

eTshumelo

NEWSLETTER

DECEMBER 2021



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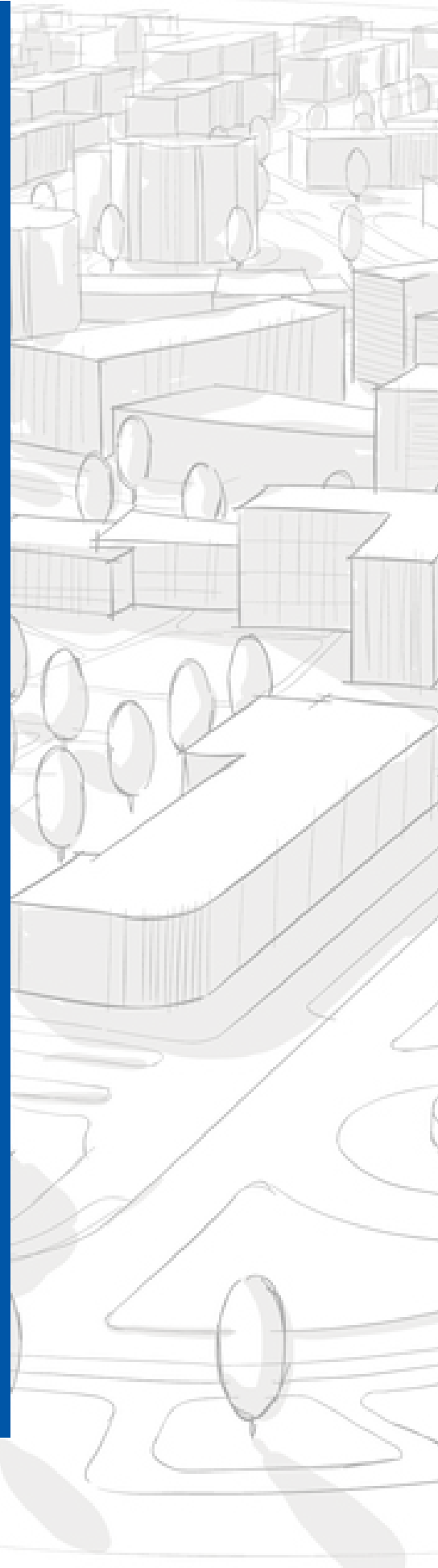
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GAUTENG PROVINCE
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

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GOVERNMENT UNLOCKS LAND

Staff Reporters

The Gauteng Premier David Makhura and MEC for Human Settlements Urban, Planning and Cogta, Lebogang Maile, recently handed over serviced stands, houses, RDP flats and title deeds at the Elijah Barayi Village mega project.

The Premier and MEC accompanied by the Executive Mayor of Merafong local Municipality Councillor Maphefo Mogale Letsie on handed over 150 RDP flats, 12 houses to military veterans and 250 serviced stands as part of the Ikageleng Rapid Land Release Programme.

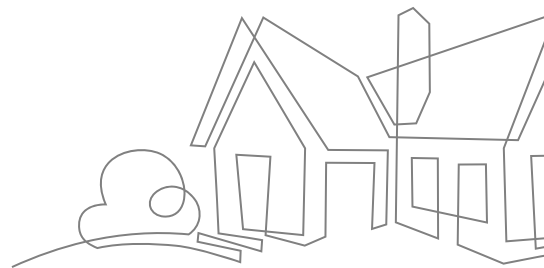
MEC Maile in his address at the launch of the land release programme said that the programme is part of the land redistribution agenda as a provincial government, to restore dignity and give back ownership of land to our historically dispossessed people.

“We are gathered today to launch one of the flagship programmes of the Gauteng Provincial Government, the Ikageleng Rapid Land Release Programme. As Margaret Mitchell, author of the well know novel, Gone with The Wind once said, “Land is the only thing in the world that amounts to anything, for it’s the only thing in this world that lasts. It’s the only thing worth working for, worth fighting for.”

MEC Maile noted that as part of the ground-breaking programme, the Gauteng Provincial Government, will be giving out fully serviced land with title deeds, to qualifying beneficiaries in the province, who are able to build houses for themselves and are just in need of land with bulk services, in order to do so.

“This revolutionary programme will enable us to address some of the housing backlog in the province, as part of a progressive developmental partnership between government and citizens, in line with the words of the popular 1980s song Now or Never by the celebrated band Sankomota:

