

PROJECT UPDATES: NOVEMBER 2011

BOYSTOWN (see lead article in this newsletter)



- Utilising local labour, the site has been 98% cleared of waste and rubble
- The installation of services and infrastructure was stopped due to local conflict when it was 60% complete in Phase 1
- The construction of houses is ready to commence as soon as the developer is back on-site - approved beneficiaries have been registered for employment opportunities in the building process

JOE SLOVO

- Phase 3A, which will see the construction of 252 houses, is on-track to be completed by the end of the year. The project includes an energy efficiency component (installation of solar geysers).
- Approval for the construction of new roads, Winnie Mandela Drive and Blue Gum Extension, has been approved and a contractor appointed - relocation of 61 shacks to TRA 5 will be undertaken for the Blue Gum construction

- Community engagement is occurring on an ongoing basis - an allocations criteria workshop was held on 16 October



DELFT SYMPHONY



- A total of 691 houses were handed over to beneficiaries in the 10-month period from December, 2010 to October, 2011 - construction of the remaining houses is progressing well
- Beneficiaries will come from informal settlements in Nyanga, Malawi Camp and Freedom Park - some are also backyard shack dwellers
- Regular meetings have been held with community leaders to keep them informed of the progress of installing electricity services

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The N2 Gateway Project started in 2005 and phase one is nearing completion. It is a project of the National Department of Human Settlements. Phase one will deliver about 15 000 houses. The project provides houses for residents of the informal settlements and backyarders along the N2. **Current projects include the following:** Joe Slovo • Delft Symphony • Delft 7-9 • Boystown • Temporary Relocation Areas (TRAs)

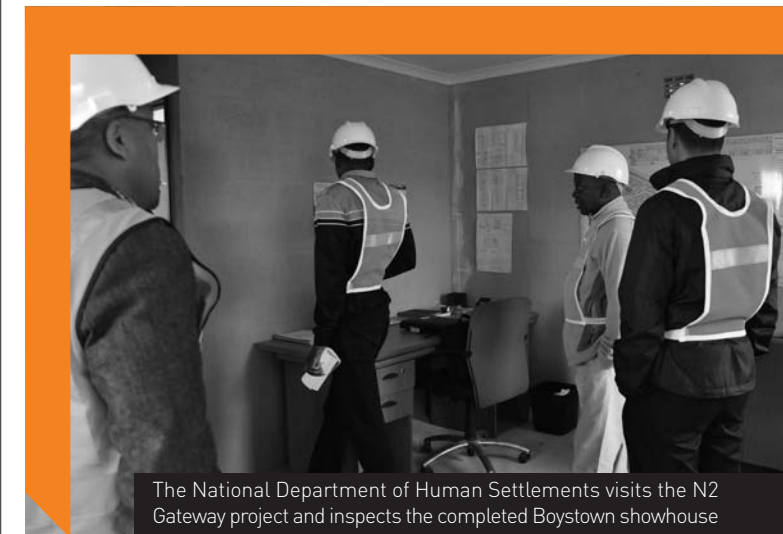
BOYSTOWN: READY TO BUILD

After many stops and starts the building of the top structures at the Boystown site is finally ready to commence. Located in Crossroads between the N2 and Klipfontein Road, Boystown will be a low-density development with one housing unit per plot (the plots are approximately 100 sq. metres) and all houses will be single-storey. Phase one will see the construction of 554 houses with phase two and three bringing another 356 and 482 units on-line.

The building phase is also providing important labour opportunities and the registration for those wishing to work in phase one has been completed. Only approved beneficiaries who live in the "source areas" have been allowed to register. These areas are the Boystown site, Philippi TRA site, Gqobasi site, New Rest, some local open spaces and Section 5.



The National Department of Human Settlements visits the N2 Gateway project and inspects the completed Boystown showhouse



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Also reflecting an agreement made in the consultation phase, each house will be 40 square metres in size. Some beneficiaries feel that this is too small. While this is a fair comment it should be remembered that government-subsidised housing for ownership was always meant to be more of a "starter pack." Once they have the finance to do so residents can expand their homes as long as the plans for these are approved by the City of Cape Town (see article in this newsletter on the NHBRC warranty).

Boystown houses will have good amenities and a high level of structural quality. Every house will be painted inside, have wooden window frames and electrical plugs in each room. Inspectors from all four government stakeholder institutions will provide oversight for each stage of the building work from the laying of the house foundation to tiling of the roof.

Boystown will see the development of a range of community facilities. These will include a community centre, commercial spaces, places of worship and three public open spaces. There will be a bus route going through the settlement providing quick access to the N2 Gateway and Klipfontein Road.

The development of Boystown to date has not been an easy process for any of the stakeholders. Poor information flow, disagreements and unrest have made this a stop-start process. However, many difficulties have been resolved and the appointment of a new Community Liaison Officer should help facilitate a good working relationship between the contractor and the community.

Boystown can only succeed when all stakeholders are committed to working together to address difficulties. Community members are strongly encouraged to work with the Province to make the project a success and thus to secure the best possible outcomes for themselves and their communities.

