualifying loan amount and the total product price; <i>(payment made to transferring attorneys)</i>	
Property Price	R300 000
Bank HL Approval	R250 000
FLISP as HL top up	R50 000
EVENTUAL HOME LOAN AMOUNT	R250 000

As a 'one-stop-shop' and in cooperative liaison with Provincial Human Settlements Departments, the NHFC fast tracks the processing of FLISP applications in line with the revised FLISP governance and procedures.

The re-introduction of FLISP has been lauded as a key Human Settlements intervention, which addresses affordability challenges faced by the low-to middle-income households.

FLISP as a 'finance-linked' housing subsidy requires qualifying citizens who wish to access the subsidy to first qualify for a home loan through a lender.

For more information contact NHFC FLISP

Isle of Houghton, Old Trafford 3 11 Boundry Road, Houghton	0860 011 011 flisp@nhfc.co.za www.nhfc.co.za
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“I feel like I have had a mountain lifted off my shoulders,” said 70 year old Hennie Barnard.

MANDELA DAY brings joy to the homeless

This year’s Mandela Day will always be engraved in the mind of Hennie Barnard, a homeless Pretoria West man who was presented with a brand new house as part of marking the birth day of former president Nelson Mandela.

On Mandela’s birthday, July 18, President Jacob Zuma and Human Settlements Minister Connie September launched a new mixed-income housing project in Danville, Pretoria West, which is now home to black and white families. Some of them were previously living in Bethlehem squatter camp in the nearby Harmanstad.

Barnard previously lived in a wendy house. He worked in the fields and various construction companies in the area earning a daily minimum of R50 and rented R250 monthly.

“I feel like I have had a mountain lifted off my shoulders,” said 70 year old Barnard, who is one of the recipients of a low-income house in a settlement for black and white families which was launched on Thursday to mark Mandela Day.

Though Barnard never married, he qualified for his home because he is a pensioner. “I am grateful for what Mandela did because now we can live together in harmony,” said Barnard during President Zuma’s

visit to the area.

Gauteng Premier Nomvula Mokonyane; Tshwane Mayor Kgosientsho Ramokgopa and Local Government and Housing MEC Ntombi Mekingwe also attended the event.

Cabinet designated the theme of Mandela Day 2013 as: “Take action; inspire change; make every day a Mandela Day.” Much of the focus was on food security, shelter and literacy.

The launch of this non-racial settlement pays tribute to former President Mandela who laid a firm foundation for nation building, reconciliation and a new South Africa where all citizens live equal.

Through the Housing Development Agency, the Gauteng Department of Human Settlements and the City of Tshwane acquired pockets of land within the immediate proximity of city boundaries from other national Departments, and in partnership with the private sector, for the establishment of de-racialised human settlements and the construction of houses. This strategy is earmarked at integrating people within the expanding outer city parameters, a walking distance to vital amenities and facilities side by side. This is part of Government’s effort to de-racialise the spatial geographic space of South Africa.

In 2010, Zuma visited the now

new home owners at Bethlem Informal Settlement where they used to live before being moved to Danville.

Zuma applauded the provincial and local governments for their speed in addressing the plight of the affected residents “This is what we want to see... a situation where no one feels like they are orphans in a country of their own,” he told residents.

“It is only here that I see a mixed crowd with different races... as one. It is with ordinary people that this feeling of oneness exists.”

“I saw conditions I never thought I would ever see. I thought all whites were doing well,” he said. But I am glad I can come back to witness a new reality. We have come to do what is being done by everyone. We are here to take some time and do things to honour Madiba.

Zuma’s visit as part of marking the Mandela Day, also saw him handing an identity document to one of the residents. “I delivered the ID to him today. He can now apply for his pension,” Zuma said.

“He was with his sister and brother-in-law and they all started crying in appreciation.” The Danville mixed housing project consists of 407 give-away houses, spread over 3 phases. There’s also a section comprising of bank financed houses.



President Jacob Zuma, together with Minister of Human Settlements Connie September, and Premier of Gauteng Nomvula Mokonyane, as well as the Mayor of Tshwane Kgosientsho Ramokgopa visited Danville (Pretoria West) to handover houses as part of this year’s Mandela Day celebrations.

Photos supplied by GCIS





“We have set Outcome 8 Delivery Agreement target of providing 400 000 households in well located informal settlements with basic services and secure tenure...”

Land needed TO SETTLE THE POOR

Human Settlements Deputy Minister Zou Kota-Fredericks said the need for cheaper land to offset the erosion of subsidy value has meant that government tend to locate new housing projects at the edge of cities and townships, pushing the poor further away from employment opportunities and amenities.

Kota-Fredericks was speaking at the recent Informal Settlements Upgrading Summit held in Cape Town, False Bay College Khayelitsha Campus.

“Despite steady increases in the housing subsidy, especially since 2004, actual delivery of houses has declined, largely as a result of building costs inflation, the difficulties of securing suitable well-located land, and rising land process,” explained Kota-Fredericks.

About 200 representatives from government and Non-Governmental Organisations attended the summit which reinforced government’s commitment to build partnerships with communities in order to improve participatory and integrated planning.