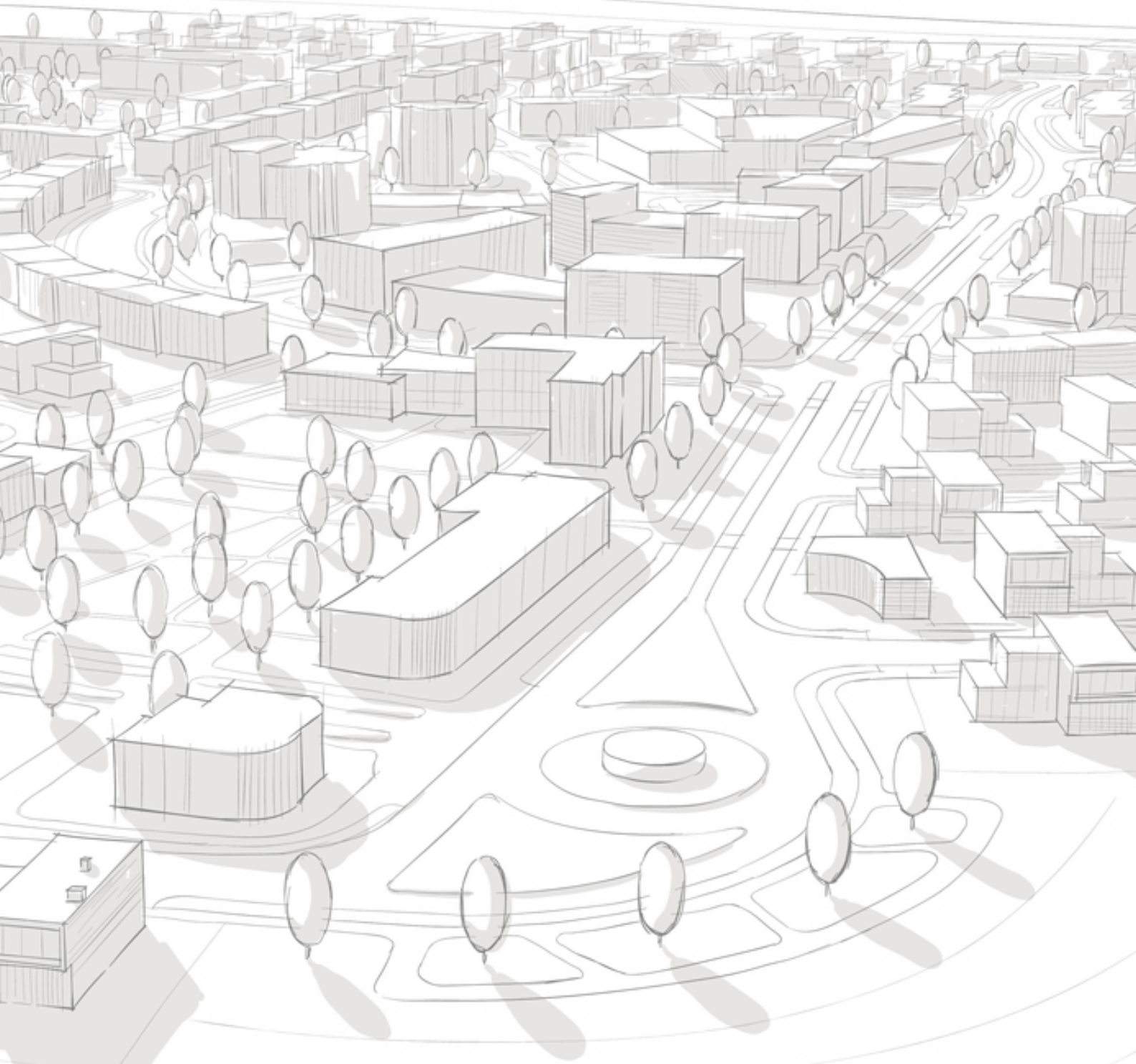
*“Heyi wena Afrika
Kgale o dutse hae
Tsamaya lo ipatlela tsa bophelo
Tsoha o iketsetse.
Vuka baba, vuka
Life has been passing you by
Follow your star, it’s now or never
Hayi, you’ve got to make it better.”*



Ikageleng Rapid Land Release is about a partnership between government and citizens for developmental outcomes and a better life and living conditions for the people of Gauteng, in the spirit of “Tsoha o iketsetse” that this popular Sankomota song talks about.

Beneficiaries who receive land through the Ikageleng Rapid Land Release programme will need to secure funding within 18 months and be required to build for themselves a formal structure within 5 years or return the land back to the provincial government. Through the Department of Human Settlements, the provincial government will provide building plans for the beneficiaries to choose from, the building plans range from 35m² to 87m². Those who benefit from this programme will not be able to sell their property within 8 years and the provincial government, through the Human Settlements Department will have the first right of refusal.

Through this novel initiative, we are aiming to address the growing housing backlog and to give the people of Gauteng the opportunity to experience first-hand the sentiments expressed by the English novelist Anthony Trollope when he said, “It is a comfortable feeling to know that you stand on your own ground. Land is about the only thing that can’t fly away.”





WE ARE TRANSFORMING GAUTENG: MEC

Amidst a very trying period, with the Covid-19 induced lockdown making things very challenging for all of us, we have continued with our work towards spatially transforming Gauteng City Region, through the building of integrated smart human settlements that ensure access to economic opportunities, transport nodes, and social amenities.

We have worked hard at transforming our beneficiary management system, so that it reflects a beneficiary centered approach, working in collaboration with the National department of Human Settlements as they are system custodians.

We have introduced the Rapid Land Release Programme, availing fully serviced stands in line with the growing reality of Gauteng Citizens wanting to build for themselves. We have worked with the various spheres of government in order to provide security of tenure through the issuance of title deeds and creating improved access to land for citizens of Gauteng City Region.

