

# POLICY: ILLEGAL SELLING OF STANDS WITHIN LOW COST HOUSING PROJECTS PRIOR TO THE CONSTRUCTION OF THE TOP STRUCTURE

Item B-HD (50-2005)  
MC 23/06/2005

DEPARTMENT OF HOUSING: POLICY: ILLEGAL SELLING OF  
STANDS WITHIN LOW COST HOUSING PROJECTS PRIOR  
TO THE CONSTRUCTION OF THE TOP STRUCTURE

17/23/P (HJR)

## RESOLVED:

1. **That** Council **ACCEPTS** the following policy within low cost housing projects where owners with legal title deeds illegally sold their stands before the construction of a top structure:
  - 1.1 In cases where essential services were installed and title deeds were registered in the past, the legal owner sold his/her stand and the new occupant does not qualify for a subsidy, it is recommended that the Gauteng Department of Housing be advised accordingly and be requested that the subsidy for a top structure be cancelled on the relevant stand.
  - 1.2 In cases where the Gauteng Department of Housing or Council is in the process of installing essential services and title deeds were not registered as yet, the following is proposed:
    - 1.2.1 That the present occupant of the stand, at the time when signing all legal documentation, also signs a Power of Attorney, giving Ekurhuleni Metropolitan Municipality the Authority to deregister his stand if it is found in future that he illegally sold his stand prior to the construction of a top structure.
    - 1.2.2 That the present occupant also indemnifies Council against any claims in the case of 1.2.1 and that he in writing also acknowledges the fact that he will never again qualify for any further subsidies in South Africa.
2. **That** this proposed policy **BE SUBMITTED** to the Gauteng Department of Housing for their approval and that they **BE REQUESTED** to implement it in all present active essential services projects.