

HOUSING AND ERVEN DIVISION

This division forms part of the Community Service Department. The function of the Housing and Erven Division is to create sustainable human settlements so that all residents have access to housing opportunities, which include permanent residential structures. Secure tenure ensures external privacy, protection against the elements and access to potable water, adequate sanitary facilities and domestic energy supply.

KEY CONTACTS

General Enquiries:

[eg housing waiting list, erven waiting list, complaints / defects.

HOUSING

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|----|--|----|--|
| 1. | A Kaibe [Bultfontein / Phahameng]
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Housing Manager: A Labuscagne
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ERVEN

- | | | | |
|----|---------------------------------------|----|----------------------------------|
| 1. | I Moletsane [Bultfontein / Phahameng] | 2. | I Rantekane [Hoopstad / Tikwana] |
|----|---------------------------------------|----|----------------------------------|

Physical Address:

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Civic Centre, Bosman Street

BULTFONTEIN

9670

Tswelopele Municipality
Tikwana Office

HOOPSTAD

9479

Postal Address:

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BULTFONTEIN

9670

1. HOUSING

Housing is a critical priority. The delivery of houses cannot be seen in isolation, but should be viewed as a vehicle that enables the overall improvement of the quality of life by promoting and infiltrating social and economic development, which includes sport facilities, parks and recreation. This division cannot work in isolation of the other departments. We also strive to also to improve the market value of land within Tswelopele Municipality.

The Municipality endeavours to build sustainable integrated communities and develop new residential areas to an acceptable standard and should not create its own backlog. In this regard the main purpose is to build sustainable communities, provide habitable stable and sustainable residential environments.

The Housing Act of 1997 [Act 107 of 1997] mandates municipalities to implement housing programmes and projects in their area of jurisdiction, and in accordance with their approved integrated development planning process.

The mandate states that the housing programmes should create a habitable housing environment with adequate infrastructure, economic opportunities and services.

Challenges

Despite the town's achievements in certain areas, there are key challenges. These include:

- ☆ Identifying new land,
- ☆ Managing unregulated backyard shacks,
- ☆ Managing land invasions,
- ☆ Integrated housing development with social amenities,
- ☆ Formalising informal settlements [squatters].
- ☆ Implementing of the Council's approved Housing Sector Plan for 2005 to 2010 [Attached hereto]

Frequently asked questions

Who is eligible for a housing subsidy?

Six main criteria need to be fulfilled in order for a person to be eligible to apply for the subsidy. A person only qualifies for a housing subsidy if:

1. Married or financial dependants:

He or she is married [in terms of the civil law or in terms of a customary union] or habitually co-habits with any other person, or he or she has proven financial dependants. [For the purpose of this code, the word “spouse” includes any partner with whom a prospective beneficiary under the scheme habitually cohabits.]

2. Resident:

He or she is lawfully resident in South Africa [i.e a citizen of the Republic of South Africa or in possession of a permanent resident permit].

3. Competent to contract:

He or she is legally competent to contract [i.e over 21 years of age or married or divorced and of sound mind].

4. Monthly household income:

The gross monthly household income of his or her household does not exceed R 3 500-00. A prospective beneficiary will be required to submit adequate proof of income, and, in the case of income received through self-employment, must sign an affidavit stating the amount earned.

5. Not yet a beneficiary of government funding:

Neither that person nor his or her spouse has previously derived benefits from the housing subsidy scheme, or any other state funded or assisted housing subsidy scheme which conferred benefits of ownership, leasehold or deed of grant or the right to convert the title obtained to either ownership, leasehold or deed of grant, with the exception of the consolidation subsidy, and relocation grant. A person who received only a vacant serviced site under the previous dispensation on the basis of ownership, leasehold or deed of grant, however, qualifies for a consolidation subsidy. This criterion is also not applicable to persons who qualify for relocation assistance or to disabled persons. [See below for details on assistance available to disabled persons.] In the event of a divorce, the terms of the divorce order will determine a beneficiary's eligibility.

6. First-time property owner:

He or she is acquiring property for the first time, except in the case of a consolidation subsidy, and relocation assistance. This criterion does not apply to disabled persons. [See below for details on assistance available to disabled persons.]

What is the government housing subsidy grant?

See Table A attached hereto that illustrates the new subsidy grants [effective 1 April 2005 to 31 March 2006]:

What special assistance is available to the aged, disabled and the indigent?