We have been working very hard at delivering inclusive mega housing developments, supported by improved access to basic services and connectivity and have roped in our municipalities in order to address all bottlenecks that prevent us from accelerating housing delivery and improving our performance as a department.

We have been working in tandem with our municipalities and other spheres of government to address challenges such as bulk infrastructure provision, alignment in planning with the Gauteng Human Settlements Spatial Masterplan being aligned to Municipal Integrated Development Plans and implementation of our Urban Renewal Programme within the various urban renewal nodes around the province.

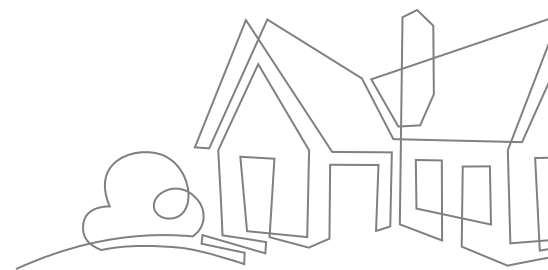
Greater alignment between the three spheres of government will ensure accelerated and improved housing delivery for the people of Gauteng.

We would like to thank each and every one of you for your contribution throughout the calendar year and wish you all the best as you take time out to recuperate and regather strength over the holiday season. It is important to remember the old adage that states that, *“great things are rarely achieved by just one person. Usually, they are accomplished by a group of people, and when everyone is committed to the overall goal, teams move faster, are more innovative and more successful. Successful teamwork is essential for anyone attempting to complete projects successfully.”*

As you spend time with your family over the holiday season, please do so responsibly and ensure that you continue to observe all Covid-19 protocols, bearing in mind that there is a new variant which has increased daily infections exponentially. We look forward to having you back in the new year, re-energised and re-invigorated so that we can all continue to serve the people of Gauteng and deliver on the mandate that the department has been given within the province.

Lebogang Maile, MPL

**Member of the Executive Council (MEC)
Gauteng: Human Settlements, Urban Planning,
Cooperative Governance and Traditional Affairs**



YOUTH BECOME LANDOWNERS

Luzuko Pongoma

Young people in the west of Gauteng have vowed to optimize the opportunity given to them by the Gauteng government to become land owners. The Gauteng Department of Human Settlements allocated about 500 stands at Elijah Barayi Village mega project to qualifying and deserving beneficiaries and a number of them were young people.

Dineo Letsie, 23, from Khutsong said, that she was happy and grateful to the government for giving her the serviced stand.

“The government has given me an opportunity to build for myself. This gives me a chance to prepare for my future, I do not have children now but when I decide to have them, they will have a home,” she said.

Letsie said that she has been saving money even before being allocated the stand and that the five years stipulated by government for beneficiaries to build on the stand was enough for her.

Busisiwe Ntshangase, 30, from Kagiso, said that she knew applications for RDP houses took time and had always wished to receive a serviced stand so she can build for herself the kind of house she wanted for her family.

“The stand gives me a head start, and the five years stipulated to build is enough for us to build a house. I will stay with my husband and two children,” she said.

Gauteng MEC for Human Settlements, Urban Planning and Cogta, Lebogang Maile, said that giving land to the youth is an investment.

“We encourage you to build fast, this is like studying for a degree, if you want to finish it on the maximum time prescribed you might end up not completing it,” he said.

Maile said that giving land to young people was part of government plans to assist the youth.

“Some of the young people benefiting from serviced stands might have received NSFAS from the government, now they are working but not earning enough to qualify for a bond. A serviced stand will assist them to have homes. The stand is free, and it has services such as water, sanitation and electricity.”

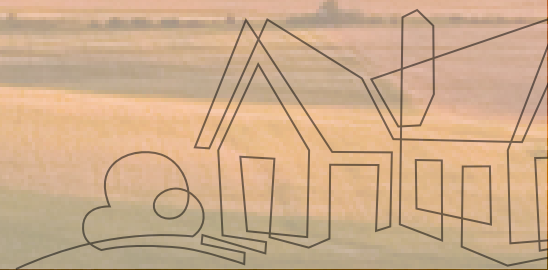
The MEC implored beneficiaries to not erect shacks.

“Please do not erect shacks, the government is aware of the phenomena of shack farming, whereby people erect shacks all over their properties in order to collect rent money, please do not do that,” He said

The MEC said that Gauteng has a backlog of 1 million houses and government cannot build for everyone and there are people who said they have employment and would like for the government to give them land so they can build for themselves.

“There are organisations who instigate land invasions, that does not work as land without water, sewer and electricity is useless because people will live there like pigs as those areas become dirty and are not part of government’s plans,” said Maile.

He said that when the government says, its going to allocate land, it knows that it must have a proper infrastructure plan because living in a land without services and not having title deed for it, does not offer security of tenure and even financial institutions cannot assist those people to improve their houses.





JUBILATION AMONG LAND BENEFICIARIES

Amanda Khoza

More than 500 beneficiaries were recently allocated serviced stands at Elijah Barayi, Carltonville, as part of the Ikageleng Land Release Programme, launched by MEC Lebogang Maile.

