

Housing Department News

March 2021

1ST QUARTER

Progress Report

Communique to all

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City of Joburg Housing Department

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NOTE from the Executive Director:

Housing - Patrick Phophi



The City of Johannesburg has Seven Key Priorities which it aims to focus on when executing service delivery to its residents, however, four of those pillars directly affect the Department of Housing’s mandate. These are Priority 1, getting the basics right, by providing access to water and sanitation to informal settlements. Priority 2, creating a safer and more secure City; Priority 5, creating an inclusive City through redressing spatial transformation and integration and finally Priority 7, the creation of a smart city.

The Housing Department has made incredible strides in identifying and affording deserving beneficiaries social, cultural and economic security through these Key Priorities by providing them with shelter. While more will always need to be done, our current efforts as the Department of Housing are also worth a mention.

In the first three months of 2021 through the Formalisation Programme, the Housing Department ensured that close to 3000 units in Roodepoort Farm were electrified; Kya Sand; Triangle and Eikenhof, also received electricity - minimising the dangers and discomfort of not having electricity for so many families.

We also provided over 2000 connections in Matholesville, Rugby Club and Ivory Park to mention but a few. Furthermore, in the previously mentioned areas, along with Meriting; Driezk; and Naledi, the Housing Department was able to provide residents with clean running water.

These milestones represent but a fraction of our endeavours in serving the citizens of this country and providing them with the necessary rights, comforts and dignity.

Homeownership another elusive thing for many in our country is one that we take a sense of pride in delivering. Homeownership is greater than simply having a roof over your head, it is a symbol of belonging, fosters a sense of community and is a powerful tool in empowering people and fighting poverty. Homeownership is validated through the possession of a title deed, and in the first three months, the Housing Department issued out 265 title deeds to qualifying beneficiaries, officially making these recipients the kings and queens of their kingdom.

Another focus of the department in this financial year is to align our programmes closely with what the recently elected Mayor of Johannesburg, Dr Mpho Phalatse has chosen as a focus for the new mayoral term.

We hope you find this newsletter informative and insightful and as always we are ready to serve the citizens of Joburg with zeal and dedication.

Happy reading

Executive Mayor Dr Mpho Phalatse commits to rebuilding joburg as the city of opportunity



City of Johannesburg Mayor, Dr Mpho Phalatse became the first woman to occupy the position of the Executive Mayor in South Africa’s most populated city and the country’s economic hub. Dr Phalatse was elected Mayor of the City of Johannesburg on 22 November 2021 following the Local Government Elections, held earlier in the same month. Dr Phalatse’s ascension as Executive Mayor also coincided with Cabinet’s decision taken earlier this year to declare 2021 the year of Charlotte Maxeke who was a South African social and political activist and the first black South African woman to earn a university degree, which was conferred to her in 1903.

Delivering her inaugural speech at the Connie Bapela Council Chamber in Johannesburg on December 8, 2021, Dr Phalatse

said, “To stand here as the first black female mayor of the largest and most important city in this country, is proof that Joburg really is the City of Opportunities.” She acknowledged that the challenges the city faces are massive and, therefore, committed to working together with other Councilors to ensure delivery of services. “my fervent hope and vision to rebuild Joburg as the City of Opportunity – where anyone from any background can realise their potential and enjoy a quality standard of living. I believe that this vision can restore hope to all residents of our great City,” said Dr Phalatse.

To achieve this vision, Dr Phalatse shared 7 priorities for building a better Joburg:

Priority 1: Quality services to all residents

This is non-negotiable: All residents deserve quality services and must get them - there are no excuses for not keeping the lights on and the tap running. There can be no economic growth without getting the basics right.

Priority 2: A safe and secure City

Safety is another non-negotiable: we all crave it, it is important for a quality life and strong economic growth, and we will achieve this through dedicated partnerships, technology, and investment in our safety and emergency services.

Priority 3: A caring, supportive City

A society can be judged on how it takes care of its most vulnerable, and we will make sure that there will be improved healthcare, drug recovery programmes, support for the homeless, food security programmes, and dignified old age homes.