USEFUL CONTACT NUMBERS

- Housing Development Agency (HDA) Helpdesk:** 021 481 2900
- All City of Cape Town matters (incl waste, water & sewerage, complaints, etc):** 0860 103 089
- Province of the Western Cape (general queries):** 0860 142 142
- Emergencies (when life or property is threatened):** Call from cell phone: 112
- Childline: (help when a child is in danger)** 08000 55 555 /021 7628198
- Solid Waste (illegal dumping, wheelie bins, cleaning):** 0860 103 089
- Eskom customer care:** 0860 037 566
- Public transport information:** 0800 656 463
- Anti-land invasion:** 0800225669



A MESSAGE FROM HDA CHIEF EXECUTIVE OFFICER TAFFY ADLER



The N2 Gateway was initiated in 2005 to provide approximately 23 000 fully-subsidised, rental and affordable bonded homes in designated precincts along the N2 highway. It is the most ambitious low cost mega housing development in South Africa. Phase one of the N2 Gateway is almost complete and will deliver 13 477 houses. It has been just over two years since the HDA

became involved as project managers on the N2 Gateway. During this relatively short time the HDA has implemented some important measures in order to manage expectations, including improved communications, increased institutional ties, and most importantly expert project management capability.

A most important stakeholder is the existing communities and future beneficiaries of the project. Because the project always affects them intimately, good communication and involvement, through elected committees, is essential to the success of any project. The HDA has established project steering committees for each sub-project of the N2 Gateway project comprising ward councillors, community representatives, contractors and the HDA. As the National Minister for Human Settlements said at the opening of Joe Slovo Phase 3, communities should make sure that the only agenda is to provide decent human settlements. No other agendas, personal or political, should be permitted.

Let me take this opportunity to thank all stakeholders who have made valuable contributions to this project.

YOUR NHBRC HOUSE WARRANTY: DON'T LOSE IT!

The structural standards of your new home are covered by a 5-year warranty by the National Home Builders Registration Council (NHBRC). The NHBRC is a national public body

concerned with ensuring that new houses are built to proper standards. The NHBRC is an important stakeholder in all N2 Gateway developments.



The NHBRC warranty is valid for a period of five years from your date of occupation. The warranty ensures that structural problems in your home which occur within the first five years as the result of poor workmanship must be rectified by the developer at no cost to you. Should the developer be unwilling or unable to rectify the defects, the NHBRC warranty will do so.

The warranty also covers roof leaks and minor defects. If you find that your home has a leaky roof within 12 months of occupation or a maintenance related problem within 3 months, you must report this in writing to the City of Cape Town who will get the builder to fix the problem.

Be aware that any unauthorised structural alterations to your house may invalidate the warranty. Do not attempt to make any structural changes to your house without written approval from the City of Cape Town. The NHBRC warranty is your safeguard as a home owner.

WATER MANAGEMENT DEVICES: HELPING YOU SAVE

As we mentioned in the August edition of this newsletter, every household in Cape Town will have the option of being fitted with a water management device (WMD). A WMD is an electronic device which is installed as part of your water connection in your meter box. For low-income households the WMD will ensure that you receive a daily allocation of 350 litres of water per day. Your free portion of this allocation is 197 litres (per day) and you will be billed for any amount over this. One purpose of your WMD is to ensure that your water bills don't spiral out of control. However, if you decide that you need more water than 350 litres per day, and think you can afford it, you should go to a municipal office with your ID, your bill and proof of income. The municipality may then reset the WMD to allow a higher allocation.



Any amount of water within the allocation of 350 litres per day that is not used up in one day is carried over to the next. This enables you to "save" water for a weekly washing day, a family gathering, etc. However, any water not used by the end of the month will not be carried over to the next month. You will only be charged for the water you use.

ILLEGAL SALES: PROTECT YOUR ASSET



As a home owner your house not only provides you with secure accommodation – it is also an economic asset for you and your family. There may come a time when you decide to sell your house. However, as a beneficiary of a government-

subsidised house you are legally prevented from selling the house for a period of 8 years from the date you take ownership.

Some beneficiaries have "sold" their homes illegally. These sales are not recognised by government or the private sector and if you sell your house in this way you risk losing not just a secure home but a potentially valuable asset. If you illegally buy in this way you will have no legal rights to the house whatsoever. Some people have gone so far as to draw up a "contract of sale", have it signed by a local committee chair and then have it certified by the SAPS. This is not a legal sale and it will not be recognised.

To sell your house legally (after the 8 year period) you must have a proper sales agreement certified by a qualified lawyer

("conveyance"). Only the Deeds Office can approve the sale and transfer the deed to the new owner.

Don't deprive yourself of your asset: Don't illegally sell your home!

ATTENTION RESIDENTS OF DELFT 7-9 AND DELFT SYMPHONY – PRECINCTS 4 AND 6

Your house title deeds are now ready for collection. This is an official document that you must have as it is the only legal proof that you own your house.



Come to the HDA office at 129 Bree Street, Cape Town.

Please bring:

- A certified copy of your identity document
- If you are married, a certified copy of your spouse's identity document
- Proof of your address (such as a municipal bill)