The Gauteng Human Settlements Department has been allocating serviced stands and issuing contracts over the past weeks to qualifying and approved citizens who can build their own houses.

The Department issued 595 serviced land stands to aspiring homeowners who don't qualify for an RDP house, but also have challenges meeting financial institution's criteria.


"The day was also about taking the beneficiaries through the paperwork, contracts, title deeds and information which will assist them when they want to get funding" according to official, Doctor Nkosi.

Officials from NHBRC, Merafong City Municipality and Human Settlements also conducted a beneficiary education session

whereby the beneficiaries were informed about the terms and conditions, the house plans and importance of using accredited and registered contractors to build their houses. This will assist them ensure that their houses are built according to the right standards and can report cases of shoddy and unsatisfactory work with the NHBRC.

Beneficiary Nolunga Sirala, 28, said she was so excited and happy when she got up in the morning, because it meant that things were happening, and her life was moving forward. "This is the start for me, I pray God helps me keep to all the rules so I can one day point to my house and say this is my home" she said.

Ikageleng, meaning build for yourself, is a land release programme that is aimed at providing land to citizens who can build houses for themselves. These are the people who fall within the gap-market; earning too high to qualify for a housing subsidy not enough to qualify for a home-loan.





NHBRC Marketing Coordinator, Cariline Matonyane giving a beneficiary education presentation and (left) a beneficiary studying his contract before signing.



Left: Ikakeleng beneficiaries Nolunga Sirala, and right: Nomalungelo Nadamane proudly holding up their serviced stands certificates

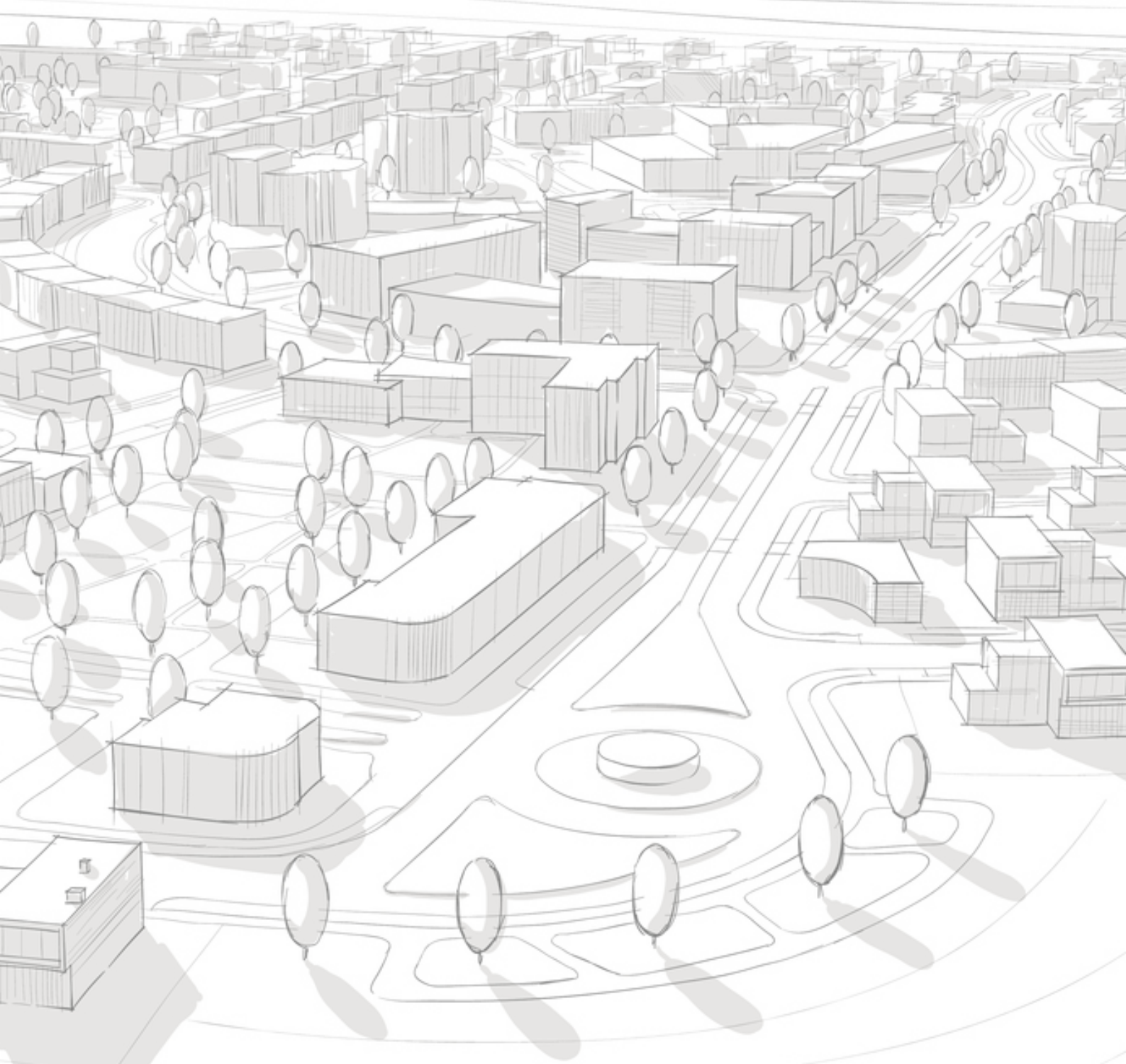


Human Settlements staff capturing and checking beneficiary's details and documents





