

POLICY : ACCOMMODATION OF NON-QUALIFYING FAMILIES

Item HD 62-2001 ACCOMMODATION OF NON-QUALIFYING FAMILIES AND FAMILIES WHO
CM 29.11.2001 MUST PAY A CONTRIBUTION TO OBTAIN AN ERF WITHIN CURRENT AND
FUTURE UPGRADING OF INFORMAL SETTLEMENTS HOUSING PROJECTS
(Item HD 134-2001 - MC 22.11.2001)

RESOLVED:

- (1) **That** the report to consider a uniform policy for the Ekurhuleni Metropolitan Municipality to deal with the accommodation of families within current and future upgrading of informal settlement housing projects who do not qualify for a housing subsidy or need to contribute towards the acquisition of a serviced erf, **BE NOTED**.
- (2) **That** if there are not enough residential erven available within an upgrading of informal settlements housing projects for which a township layout has been planned and appropriated by the relevant authority and a General Plan approved by the Surveyor General and the Township has been proclaimed, that non-qualifying families and families who cannot or refuse to pay a contribution to obtain a serviced erf **NOT BE ACCOMMODATED**.
- (3) **That** the Ekurhuleni Metropolitan Municipality **BUDGET** for any expenses that may occur as a result of capital expenses upon completion which may be requested by the Gauteng Department of Housing.
- (4) **That** the Ekurhuleni Metropolitan Municipality **OBTAIN** assistance from the Gauteng Department of Housing in dealing with the accommodation of non-qualifiers in other relevant housing projects such as social/institutional housing.

Item HD 7-2002 REPORT OF BENONI SERVICE DELIVERY CENTRE : HOUSING PROJECT
MC 24.01.2002 FUNDING APPROVAL : UMGABABA AGRI-VILLAGE (FIN 20)

RESOLVED:

- (1) **That** the report to consider the following, **BE NOTED**:
 - (a) Acceptance of the project funding from the Gauteng Department of Housing;
 - (b) To enter into a project funding and/or other necessary agreements with the Gauteng Department of Housing/Provincial Housing Advisory Board;
 - (c) Appointment of implementing agent, subject to an agency agreement; and
 - (d) Guidelines in respect of beneficiary selection.
- (2) **That** the project funding provided by the Gauteng Department of Housing **BE ACCEPTED** and that the budget **BE EXTENDED** to accommodate the project amount.
- (3) **That** the principle of entering into a funding agreement with the Gauteng Provincial Housing Advisory Board/Department of Housing **BE SUPPORTED**.

- (4) **That** the Acting. Executive. Director: Housing or his/her nominee and the Acting: Executive Director: Corporate and Legal Services or his/her nominee, **BE AUTHORISED** in the best interest of Council to negotiate the content of the agreement referred to in (3) above.
- (5) **That** the said funding agreement referred to in 1(b) **BE SUBMITTED** to the Mayoral Committee for final approval.
- (6) **That** Messrs New Century Developments (Pty) Ltd **BE APPOINTED** as the implementing agent to the Umgababa Agri-Village project, subject to the conclusion of an agency agreement, which must **BE SUBMITTED** to the Mayoral Committee for approval.
- (7) **That** the Acting Executive Director Housing and or his/her nominee and the Acting Executive Director: Corporate and Legal Services or his/her nominee **BE AUTHORISED** in the best interest of Council to negotiate the content of the agency agreement.
- (8) **That** if additional beneficiaries are required in respect of the Umgababa Agri-Village projects, that such **BE DRAWN** from. Etwatwa Extension 34 ('Barcelona') and the "Bapsfontein Hotel" settlements.
- (9) **That** only families who qualify for a housing subsidy **BE ACCOMMODATED** within the Umgababa Agri-Village project.
- (10) **That** if a family does not qualify for a housing subsidy, the following **BE APPLIED**:
 - (a) That suitable alternative land, on which a formal township can be established; be identified and acquired (if not owned by the Ekurhuleni Metropolitan Municipality) in order to accommodate such families and that such families be re-directed and informed where they can lease or buy a different property.
 - (b) That the necessary budgetary provision be made on the future Capital Budgets of the Ekurhuleni Metropolitan Municipality for the acquisition of land (if land owned by the Ekurhuleni Metropolitan Municipality is available) and provision of rudimentary water and sanitation services (if required);
 - (c) That erven be allocated to families on a random basis and that the occupation of such erven be subject to a lease agreement with the Ekurhuleni Metropolitan Municipality;
 - (d) That when Council funding or funding from other sources becomes available to formalize the land via appropriate township establishment legislation, that families who have signed a lease agreement with the Ekurhuleni Metropolitan Municipality be provided with the opportunity to purchase the allocated property;
 - (e) That families who have erected permanent structures not be compensated unless a building plan approved by a former Council forming part of the Ekurhuleni Metropolitan Municipality exists.
 - (f) That if such families are not willing to move to an alternative site, an eviction order be obtained and such family be evicted.