Priority 4: A pro-business and pro-jobs City

Government must do everything possible to create an environment for economic growth so that entrepreneurs and businesses can invest and create the jobs that will continue to make Joburg the City of Opportunities.

Priority 5: An integrated, inclusive City

We need to make every corner of Joburg a place where residents have all the amenities they need to live a quality life, with access to housing and job opportunities.

Priority 6: An efficient, well-run City

Joburg must become a centre of clean, honest government that puts residents first, spends money wisely and is a pleasure to deal with.

Priority 7: An innovative, smart City

A truly successful city makes the most of the talent and innovation available - we need to maximise our use of technology to empower residents and find solutions to our most pressing challenges.

“We need to focus on rebuilding Joburg. We need to focus on residents and what’s best for them. I believe we are here [as City Officials] because we genuinely care about the plight of our people and we want to give them a better quality of life, give them a renewed City, a different City and a sense of hope,” concluded Dr Phalatse.

• Serviced Stands To Address Housing Backlog For City Residents



To address the housing backlog, the Housing Department at the City of Johannesburg instituted the Serviced Stands Policy. This policy aims to provide home-seekers with serviced stands to build houses for themselves.

Service stands have permanently installed infrastructures such as water, electricity, sanitation, and roads. These sites will be ready for a top structure which is the responsibility of the owner to build their own home.

The service stands are provided as an option for non-qualifiers within the National Housing Code: Integrated Residential Development Programme (IRDP), Finance Linked Individual Subsidy Programme (FLISP), individual subsidies as well as Informal Settlements Upgrading Programme (ISUP).

Though the provision of access to adequate housing has been largely implemented for qualifiers, a response to cater for those that have fallen in the gap due to various circumstances was identified. The City is aligning itself with the Human Settlements Department which seeks to launch a programme directed at providing serviced land while allowing people to build their own homes through the rapid release programme.

The rapid land release programme has been adopted by all three spheres of government as an easy alternative in the provision of housing opportunities.

Here are the objectives for the Serviced Stands Policy:

1. Provide for a systematic way of administering serviced stands projects as part of incremental housing in the City for people that can build for themselves.
2. Provide a systematic process to build capabilities for the project rollout.
3. Contribute to the provision of additional housing supply and dealing with the housing backlog in the City.
4. Facilitate access to land for housing development & for socio and economic activities to realise an integrated developmental approach in the City.
5. Promote land release for access to housing and spatial transformation.

Supporting Future South African Homeowners Through Flisp

To assist more South Africans to become homeowners, the government created the Finance Linked Individual Subsidy Programme (FLISP).

FLISP is a government subsidy programme introduced to help first-time home-buyers with the building or acquiring of their first real estate.

Currently, the process involves a bond approval as the determinant of whether applicants receive the subsidy or not, although this requirement may soon fall away.

Qualification Criteria:

- Earn between R3501.00 and R22 000.00 per month (gross)
- Be a first-time home-buyer
- Be a South African citizen with a valid bar-coded Identity Document (ID), or if you are a Permanent Resident, you must have a valid bar-coded permit
- Be over 18 years old and competent to legally enter into a contract
- Have financial dependents
- Never have benefitted from any Government Housing Subsidy Scheme before

How much can a successful applicant qualify for?

The subsidy amount granted is dependent on the amount of income the applicant receives and ranges from R27 960.00 to R121 626.00. The lower you earn, the higher the subsidy while the converse applies for higher earners.

How can the subsidy be utilised?

This subsidy has no geographical restrictions; an applicant can buy or build anywhere within the country. One also has the liberty to either buy a house in

a new development or secondary market. Applicants can buy a vacant residential stand linked to a house building contract or elect to build a new house on an empty stand owned by the candidate. In these instances, the selected builders must be registered with the National Home Builders Registration Council (NHBC).

Conclusion

Before you buy a home, ask your bank or estate agent about FLISP.

For more information, contact the administrators of FLISP; The National Housing Finance Corporation builders must be registered with the National Home Builders Registration Council (NHBC).

Conclusion

Before you buy a home, ask your bank or estate agent about FLISP.