Left: Beneficiary Neo Fourie signing the register to be allocated a serviced stand
Right: Soon to be homeowners scrutinising their contracts





BOOST FOR MISSING MIDDLE

Mary-Jane Sidambe

Do you earn too much to access free housing but too little to qualify for a home loan? The Department is here to help you.

The Gauteng Department of Human Settlements is radically transforming human settlements into smart, integrated communities. One of the programmes that the department has introduced is the Ikageleng Rapid Land Release Programme, where the Department will be giving serviced stands in the form of land to qualifying beneficiaries in the Province.

With land provided by the Gauteng Provincial Government's Ikageleng Rapid Land Release Programme, beneficiaries could secure land using Finance Linked Individual Subsidy Programme (FLISP). This is a way of the Department developing community solutions that are self-sufficient, inspiring, and sustainable.

How it works:

Ikageleng will yield 10 000 serviced stands this financial year to the rightful beneficiaries who can build their own homes.

STAGE 1

beneficiaries earning between R 3 501 and R7 000 per month will receive land for free covered by the FLISP subsidy.



STAGE 2

Beneficiaries earning between R7 001 and R22 000 per month will pay an input cost for land at a sliding scale, based on an approved FLISP subsidy for the serviced site.



The land being provided comes serviced with electricity, streetlights, water and sewer. The serviced land will restore dignity to the people of South Africa by having ownership of land and security of tenure.



Gauteng Premier David Makhura and Human Settlements MEC Lebogang Maile flanked by excited and grateful beneficiaries



From serviced stand to a place called home



Early Christmas FOR GRANNIES

Sithembiso Mkhize



A 74-year-old could not contain her joy as she received her house and noted that the house came in time for Christmas, and this has changed her life forever.

Nomathamsanqa Coloured Klaas, was among beneficiaries who were allocated houses in Sebokeng extension 28 after a long wait on the needs register list.

Gogo Klaas was all smiles as MEC for Human Settlements, Lebogang Maile visited the area to handover houses. Maile was also there to monitor the progress of service delivery and unlock challenges facing the developer in the area.

Speaking to eTshumelo team, Gogo Klaas said that she is excited and honoured to finally get her house. She said that she never thought that this day would come in her lifetime. Klaas said she applied in 1996 and she has been renting since then.

"I am grateful that my grandchildren will have a place they call home. I am certain that this will unite my family and all my children can come home with their children. Life has been very difficult to move from one place to another.

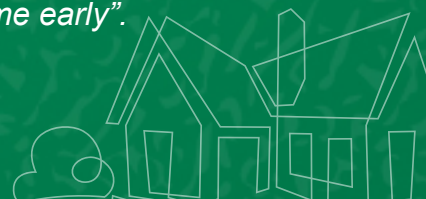
"It has been a challenging period of my life to be homeless at my age" said Klaas.

She said her wish was to see more people benefiting as well and went on to say: "It is hard to believe that this day came. I would like urge others who are still waiting for their houses to be patient. I believe that government works, and this is the proof that indeed they do deliver services.

Her sentiments were echoed by Maria Moeketsi (56) who also received her house on the same day. Moeketsi said patience pays off.

"I was taken by surprise to be called unexpectedly and be told that my house is ready. I am excited and grateful to receive my home after renting for many years at people's backyards" said Moeketsi.

The excited Moeketsi told us: *"I wish government can do to others as they have done to us. I have been waiting for more than 20 years. However, that is history now. I am thankful to Gauteng government, as for me and my family, Christmas came early"*.





AID FOR FIRE VICTIMS

Nthele Motsepe

The only family members who survived the raging fire which claimed five lives will get a new house and over R100 000 in aid. This is thanks to efforts led by Gauteng human settlements, urban planning and co-operative governance and traditional affairs (Cogta) MEC Lebogang Maile.

Recently, seven family members in Kirkney village, west of the capital Tshwane, found themselves trapped in a fire which engulfed their house. Although emergency services did their best, they could only rescue a woman and her son. Four children and their helper perished in that early morning inferno.

Speaking at the funeral service held in Kirkney, Maile said he was coordinating businesspeople to build another house and raise money for the surviving mother and her son. He said one of the philanthropists who committed to building the house was the owner of soccer club, Chippa United FC, Chippa Mpenegese.

He went on: "You can't be human all by yourself. The fact that you are all here today to grieve with the Mashilwane family is a sign of that collective spirit and resilience of Botho/Ubuntu that we need to re-gather as a society to ensure that our lives are indeed better in this democratic dispensation."



Maile urged the local church to open a banking account for donations. He said he planned on approaching businesspeople to donate a minimum of R100 000 to assist the two survivors with their daily needs.

