

Who is in charge?



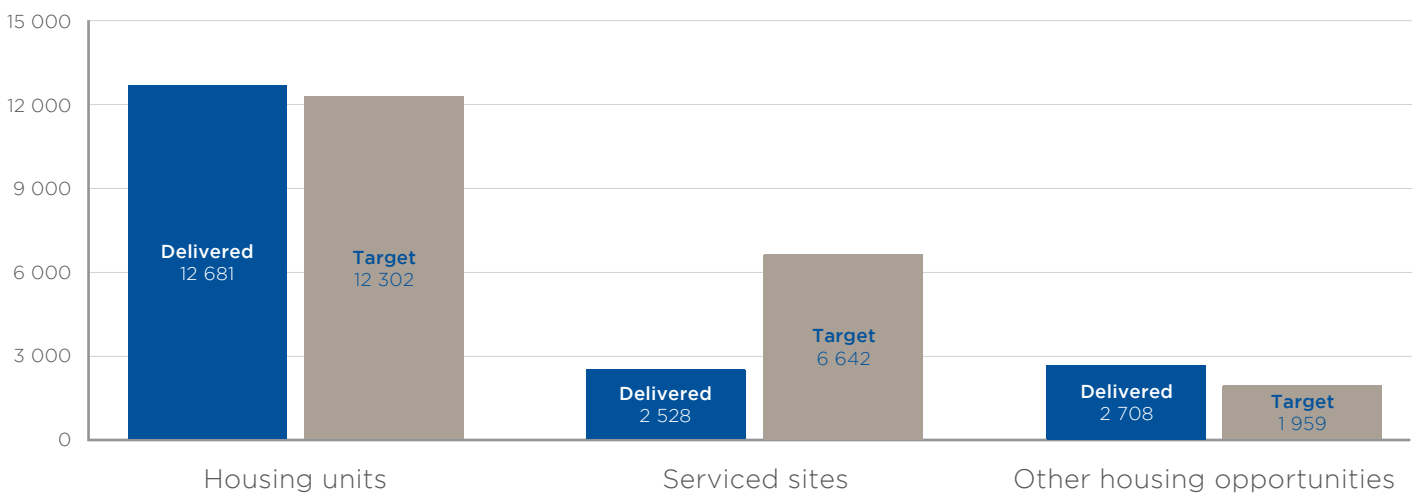
The Department is led by the Western Cape Minister of Human Settlements, **Mr. Bonginkosi Madikizela** (left). He is an elected politician appointed as the executive authority of the Department.

The Head of Department (HOD) is **Mr Thando Mguli** (right), an appointed public servant who is selected to implement the programmes of the Department. Mr. Mguli is also the Chief Accounting Officer of the Department.



Achievements 2013/2014

During the financial year under review, the Department delivered the following, according to the reporting requirement of the Auditor General:



When calculated according to its internal reporting standards though, the Department delivered a total of 6 695 serviced sites for this financial year. The Auditor-General found that the Department's method of calculation was unreliable because the indicator required that only sites connected to basic services should be measured. The Department then agreed to change its method of calculation and report only 2 528 sites and not report the 4 167 sites that had been handed over to municipalities, even though evidence of completion certificates for the disputed 4167 sites had been signed off by an independent consulting engineer.

During this period under review, the Department made a lot of progress in improving the capacity and efficiency of the business, such as the implementation of the Professional Resource Teams (see below), assisting municipalities with creating a credible housing list through the Housing Demand Data Improvement Programme, reducing the number of debtors and achieving an employment vacancy rate of one per cent.

What do we do for citizens?

Enhanced People's Housing Process (EPHP)

The programme assists beneficiaries who wish to enhance their homes by contributing towards the building of their own homes. EPHP projects are found across the Province, ranging from the municipalities of the West Coast to the City of Cape Town, Drakenstein, Overberg and all the way to Bitou.

Enhanced Extended Discount Benefit Scheme (EEDBS)

This programme is aimed at using a housing subsidy to clear the debts of people who had bought council housing stock, and with the clearing of the debt, to transfer the houses from the council to qualifying occupants of those

houses. Athlone in the City of Cape Town is an example of the area where the Department is busy and has transferred council property to qualifying occupants.

Rectification of residential properties financed by government

The programme facilitates the renovation or complete reconstruction of residential properties financed by the State. These are houses that have been severely compromised structurally, or are unfit for human habitation. Malmesbury in the West Coast Municipality is one of the areas where the Department has rectified houses.

The Rental Housing Tribunal

The Rental Housing Tribunal Act, 1999 (Act 50 of 1999) repeals the Rent Control Act of 1976 and defines the Government's responsibility towards supporting the rental housing property sector.

The objectives of the Tribunal are:

- to promote stability in the rental housing sector in the Western Cape;
- to create mechanisms to deal with disputes in the rental housing sector; and
- to facilitate sound relations between tenants and landlords.

The Tribunal also lays down general requirements for leases, as well as makes provision for the establishment of Rental Housing Tribunals and defines the functions, powers and duties of such tribunals.

Professional Resource Teams

- In the last financial year the Professional Resource Teams (PRTs) were established so that they could assist the Department in its efforts to deliver various human settlement solutions to the citizens of the Province.
- The PRTs became fully operational during the 2013/14 financial year and provided the Department with the necessary support in order to deliver on its mandate.
- They assisted local municipalities with the development of human settlement pipelines, which allowed municipalities to plan developments for a period of five years. As part of the pipeline exercise, the PRTs assisted municipalities with the preparation of maps and spatial information, which were used to evaluate the development of sustainable human settlements.
- As a result of the support offered to municipalities by the PRTs and the Department, human settlements project pipelines were developed for all municipalities.
- A total of 20 human settlement projects were approved against the target of 17 projects. These were aligned with the Integrated Development Plans (IDPs), National and Provincial Objectives.

