Review of the City of Cape Town's Allocation Policy: Housing Opportunities

Purpose

On 25 March 2015 Council approved the City of Cape Town's Allocation Policy: Housing Opportunities.

This policy sets out the criteria, processes, procedures and responsibilities relating to the allocation of state-subsidised housing opportunities within the City of Cape Town. Its main objective is to create a fair and transparent housing allocation process.

Review

Certain gaps within the policy were identified, which resulted in the City commencing with a review thereof to:

- draft clear policy provisions
- enhance fairness
- create greater transparency
- expedite decision-making

Changes

A list of changes in the amended policy:

- It applies to any developer involved in the development of state-subsidised housing within the City boundaries.
- Only applicants registered on the City's Housing Demand Database will be considered.
- People 30 years and older will be receive priority in housing projects.
- Anti-social behaviour problems and complaints could count against someone in their rental application.
- Procedures relating to unlawful occupation of Council rental units apply.
- Allocation process for the upgrading of informal settlements projects (UISP) in project phases 3 and 4 will be included.
- Current property owners may not be eligible to apply for Council rental housing.
- Currently, households with a monthly income of R10 000 and below may apply for newly built Council-owned rental housing - bracket has been increased to R15 000 and below.

City of Cape Town qualifying criteria

- Applicants must be registered on the City's Housing Demand Database.
- Registered applicants will be selected in terms of their date of registration on this database to ensure fairness.
- Each housing project will have an identified target area comprising a maximum of 80% from the identified target area for the evaluation of applicants.
- Each housing project must make provision for applicants in the following specialised categories: the elderly, people with a permanent disability and rehabilitated street people.
- The remaining housing opportunities are for people residing outside of the immediate target area, namely from formal suburbs across the city.
- Once a beneficiary has received the key to a house, he or she must move into the house within 24 hours to prevent the illegal occupation or vandalism of a unit.
- Beneficiaries may not rent the property before the actual transfer of ownership or transfer of the rental opportunity, whichever is applicable.
- Beneficiaries may not sell the property within the first eight years of having received it from the City or from the Western Cape Government or National Government.
- Children or family members of beneficiaries may not inherit an applicant's housing registration date on the Housing Demand Database – with the exception of the registered spouse or partner.

The City wants to ensure that it provides access to housing opportunities for those who qualify in a fair, transparent and orderly manner and within its resource capacity.

Please visit www.capetown.gov.za to download the proposed revised policy or contact the following for more information:

Human Settlements Directorate's call centre: 021 444 0333
WhatsApp: 063 299 9927
Email: Human.Settlements@capetown.gov.za or HSPolicy.Research@capetown.gov.za

Hersiening van die Stad Kaapstad se beleid oor die toekenning van behuisingsgeleenthede

Doel

Die Raad het die Stad Kaapstad se beleid oor die toekenning van behuisingsgeleenthede op 25 Maart 2015 goedgekeur.

Hierdie beleid sit die kriteria, prosesse, prosedures en verantwoordelikhede ten opsigte van die toekenning van staatsgesubsidieerde behuisingsgeleenthede in die Stad Kaapstad uiteen. Die vernaamste doel daarvan is om 'n regverdige en deursigtige proses vir die toekenning van behuising te skep.

Hersiening

Na aanleiding van sekere leemtes wat in die beleid uitgewys is, het die Stad begin met 'n hersiening daarvan om:

- duidelike beleidsbepalings op te stel
- groter regverdigheid te skep
- meer deursigtig te wees
- besluitneming te versnel

Veranderinge

'n Lys van veranderinge in die gewysigde beleid:

- Dit is van toepassing op enige ontwikkelaar wat by die ontwikkeling van staatsgesubsidieerde behuising binne Stadsgrense betrokke is.
- Slegs aansoekers wat op die Stad se behuisingsvraagdatabasis geregistreer is, sal oorweeg word.
- Mense 30 jaar en ouer sal met behuisingsprojekte voorkeur geniet.
- Anti-maatskaplike gedragsprobleme en klagtes kan teen iemand tel wanneer hulle 'n huuraansoek indien.
- Prosedures wat betref die onwettige besetting van die Raad se huureenhede is van toepassing.
- Die toekenningsproses vir die opgradering van projekte vir informele nedersettings in projekfase 3 en 4 sal ingesluit word.
- Huidige eiendomsbesitters kwalifiseer dalk nie vir die Raad se huurbehuising nie.
- Tans kan huishoudings met 'n maandelikse inkomste van R10 000 en minder aansoek doen vir pas geboude Raadshuurbehuising – die kategorie is verhoog tot R15 000 en minder.