"Botho/Ubuntu, is a concept that we should all strive to live by... as humans we are connected, and our actions affect one another... In no way do we have any illusion that these small contributions that we are asking for are going to heal the family ... all we are saying is that let us help them not be over- burdened... the souls of our kids must rest in peace and rise in glory...".

Maile could not hide his agony and sorrow as he consoled the grieving family. "We have no words Mama to comfort you. In fact, I was not even sure that I would have the strength to stand before this congregation and speak because I can't imagine losing a child," he said to the inconsolable family and mourners.



TENANT RIGHTS WHEN GOING ON HOLIDAY

Does the landlord have the right to know when a tenant is going on holiday?

By Keletso Makeng



You've been dreaming of that perfect holiday for months and it's finally here! You can practically hear the surf hitting the shore and feel the sun warming your skin while the warm breeze lightly sifts through your skin.

If you will be leaving for the festive holiday, it will work in your advantage to notify your landlord in advance. This will be beneficial to the both of you. Also ensure that rental payment is made before your departure in case you come back after the payment due date.

Some landlords would include a clause within the lease agreement for insurance purposes. A landlord's insurance policy will state that, "if the rental property is vacant or uninhabited for a period of time, the insurance will lapse" meaning whatever happens structurally to the building will not be covered with the implication or insinuation that the dwelling was left in neglect.

You may also benefit from letting your landlord know of your absence. If your landlord knows that you will be away, he or she may ensure tighter security to the premises. Also, it's a good idea in a case of an emergency, he or she knows

how to get in touch with you or with the person you have designated to look after the premises while you are on holiday. Otherwise, have a reliable person who will constantly check the premises for you while you are away.

The rent is due on a specific day and at a specific time, and the landlord cannot unilaterally change that term without the tenant's consent. It is your responsibility as a tenant to make sure that you have a reliable way to pay your rent while you are away.

If you normally pay in cash, how are you going to get the money to the landlord if you're out of town? Do you have a reliable person that could deliver the money for you? If you pay by money transfer, make sure that you have a reliable and secure internet connection in the place you are visiting?

You wouldn't want to be greeted with an eviction notice on your door after a well-rested vacation. Above all, a harmonious relationship between the tenant and the landlord goes a long way in building a cordial and lasting relationship.



INCOMPLETE HOUSING PROJECTS ARE A CONCERN

Amanda Khoza



Incomplete low-cost housing projects around the country continue to rile Human Settlements Minister, Mmamoloko Kubayi, especially when there are beneficiaries who include orphans, widows and the elderly who are destitute and eagerly waiting for the completion of these projects.

Minister Kubayi speaking recently during a virtual press briefing on the state of human settlements, said even though she was pleased to have seen the progress made in the provision of access to decent shelter, incomplete housing projects were a great concern.

She pointed out that the Department of Human Settlements is responsible for a sector that is central to the service delivery system of the government and the restoration of dignity for the majority of South Africans. It is central to the elimination of the legacy of apartheid.

“It is therefore important that in dealing with Human Settlements, we make good on the promise that we will work with all South Africans to deliver sustainable human settlements. We are making a commitment that whilst we have this responsibility, we shall work relentlessly to ensure that that we deliver on our mission,” said Minister Kubayi.

She noted that collectively, the entities together with the national department, provincial departments and municipalities, form a human settlements delivery system which is critical for the implementation of the Department’s priorities.

“Our priorities going forward include:



- **Crowding-in** private sector investment in the human settlements infrastructure, so that can rapidly increase housing opportunities for the majority of South Africans. The Department will utilise the Human Settlements Bank once established and currently with NHFC, to partner with the private sector to increase the quantity and the pace of development of social housing, low-cost rental units and serviced stands.



- **Digitising** the beneficiary list that can have a more reliable beneficiary that cannot be manipulated. The Department will develop and implement a database system that allows beneficiaries to track how far they are on the list, which housing project they have been allocated to and track the progress of the project to which they are allocated



- **Eradication** of incomplete projects – quantifying the number and cost of incomplete projects that the Department can approach treasury to assist in exploring funding instruments that will help take these projects to completion. In the past three years, since April 2019, there a total of just over 1.9 million housing units which are form part of incomplete projects. Completion of these projects is important because these incomplete projects have beneficiaries, who according to the beneficiary list, have received their houses.



HOW TO APPLY FOR A TITLE DEED ON BEHALF OF A DECEASED

Boitumelo Thema

The first step is for an executor to collect a registered title deed at the municipal office on behalf of the deceased for existing property.

Any family representative can then get a copy of a title deed - not an original copy - from the department of human settlements. The appointed family representative will have to go to the Master's office with a copy of the title deed and deceased death certificate to apply for a letter of appointment or letter of executorship.

Only the representative of an estate will be allowed to collect title deed on behalf of the deceased person. There is a mistaken belief that a letter of executorship grants a holder an entitlement to change the title deeds to his or her name.... Wrong.

All it means is that the person is a representative of the Estate only. The Department will not change the title deed to the name of the estate representative. A municipality or the department does only one transfer of title deed to the beneficiary. Once the property is registered, it is classified as private property paving way for a family to appoint a lawyer to make the changes.