Quoting from the National Development Plan (NDP), Professor Phil Harrison from the National Planning Commission said that spatial divides are identified as being among the key factors exacerbating poverty and inequality. “I am referring to the ‘terrible spatial legacies of apartheid’ at all geographic scales that increase costs for the poor, confining many to poverty traps,” explained Harrison.

The NDP also contributes to the reversal of the cruel effects of the Natives Land Act of 1913, also known as the Black Land Act, which was passed because of constant pressure by Whites to prevent the encroachment of Blacks on White areas. This law incorporated territorial segregation into legisla-

tion for the first time since Union in 1910.

“The aim is not to provide definitive solutions but to offer a process to build capabilities in spatial planning and spatial governance over the next five years so that we can respond more intelligently and responsively to urban and rural development challenges by building the required capabilities in the state and among citizens,” added Harrison.

Kota-Fredericks also said that the Department of Human Settlements has targeted 45 municipalities as a priority in developing informal settlement upgrading programmes, and has agreed with the Presidency that 1 800 informal settlements will all have detailed project plans produced through participatory processes.

“We have set Outcome 8 Delivery Agreement target of providing 400 000 households in well located informal settlements with basic services and secure tenure. We have directed that the planning and implementation of these projects should be carried out with the participation of the affected communities,” said Kota-Fredericks.

Patrick Magebhula Chairperson of the Informal Settlement Network said people will continue to protest over poor service delivery if the summit does not achieve its main objective of making it compulsory for provinces and municipalities to regularly engage communities in their planning.

“I think government should meet with the communities on a quarterly basis, not only for reporting purposes but serious engagements should take place around issues of budget, land and planning as whole. This will also help reduce protestations which are sometimes perpetuated by lack of communication between authorities and the communities they are serving,” he added.

ESTATE AGENCY AFFAIRS BOARD

The former Minister of Human Settlements, Tokyo Sexwale announced the new members of the Estate Agency Board on 7 March 2013 in Johannesburg. The Estate Agency Industry is one of the key drivers of South African economy and affects both residential as well as industrial estates.

The members of the new Board:

- Mr Betheul Nsibande
- Dr Fazel Rander
- Mr Sikander Kajee
- Ms Ewaldina Porteous
- Ms Jill Corfeld
- Ms Seeng Lebenya-Ntazi
- Professor Kwandile Kondlo
- Mr Andile Ben-Mazwi
- Ms Dineo Molomo
- Mrs Maletsatsi Maceba-Wotini
- Advocate Tshepo Maake
- Mr Rhulani Marivate
- Ms Jabhile Mbele
- Mr Leo Mlambo
- Mr Bubele Damane

The Act prescribes that three categories from where people can be selected and this has been complied with.

1. Five from the estate agency industry
2. Five from civil society, representing consumer interests, and
3. Five from related professions and institutions such as the legal profession, financial institutions, property owners and developers.

Since 17 May 2012 the Estate Agency Affairs Board (EAAB) was relocated from the Department of Trade and Industry to the Department of Human Settlements. The move, which had been imminent for a while and was welcomed by the old EAAB which at the time had hoped to cement fraternal ties with the Department of Human Settlements as it strived to fulfill its statutory regulatory mandate.

The Estate Agency Affairs Board (EAAB) was established in terms of the Estate Agency Affairs Act 112 of 1976 ("the Act"), with the mandate to regulate and control certain activities of estate agents in the public interest.

The EAAB regulates the estate agency profession through ensuring that all persons carrying out the activities of an estate agent as a service to the public are registered with the EAAB. A Fidelity Fund Certificate, which is to be renewed each year is issued as evidence of such registration and confirmation that such person is legally entitled to carry out the activities of an estate agent.

A core function of the EAAB is to manage and control a Fidelity Fund, the Estate Agents Fidelity Fund (Fidelity Fund), in the interest of the public and estate agents registered with the EAAB.

The mandate of the EAAB is built on five key regulatory pillars, namely Registration, Education, Inspection and Investigation, Disciplinary and Claims and its industry supervisory role in terms of the Finance Intelligence Centre Act. The core function of the EAAB is to enforce industry compliance through effective regulation. The EAAB is therefore responsible for ensuring that all qualifying estate agents are issued with a valid Fidelity Fund Certificate (FFC) on time in order for them to trade legally. The EAAB is also responsible for the professionalisation of the industry by ensuring that every person trading as an estate agent acquires the right qualifications as prescribed in the legislation.



A house in Bendor Park, Polokwane developed for the non-subsidy market. Below: Modern finishes and warm spaces complete this spacious family home.

The Department of Human Settlements has developed programmes and projects as implementation agents and tools to achieve its goals. In this inaugural edition, *Kwa Gae* puts a brief spotlight on one of those programmes, namely the Contractor Projects in the non-subsidy market.

CONTRACTOR PROJECTS IN THE NON-SUBSIDY MARKET



Builders in the non-government subsidy market (homes) are registered members of the National Home Builders Registration Council (NHBRC). The National Home Builders Registration Council (NHBRC) is a section 21 company established in terms of the Housing Consumers Protection Measures Act (1998). Its purpose is to provide housing consumers with warranty protection against defects in new homes, and to provide protection against any failure of builders to comply with their obligations in terms of the act.

For more information please contact the NHBRC Head Office on:
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- be a South African citizen or legal permanent resident
- be at least 18 years old and competent to legally contract
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