Stad Kaapstad se kwalifikasiekriteria

- Aansoekers moet op die Stad se behuisingsvraagdatabasis geregistreer wees.
- Geregistreerde aansoekers sal volgens die datum van hul registrasie op hierdie databasis gekeur word om regverdigheid te verseker.
- Elke behuisingsprojek sal 'n geïdentifiseerde teikengebied hê waaruit 'n maksimum van 80% geëvalueer sal word.
- Elke behuisingsprojek moet vir aansoekers in die volgende gespesialiseerde kategorieë voorsiening maak: bejaardes, mense met 'n permanente gestremdheid en gerehabiliteerde straatmense.
- Die oorblywende behuisingsgeleenthede is vir mense wat buite die onmiddellike teikengebied woon, met ander woorde vanuit formele buurte regoor die stad.
- Begunstigdes moet binne 24 uur nadat hulle die sleutel tot 'n huis ontvang het, intrek om onwettige besetting of vandalisme van eenhede te verhoed.
- Begunstigdes mag nie die eiendom huur vóór die werklike oordrag van eienaarskap of oordrag van die huurgeleentheid nie, wat ook al van toepassing is.
- Begunstigdes mag nie die eiendom verkoop binne die eerste agt jaar nadat hulle dit van die Stad of die Wes-Kaapse regering of nasionale regering ontvang het nie.
- Kinders of familielede van begunstigdes mag nie 'n aansoeker se behuisingsregistrasiedatum op die behuisingsvraagdatabasis erf nie, met die uitsondering van die geregistreerde gade of lewensmaat.

Die Stad wil verseker dat hy vir dié wat kwalifiseer, op 'n regverdige, deursigtige en ordelike wyse en binne sy hulpbronvermoë toegang tot behuisingsgeleenthede verskaf.

Gaan na www.capetown.gov.za om die voorgestelde hersiene beleid af te laai of kontak die volgende vir nog inligting:

Direktoraat menslike nedersettings se inbelsentrum: 021 444 0333
WhatsApp: 063 299 9927
E-pos: Human.Settlements@capetown.gov.za of HSPolicy.Research@capetown.gov.za

UPhengululo loMgaqo-nkqubo weSixeko saseKapa ongoLwabelo: Amathuba angezeZindlu

Injongo

Ngowama-25 kweyoKwindla 2015 iBhunga lathi laphumeza uMgaqo-nkqubo ongoLwabelo weSixeko saseKapa: Amathuba angezeZindlu.

Lo mgaqo-nkqubo uthi umisele ummiselo, iinkqubo, imigaqo noxanduva olumalunga nolwabelo lamathuba angezezindlu ezingokuncediswa ngurhulumente kwiSixeko saseKapa. Injongo yawo ephambili kukuba udale inkqubo engolwabelo lwezindlu ngendlela yobulungisa nengenamfihlo.

Uphengululo

Kwaye kwaqapheleka iimpazao eithile kumgaqo-nkqubo lo, apho kwabangela ukuba iSixeko siqalise ngophengululo lwawo, ukuze:

- kuyilwe eyona mimiselo ecace gcaa
- ubulungisa bubeluqilima
- kudaleke eyona meko ingenamfihlo
- kukhawuleziseke ukuthatyathwa kwezigqibo

Utshintsho

Uluhlu lotshintsho kumgaqo-nkqubo olungisiweyo:

- Ujolise kuye nawuphina umphuhliso obandakanyekayo kuphuhliso lwezindlu eziluncedo lukarhulumente, okwimida yeSixeko.
- Kuyakuthi kuthathelwe ingqalelo kuphela abafaki-sicelo ababhalisiweyo kuVimba weSixeko ongabo badinga iZindlu.
- Abantu abasusela kwiminyaka yobudala engema-30 nangaphezulu, bayakuthi bathathelwe ingqalelo kuqala kwiiprowujekthi ezingezezindlu.
- Ingxaki ezimalunga nendlela engamkelekanga yokuziphatha entlalweni okanye imibandela ethile nezikhalazo ngawe zoluntu, ziyakuthi zisengele phantsi amathuba aloo mntu okanye abo bantu ukuba ziphumelele izicelo zabo zokurenta.
- Kuyakuthi kusetyenziswe imigaqo emalunga okanye ejoliswe ngokuchasene nokuhlalwa ngokungekho-mthethwen kwiiyunithi zeBhunga ezirentelwayo.
- Kuyakuthi kuqukwe inkqubo engolwabelo ngokujoliswe kwiiprowujekthi ezingokuhlaziywa kwamatyotyombe (UISP) iprowujekthi ekwizigaba-3 no-4.
- Abanini bakalokunje bepropati abafanelekanga ukuba benze isicelo zezindlu zeBhunga ezirentelwayo.
- Kungokunje, abanini bezindlu abafumana umvuzo warhoqo ngenyanga oli- R10 000 nangeneno, bangenza isicelo kwizindlu ezirentelwayo zeBhunga ezisand'ulukwakhiwa – ummiselo uye wenyuswa ukuba ufikelele kwi-R15 000 nokuya ezantsi.

Ummiselo weSixeko saseKapa sokuba nelungelo lokufumana izindlu

- Kuyakuthi kuthathelwe ingqalelo kuphela abafaki-sicelo ababhalisiweyo kuVimba weSixeko ongabo badinga iZindlu.
- Abafaki-sicelo ababhalisiweyo bayakuthi bachongwe, ngokungqinelana naloo mhla wabo qokubhaliswa kulo vimba ukuze kuqinisekiswe ngobulungisa.
- Iprowujekthi engezezindlu nganye iyakuthi ichonge ummandla ejolise kuwo apho iyakuthi iquke umlinganiselo wovavanyo wama-80% wabafaki-sicelo abaphuma kuloo mmandla kujoliswe kuwo.
- Iprowujekthi engezezindlu nganye kufuneka yenze ubonelelelo kubafaki-sicelo abakula manqanaba alandelayo: abaziinkonde, abo bakhubazekileyo ngokusisigxina kunye nabo basesitalatweni babuyiselwe imilo yabo kwaseluntwini.
- Intsalela ke yamathuba ezezindlu ithi ijoliswe kwabo bantu abahlala kummandla okufutshane nalo kujoliswe kuwo, abaphuma kwiidolophana ezakhiwe ngokusesikweni (izindlu zezitena) kwisixeko siphela.
- Emva kokuba umxhamli lowo othe wafumana isitshixo saloo ndlu, kufuneka kwangoko kangangeyure ezingama-24, angene kuloo ndlu ukuze kuthinteleke ukuhlalliwa kuyo ngokungekho-mthethweni okanye nokonakaliswa kweyunithi leyo.
- Abaxhamli abanakho ukuba barente ipropati ngaphambi kokuba kwenziwe olo tshintshelo lobunini okanye kutshintshelwe ithuba lokurenta, nokuba yeyiphina enzeke kuqala.
- Abaxhamli abavumelekanga ukuba bathengise ipropati leyo kwiminyaka yokuqala esibhozo emva kokuba beyifumene kwiSixeko okanye kuburhulumente bePhondo laseNtshona Koloni okanye kobeSizwe.
- Abantanwana okanye amalungu osapho lwabaxhamli akavumelekanga ukuba awuthabathe njengelifa laa mhla wokubhaliswa komfaki-sicelo kuVimba wabo badinga izindlu, ngaphandle kokuba lowo ngumlingane okanye liqabane elibhalisiweyo.

ISixeko sifuna ukuqinisekisa ukuba sithi sibonelele ngamathuba okufumaneka kwezindlu ngokujoliswe kwabo banelungelo ngendlela enobulungisa, engenamfihlo nangendlela ecwangcisiweyo, ngokuxhomekeke kwimithombo yaso efumanekayo.

Nceda undwendwele kwa www.capetown.gov.za kwaye ufumane isiphakamiso esihlaziyiweyo somgaqo-nkqubo okanye uqhagamshelane nezi nkcukacha zilandelayo ukuze ufumane enye ingcaciso:

IZiko lokufowunela leCandelo loLawulo lezokuHlaliswa koLuntu: 021 444 0333
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CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Senza inkqubela yenzeke. Sisonke.