In the case of properties not registered with deeds office, the department will process registration of title deeds to rightful beneficiaries. In some cases, a property would have been handed over to the beneficiary not registered at the Deeds office. The property can be register under the remaining family member such as remaining spouse and children or can be left under a deceased name when registration process is being administered on the property.

It is also important to remember that a person whose name is registered on the title deed will not be allowed to register for a government housing subsidy such as RDP, FLISP subsidy as they will be deemed as a homeowner.

If the deceased's children are minor(s), the family must inform the department so that they can be assisted to put the property under a trust.

To apply for a title deed on behalf of a deceased, the following documents are needed:



Representative
copy of ID



A letter of
Authority/ estate and



A death
certificate.



CHRISTMAS DÉCOR IDEAS THAT WON'T BREAK YOU BUDGET

Mary-Jane Sidambe



It's festive season, which means it's almost time to spend all your money on festive décor right? Well, not necessarily. If you can recreate some stylish and seasonal Christmas decorations yourself, you'll end up saving a lot. We have come up with 8 DIY Christmas decor ideas that are cost effective and will save you money without making you compromise a beautiful, decked-out holiday home.

1



Brighten up a room with some colour: Paint is extremely reasonably priced and makes a big difference. Whether you need to tone down a colour or add a bold colour to liven up your space, colour is great for transforming the overall feel of a room.

Image: purplequeue/shutterstock Pinterest

2



Wreath Accents: Fresh wreaths are lovely but customize yours to give it a touch of fun and to ensure it fits in with the existing environment. Grab some cardboard paper in vibrant colours and then cut out some seasonal shapes (like these triangle trees). Then glue them together and hang them from your wreath. To make it all match, tie a ribbon in a matching colour around the end of the handrail.

Image: ANNIE SCHLECHTER PINTREST



3



Checked pillows: In just 10 minutes, you can renovate ordinary pillows into festive couch decor. All you need is a sewing machine and an inexpensive fleece blanket.

Image: Annie Schlechter pintrest



4



Pick towels that are exciting and illumine luxury: It's time to get rid of those dingy old bath towels—discoloured whites and bleach-stained colours make your space look dirty and cheap. Proudly display crisp white, fluffy towels like the kind you would find in a fancy hotel or spa. This will instantly trigger a feeling for your guests, and they will have a more luxurious feeling towards the space.

stocksnapper/shutterstock pintrest

5



Black paper tablecloth: Change up tradition and leave the fussy tablecloth and use black butcher paper instead. This way, you can beautify it however you want. You can channel your inner artist with a paint pen and draw on decorative details, and the bonus is, it makes cleaning up after a holiday dinner much easier.

Image: Mike Garten pintrest

6



Create a thoughtful display: Greeting cards and postcards are special and can be put together to create little pieces of artwork. Make a no-cost display from all the birthday and holiday greetings you've collected by clipping them to a wire photo frame or hanging across a string. For an added bonus, when you're having a bad day just pull a card from the display and read for an instant boost.

Jason Donnelly pintrest

7



Spare little tree: This charming "tree" will look chic on any surface around your home, and it's easy to make. Just find a sturdy tree branch, apply spray paint, set it in a small glass bottle or vase, and decorate!

Jason Donnelly pintrest



WATER HARVESTING: A WAY TO GO

Boitumelo Thema

Gauteng was recently hit by a 54-hours water outage during maintenance by Rand Water. This event was not just a stark reminder that South Africa is a dry country. It brought into sharp focus the need for residents to mind how they use water daily and find ways of harvesting and storing rainy water.

Now more than ever, households need to adopt rooftop rainwater harvesting. This is one of the simplest and cost-effective installations any household can ever undertake. Harvested water can be stored in drums or water tankers to be used to fill swimming pools, nourish gardens. This water can also come handy whenever there are water cuts.

Although this had been a common practice in rural areas, urban dwellers stand to benefit more as it reduces water bills. Residential boreholes too are a life saver. While the initial installation appears expensive, the long-term savings are truly worthwhile as household reliance and consumption from municipal supply is drastically reduced.

Households are advised to adopt the following water-saving habits:



Limit your shower time to 5 minutes



Turn the tap off while brushing your teeth and shaving



Use a cup to drink water unlike your hand palm.



Recycle laundry and dishwater to water your garden will assist in killing of worms in the soil.



Fix all the water leaks in the house such as toilets, tap and pipes





DECADES OF DILEMMA ENDS IN JOY

Luzuko Pongoma

Former land invaders are happy that the government has moved them after years of living in fear of eviction. The former residents of Water Works in the west of Johannesburg, said that the move to Zenzele also brought them closer to the homes they have applied for.

The 39-year-old standoff between land invaders and the landowner was resolved when the Gauteng Department of Human Settlements and the Rand West Municipality moved the residents to a temporary settlement called Zenzele in the nearby area.

Water Works was first illegally occupied by 10 people in 1982, in 2021 the area had close to 600 people living in it before they were moved.