Beneficiaries who are aged, disabled or indigent should receive assistance regarding the realisation of their right to access to housing opportunities. Such beneficiaries will qualify for an increased subsidy amount as per Table attached in respect of Individual and Project Non-Credit Linked Subsidies. The subsidy amount in respect of Individual and Project Linked Consolidation Subsidies are also indicated in Table A attached.

The following subsidy could therefore apply in respect of the aforementioned beneficiaries that do not participate in People's Housing Process projects:

What are the minimum levels of service required?

Water : Single [metered] standpipe per erven

Sanitation: VIP per erven

Roads: Access to each erf with graded or gravel paved roads

Stormwater: Lined open channels

If a higher level of service is required [eg waterborne sanitation], the developers must motivate their decision.

Any savings achieved in the provision of services must be transferred to the top structure.

Any deviation from the norms and standards - for example, when a developer or community demands higher levels of service - will have to be financed from resources other than the housing subsidy.

What are the norms and standards for residential structures?

Project Linked Subsidies

- ☆ The minimum size of the completed structure shall not be less than 40 m².
- ☆ The above subsidies will participate in the National Home Builders Registration Council warranty scheme.

- ☆ All top structures approved after 1 April 2002 will have to be compliant with the National Home Builders Registration Council specifications. *These specifications are found in the Home Building Manual Parts 1, 2 and 3.*

People's Housing Process

- ☆ The minimum size of the completed structure shall not be less than 40 m².
- ☆ The People's Housing Process does not participate in the National Home Builders Registration Council warranty scheme.
- ☆ Although it is not a requirement for the People's Housing Process to enrol in the National Home Builders Registration Council, the department requires that the top structures be built to NHBRC standards.
- ☆ The department will embark on recruiting building inspectors to monitor the quality of workmanship. The works managers involved on site will also assist in quality checks, using a standard checklist.

ANNEXURE A

Subsidy Bands - 2005 / 2006

Income Category	Previously Subsidy	New Subsidy	Contribution	Product Price
Individual, Project Linked and Relocation Assistance Subsidies				
R 0 - R1 500	R 25 800 + Contribution	R 31 929	None	R 31 929
R 1 501 - R 3 500	R 15 700	R 29 450	R 2 479 + shortfall	R 31 929
Indigent: Aged, Disabled and Health Stricken	R 28 279	R 31 929	None	R 31 929
Individual, Project Linked and Relocation Assistance Subsidies				
R 0 - R 3 500	R 25 800	R 29 450	Indirect Institution must add Capital	At least R 31 929
Consolidation Subsidies				
R 0 - R 1 500	R 14 102	R 18 792	None	R 18 792
R 1 501 - R 3 500	New Category	R 16 313	r 2 479	R 18 792
Consolidation subsidy for aged, Disabled or Health Stricken groups R 1 501 - R 3500	R 16 581	R 18 792	None	R 18 792
Rural Housing Subsidies				
R 0 - R 3 500	R 25 800	R 29 450	None	R 29 450
People's Housing Process				
R 0 - R 3 500	R 25 800	R 31 929	None	R 31 929
Emergency Housing Programme				
Temporary Assistance	R 23 892	R 26 874	Shortfall	R 26 874
Services	R 11 698	R 13 137	None	R 13 137
Houses	R 16 581	R 18 792	None	R 18 792

Public Sector Hostels Redevelopment Programme	Previous Grant	New Grant
Family Units	R 25 800	R 29 450
Individual Units [Per Bed]	R 6 400	R 7 234

In view of the above, the following will be applicable:

The new Product Price	Stand Cost = R 13 138-82	House Size = 30 m ² @ R 18 791-64
	Total = R 31 929-46	[Cost of 30 m ² = R 1 064-30 / m ²
Exempt from Contribution	PHP, Insitutional, Rural Subsidies and Indigent [i.e Income of R 0 - R 3 500 and who are aged, disabled or Health Stricken	
Geo Tech variation to be calculated in all cases except Consolidation Subsidies	R 31 929 = [R 13 138-82 + R 18 791-64]	
	[R 31 929 x 15% = R 4 789-35 maximum]	
Consolidation Subsidy Geo Tech variation	R 26 291-64 = [R 7 500 + R 18 791-64]	
	R 26 291-64 x 15% = R 3 943-75 maximum	