Farm residents housing assistance programme

This programme addresses a wide variety of housing needs of people working and staying on farms.

Individual subsidy programme

The programme provides beneficiaries with access to state assistance where qualifying households wish to acquire an existing house or a vacant stand linked to a building contract.

Community Residential Units (CRU)

The programme facilitates the provision of secure and stable rental tenure for lower-income households or persons. This programme is currently being implemented in areas within the City of Cape Town, such as Gugulethu and Mbekweni.

Access to Basic Services (ABS)

The Department provides funding and capacity support to municipalities to provide water and sanitation to informal settlements all over the Province. From Makhaza in Khayelitsha, to Ramaphosa in George, municipalities are providing basic services to the people.

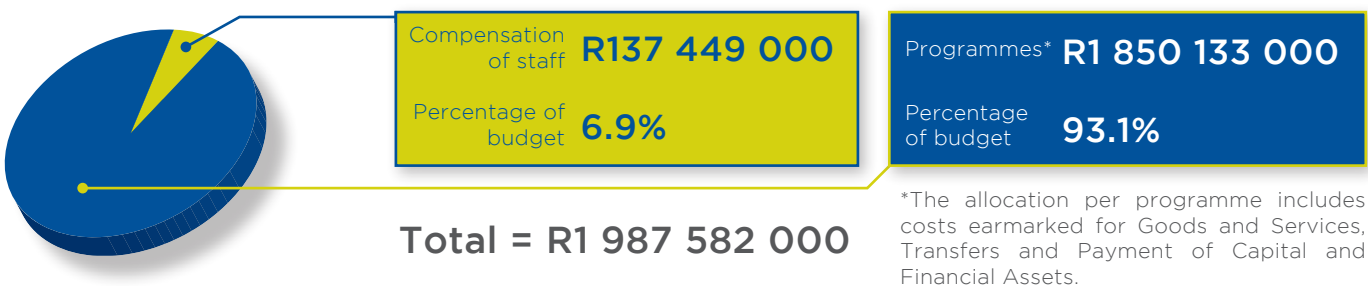
Provision of serviced sites

One of the things that the Department identified very early was that one of the major causes of strikes and unrest in the townships is not the lack of houses, but the lack of basic services. To address this, the Department took a decision to prioritise serviced sites over top structures so that those who are still waiting for houses can wait in dignity whilst having access to basic services. In this financial year, the Department built over 6 000 serviced sites.

Our budget

The budget for 2012/13 was **R1 987 582 000**. The Department succeeded in spending 100 % of the budget allocation.

Breakdown of the budget allocation:



The Ministerial Task Team

The Strategic Initiatives team was established by Minister Madikizela in September 2014.

The Task Team is headed up by Willem Steenkamp and the members are Anwar Swartz, Charnelle Pinto, Isaac Ampo and Alejandro Cruz. The Task Team was established to assess bottlenecks on projects, which will assist the Department in accelerating delivery and reaching its targets as set out in the Annual Performance Plan.

The Task Team will also assist in merging the Department's strategy with delivery, focusing on the strategic goals of upgrading of informal settlements, developing affordable housing and forging public-private partnerships.

Who are our staff?

The Department is continuously striving to improve its service offering to the citizens of the Western Cape. In the light of this commitment, the Department has increased its staff members from 428 in the last financial year to 459 currently. This consists of 247 Coloureds, 121 Africans, 66 Whites and 7 Indians. Through a relationship with the Cuban Government, technicians from Cuba are employed, who assist with various technical and other skills in the delivery of human settlements. The staff compliment consists of professionally qualified administrators, technicians, engineers, project managers, architects and inspectors. As part of the Premier's Advancement of Youth or PAY Programme, ten interns have been employed who are learning about various aspects of human settlements.

Citizens Report Card

Delivery Record for Each Programme

Delivery	Target 2013/14	Achievement 2013/14
People's Housing and Empowerment Programme (EHPH)	3 028	3 884
Human settlement development projects based on IDPs, Provincial and National priorities approved	17	20
Number of municipalities capacitated (trained) in human settlements development	24	20
Number of research papers completed	2	2
Number of serviced sites across the Province	6 642	2 528
Number of new houses completed across the housing programmes	12 302	12 681
Number of houses delivered through Community Residential Units (CRU)	1 359	1 812
Number of subsidies issued through Finance-linked programme (Flisp). This refers to the income group of R0 - R3 500.	50	195
Number of subsidies issued through Non-Finance-linked Programme.	450	1 176
Number of housing units rectified after 1994	600	896
Number of sites connected to basic water and sanitation through the Integrated Residential Development Programme (IRDP)	2 673	1 452
Number of houses completed through Integrated Residential Development Programme (IRDP) phase four	7 905	6 557
Number of sites connected to basic water and sanitation through the Upgrading of Informal Settlements Programme (UISP)	3 969	1 076
Number of Social Housing units completed	200	100
Number of housing units completed through Community Residential Units (CRU)	262	154
Number of housing units refurbished through Community Residential Units (CRU)	1 359	1 812

Contact details

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