For Gadifele Tau, the move brings her closer to an RDP house which she applied for in 2010. *“I arrived in Water Works in 1997. We were told that it is private land, but we stayed because we needed accommodation,”* she said.

Tau said that she was happy to finally move as some of her neighbours had moved earlier.

Dimakatso Mokhula, 54, said that her family moved to Water Works in 2011. She said that she did not qualify for an RDP house as her husband was employed by the government but could not afford to buy a house.

“We are happy with the introduction of the Rapid Land Release programme because we qualify for a stand,” she said.

Mokhula also said that they welcomed the move to Zenzele as they always knew that Water Works was privately owned land.

Gauteng MEC for Human Settlements, Urban Planning and Cogta, said the Department has already moved over 50 people to RDP's in nearby projects, prioritising vulnerable citizens which include the elderly.

“We moved 23 qualifying beneficiaries to the Westonara Borwa between 2018 and 2020. The Department also moved another 28 beneficiaries who are mostly elderly to AfriVillage mega project in 2019. Qualifying beneficiaries who are currently at Zenzele will benefit from Mega Projects such as Afrivillage, Montrose Mega, Dan Tloome, Westonaria Borwa and Western Mega,” said Maile.

He expressed gratitude to all the role players who made the relocation possible and peaceful.

“The landowner funded the moving of beneficiaries from Waterworks, the demolishing of shacks, transporting beneficiaries, and erecting shacks at Zenzele. They further prepared the Zenzele informal settlement in terms of installing water connections. The Department provided Ablution facilities. The Municipality provided the Land Transit area for temporary until they are allocated to the Mega projects,” Maile said.

“Land invasion is everyone's problem. It should not be seen as a government issue. We are also grateful the community fully cooperated with the relocation and no violence occurred although they had their fears,” he said.

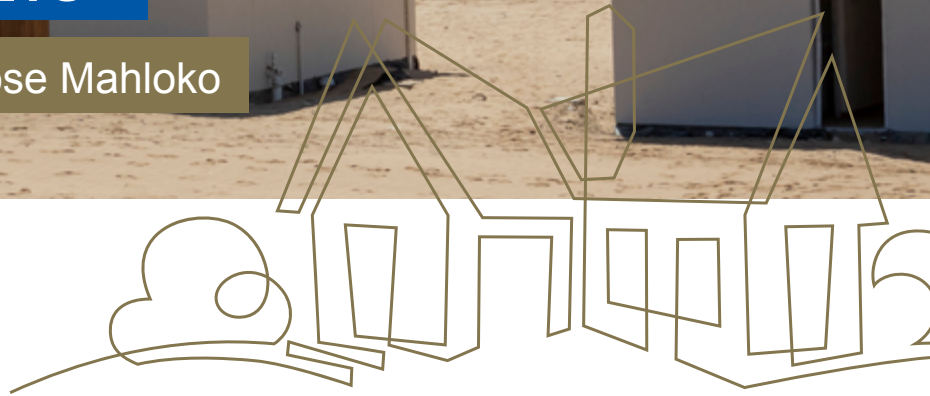
Maile said that this was a true reflection that different spheres of government, business and the people can work together to find solutions facing society.

“We know people are desperate for a place to stay but land invasion will not be tolerated whether on government or privately owned land,” said Maile.



RDP HOUSES MUST BE CHERISHED AS ASSETS

Sithembiso Mkhize and Malose Mahloko



Nothing beats the joy that comes from receiving a government-subsidised house. The excitement is even more if you have been on the waiting list for many years.

While a sense of ownership and belonging to a home immediately kicks in, this comes with great responsibility too. It is not just a house; it is the land that the house is built on and the asset that the family has acquired.

Great care is needed to ensure that the family of the beneficiary sustains their right and freedom of tenure and to guarantee government's mission of housing the nation. The occupation of an RDP house comes with responsibilities which are found in the conditions in the title deed such as pre-emption regarding the sale and alienation of that property.

A house is an economic asset more than being a dwelling, enabling beneficiaries to engage in economic activities such bargaining and using it as a collateral with banks. It also affords a sense of ownership to the beneficiary.

The problems may arise when the beneficiary fails to honour the agreement and attached conditions as stipulated in the contract by the financial institution.

The department does not compensate for a state subsidized property if it is offered back by a beneficiary when the house is still under pre-emption for 8 years since the date of transfer and has not lapsed.

This is in line with section 10 A (4) of the Housing Act of 1997, especially when it is an involuntary sale by the beneficiary, which cannot be sold within the eight-year pre-emption period.

The Housing Act differentiates between voluntary sale and involuntary sale. The former provisions require a beneficiary to offer back the property to the department without any compensation, and in an involuntary sale, the MEC may waive the condition after substantive reasons and circumstances have been provided to justify the waiver of conditions.

This means that it is inappropriate to enter into financial agreement with financial institution using an RDP that is still under pre-emption and fail to honour that agreement. State subsidized properties like RDPs and those acquired through FLISP can't be transferred or alienated within eight years as per the housing Act.

This is to ensure a sustained right of tenure and to avoid displacement resulting into the spread of informal settlements.