For more information, contact the administrators of FLISP;

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WHAT IS LAND INVASIONS?

Land invasion refers to the “illegal occupation of land with the intention of establishing dwellings or a settlement upon it”.

The City of Joburg has in recent years experienced a surge in land invasions especially in Region A (Ivory Park) and Region G (Lenasia and Orange Farm).

Many people are “sold” land by people purporting to be government officials and end up losing money when they get evicted.

Land invasions lead to funds that were meant for service delivery being redirected for eviction processes. This means that service delivery initiatives are stalled whilst eviction processes are initiated.

It also impedes the Housing Department’s plan of providing housing opportunities as resources are redirected towards the new informal settlement, providing basic services which were not planned for.

In some instances, the land invaders illegally connect to the services infrastructures from the neighbouring settlements, leading to a collapse of electricity systems (blackouts) as the grid was not planned to cater for the additional load.



THE CITY’S PLAN ON SERVICED STANDS

The City of Joburg has recently approved a Service Stands Policy which will enable people to buy stands from the City. The City will be releasing the sites to be sold and this will be communicated through all media platforms. In the meantime, please be aware that the City of Joburg is not selling stands.

REPORT LAND INVASIONS
Toll-Free: 0800 120 555

Dignity Restored To New Homeowners In Fleurhof

It was tears, jubilation and merriment at Fleurhof, west of Johannesburg’s Central Business District, as residents finally received the keys to their homes after a long wait when the City of Johannesburg Housing Department embarked on its Region C’s housing allocation.

This ongoing project saw nearly 3000 units awarded to deserving beneficiaries during October- November 2021.

The Fleurhof Mixed-Income Housing Development Project is a transit-oriented mixed-income development project. The project forms part of the City of Johannesburg’s drive to promote development within the urban edge.

One of the recipients to receive keys to their government subsidised housing unit located at Fleurhof extension 29 was Esther Phakathi (75). Phakathi is the sole guardian of her greatgrandchild.

“My children have since passed on, leaving me to look after my great-grandchild. One of the worries I had was should I pass on, what will become of my grandchild? Today I have peace of mind knowing that they will have a place they can call home and no one will take that away from them, and for that, I am eternally grateful,” Phakathi said.

Another beneficiary, Nolwandle Mpama (69), who lives with her two children who suffer from epilepsy, expressed happiness at finally having a place where she and her kin will be safe from the words of her abusive brother.

“I used to live in our family home and my brother would call me names and make me feel like I didn’t belong in my own space. Though it was hard, I kept faith in knowing that God would one day hear my prayers and grant me a place of my own where I can care and raise my children in peace. Today is that day and I am out of words,” said Mpama.

The Fleurhof development project will yield just over 9000 housing units once it is completed.

One-third of which will be RDP units and the final third will comprise bonded houses. It will further yield mixed-use business centre sites, industrial sites, crèche sites, religious sites, community facilities, school sites and public open spaces.

While everyone has the right to adequate housing, to qualify for government subsidised housing there is a certain criterion one must first meet:

- Be a South African citizen
- Be contractually capable (a living person)
- Be married or habitually cohabit with a partner
- Be single and have financial dependents
- Earn less than R7000.00 a month per household
- Be a first-time government subsidy recipient
- Be a first-time home-owner
- Be a single Military Veteran without financial dependents
- Be a single aged person without financial dependents

Essential Documents Required from Applicants:

- Applicant and spouse’s Identity Document
- Birth certificates of children/dependents
- Proof of income if working (salary payslip)

“It is rewarding on so many levels to see our people’s dignity and pride restored through homeownership. As the Department of Housing, we constantly strive to expedite the allocation of housing units to deserving beneficiaries. Through the Fleurhof handover and other future projects, we will continue to serve the residents of the City of Johannesburg by honouring their basic rights of access to decent shelter,” concluded Patrick Phophi, Executive Director of Housing Department.

The Prioritisation Of People Living With A Disability Enhances Fairness And Inclusion

Life for those living with a disability can be extremely challenging, especially when they find themselves in spaces that do not afford them reasonable accommodation. As a society, we can all do more to afford some degree of solace to people living with disabilities.

To this end, the City of Johannesburg Housing Department aimed to accelerate the application of Cecilia Lelo, a 59-year-old Fleurhof Extension 21 resident living with a neuromotor disease.

Lelo is wheelchair-bound and attends neuro-treatment at the Johannesburg General Hospital. She lives with her daughter and grandchild.

"I applied for a [housing] unit and recently moved in on November 30, 2021, which coincided with the National Disability Rights Awareness Month. Coming from Alex, there are differences in location and proximity of amenities, but all of that does not compare to having a place of our own. Especially having heard how long other beneficiaries sometimes have to wait for their

allocations, we are extremely happy," Lelo explained.

Lelo and her family had previously lived at the Alexandra informal settlement and were one of 10 families from the area recognised as special cases or beneficiaries with a disability and were prioritised allocation at the newly built Fleurhof Extension 21 apartments west of the Johannesburg Central Business District.

"I am overjoyed to have this place. Being wheelchair-bound restricts most of my movements but these apartments have ramps and tarred surfaces, making it easier for someone like me to move around, sometimes even without assistance," Lelo said. According to Statistics South Africa, our country has more than 3 million people living with disabilities, equating to about 7.5% of the country's population, however, historically, people with disabilities have been excluded from many meaningful activities in society, including access to education, health and economic opportunities such as homeownership.

"We cannot deny people living with disabilities the same honour afforded to everyone else and claim we are a country of equality. The Housing Department, therefore, aims to assist members of the City of Johannesburg who are living with a disability to also enjoy the freedoms and

protections afforded to every South African in the Constitution, namely, homeownership and the right to dignity. We look forward to working with all our stakeholders in identifying and progressing the lives of people living with a disability," concluded Patrick Phophi, Executive Director of Housing.

Old Age Home Accommodation Offered by the City of Johannesburg What is an old age accommodation?

Old age accommodation is a service offered by the City of Johannesburg to senior citizen's aged of the City of Johannesburg who are living with a disability to also enjoy the freedoms and protections afforded to every South African in the Constitution, namely, homeownership and the right to dignity. We look forward to working with all our stakeholders in identifying and progressing the lives of people living with a disability," concluded Patrick Phophi, Executive Director of Housing.

Old Age Home Accommodation Offered by the City of Johannesburg What is an old age accommodation?

Who qualifies to apply for an old age accommodation?

Senior citizens aged 55 years and older can apply for old age accommodation, however they can only be allocated old age units at the age of 60 years and above.

Where can I apply for old age accommodation?

Applications for old age accommodation can be made at the City of Johannesburg Housing Department at 222 Smit Street in Braamfontein or at any Regional Office of the Housing Department.

What are the qualifying criteria for old age accommodation?

Senior citizens qualify for old age accommodation under the following conditions:

- They must be a South African citizen and a City of Johannesburg resident or have a
- certificate of exemption if one is a non South African citizen.
- They must be 55 years and older to apply.*
- Their total household income per month should not exceed R3 500.00.
- They must have a bar coded South African Identity

Document (ID), (coupled with a

- certificate of exemption if one is a non South African citizen).
- They must be a pensioner or earning any source of income.
- They should be self-catering and not in need of frail care (confirmed by a medical certificate).
- Although you can apply at age 55 you will only be allocated an old age unit at the age of 60 and above.
- What documents are required when applying for old age accommodation?
- When applying for old age accommodation, the following documents are required (certified copies):
- Bar coded South African Identity Document (ID), (coupled with a certificate of exemption if one is a non South African citizen).
- Pay slip, letter of employment or an affidavit stating how much one is earning per month or a three months bank statement or a confirmation letter from the South Africa Social Security Agency (SASSA).
- Death certificate (if he/she is a widow/er).
- Divorce decree (if divorced).
- Marriage certificate (if married in or out of community of property).

- Copy of funeral policy or insurance policy if held applicable.
- Or affidavits if any of the above certificates are not applicable.
- Please note: This type of accommodation does not make provision for medical care or attention. Applicants must not have any dependants i.e. children or grandchildren who are dependent on the applicant for accommodation.



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