CITY OF CAPE TOWN

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PROACTIVE RE-BLOCKING OF INFORMAL SETTLEMENTS (POLICY NUMBER 13282)

APPROVED BY COUNCIL : 30 OCTOBER 2013
C40/10/13

TITLE: POLICY TO INFORM THE PROACTIVE RE-BLOCKING OF INFORMAL SETTLEMENTS

REFERENCE CODE:

DOCUMENT CONTROL
Responsible Director: Director: Urbanisation
Version Number: Final
Document Status: Approved October 2013
Next review date: June 2014
Contact details: 021 400 4409

TABLE OF CONTENTS

ABBREVIATIONS

CBO Community-based Organisation

ED   Executive Director

EPWP Expanded Public Works Programme

HCE   Housing Consumer Education

HSDG Human Settlements Development Grant

IDP   Integrated Development Plan

MOU   Memorandum of Understanding

NGO   Non-Governmental Organisation

PRC   Project Review Committee

PSC   Project Steering Committee

USDG Urban Settlements Development Grant

USIP   Upgrade of Informal Settlement Programme

DEFINITIONS

Expanded Public Works Programme (EPWP): a national programme which creates temporary employment opportunities for unskilled and semi-skilled unemployed persons;

Housing Consumer Education (HCE): a national programme driven by the National Department of Human Settlements, the Provincial Department of Human Settlements and the City of Cape Town. It is aimed at empowering housing consumers to understand their rights and responsibilities in order to maximise the benefit of their housing asset as beneficiaries of the services provided;

Human Settlements Development Grant (HSDG): a conditional grant allocated to provincial governments to implement national housing programmes, create quality living environments and human settlements and to progressively eradicate informal settlements. Through Accreditation Levels 1 and 2, an Implementation Protocol was concluded between the City and the Western Cape Department of Human Settlements in 2012, which allows the City to administer all national and provincial housing programmes and projects funded through the HSDG. Allocations for disaster management are also included in this grant and, hence, relocation kits for reblocking might be financed through this mechanism;

In Situ Upgrade: the formal upgrading of an informal settlement in its current location, with or without the need for de-densification as part of the national Upgrading of Informal Settlements Programme;

Informal settlement means one shack or more constructed on land, with or without the consent of the owner of the land or the person in charge of the land and may further be categorised as:

 i. **Category A settlements**: informal settlements planned for formal in situ upgrading through the implementation of the national Upgrading of Informal Settlements Programme (UISP) and for which funding has already been approved;

 ii. **Category B settlements**: informal settlements identified for possible in situ upgrading in the future subject to additional land being identified for de-densification of the settlements; and

 iii. **Category C settlements**: informal settlements identified for future relocation because of their current hazardous locations posing a risk to the lives and livelihoods of inhabitants;

Integrated Development Plan (IDP): the City's principle strategic planning instrument which guides and informs all planning, budgeting, management and decision-making for a 5 year period;

Integrated Human Settlements Plan: the Human Settlements Directorate's strategic planning instrument which guides and informs all Human Settlements planning, budgeting, management and is informed by the City's IDP;

Memorandum of Understanding (MOU): a new project-specific agreement, signed by all partnership stakeholders, that clarifies the terms, conditions, roles and responsibilities for the successful implementation of the re-blocking project;

National Development Plan: the National Government's strategic plan that aims to eliminate poverty and reduce inequality by 2030;

Neighbouring communities: communities located in the areas surrounding a re-blocking project;

OneCape2040 Agenda: the long-term vision and plan for the Western Cape, developed by the Western Cape Economic Development Partnership for the Provincial Government and the City of Cape Town, in consultation with a range of stakeholders;

Project Review Committee: the committee appointed by Council to assess applications for HSDG and USDG funding and makes recommendations to the Executive Director of Human Settlements for approval;

Project Steering Committee: the committee elected by stakeholders and plays a coordinating and facilitating role in the rollout implementation of the project;

Re-blocking: is a community-led process of reconfiguring the current layout of informal settlements by grouping shacks into clusters and reorganising the ground plane in such a manner as to optimally utilise space to promote the health, safety, well-being of households, with a particular focus on promoting accelerated service delivery to informal settlements. It is not the commencement of the formal in situ upgrading of the settlement by either the City or by the local community through the Upgrading of Informal Settlements Programme (USIP) or any other national housing programme;

Shack: any temporary shelter, building, hut, tent, dwelling or similar structure which does not comply with the provisions of the National Building Regulations and Building Standards Act, Act 103 of 1977;

Social Development Strategy: a transversal strategy which articulates the role of the City of Cape Town in promoting and maximising social development;

Urban Settlements Development Grant (USDG): a direct grant from national government to specified municipalities for the purpose of supplementing their capital investment programme to improve the performance of the built environment and thus contribute to the development of sustainable cities. Hence, it provides grant funding towards the provision of basic utility services and earthworks;

Upgrading of Informal Settlements Programme (UISP): is a National Housing Programme that provides for the phased formal in situ upgrading of Informal Settlements. Implementation of this programme may include possible relocation and resettlement of people on a voluntary and co-operative basis.

1. PROBLEM STATEMENT

1.1. There are currently 204 informal settlements of varying sizes and densities in the City of Cape Town. They accommodate approximately 145 000 households. The majority of these settlements are located on City-owned land, while a few are located on privately-owned land.

1.2. Informal settlements are characterised by a lack of formal tenure, insufficient public space and facilities, inadequate access to municipal services, poor access ways, and non-compliance with planning and building regulations.

1.3. Although, the City has made good progress in decreasing the service delivery gap in informal settlements, the organic form of informal settlements makes it very difficult to provide municipal utility services such as water, sanitation, electricity access and waste removal within the required national guidelines. As a result of the compactness of informal settlements, communal services are often provided on the outskirts of a settlement, locations which are often not easily accessible for many of the dwellings.

1.4. In addition, informal settlements also confront health threats due to the lack of disposal of grey water, the prevalence of rodents and other environmental health risks.

1.5. Informal settlements are at a greater risk from the effects of disasters. Some informal areas are built on dangerous sites such as unplanned landfill sites, wetlands or depressions which intensify the likelihood of disasters such as flooding.

1.6. Fires are a particular danger for inhabitants in informal settlements. The high density of these settlements and the highly-flammable building materials result in the rapid spread of fires. The layout and the density of these settlements make it very difficult for the City to respond effectively to fires. Hence, fires in informal settlements often result in loss of life as well as loss of homes and possessions.

2. DESIRED OUTCOMES

2.1. The policy serves to inform the City's activity in the proactive re-blocking of informal settlements so that these settlement have-

    2.1.1. A positive, legible urban structure that integrates the settlement with its surrounds;
    2.1.2. A safer integrated public realm;
    2.1.3. Emergency and services vehicular access and egress roads;
    2.1.4. Safe and convenient paths for movement of people on foot;
    2.1.5. Open space, where achievable, for essential community facilities that may precede the formal upgrading process;
    2.1.6. Better located and maintained basic municipal utility services.

2.2. The successful re-blocking of an informal settlements aims to-

    2.2.1. Reduce the risk of fires developing and spreading quickly over large areas;
    2.2.2. Mitigate the negative impacts of potential disasters and health hazards;
    2.2.3. Improve the safety and security of the residents and contribute to transforming the livelihoods of the affected communities;
    2.2.4. Wherever possible, create an appropriate environment conducive to the future implementation of the formal UISP;
    2.2.5. Create job opportunities for unemployed local residents through the Expanded Public Works Programme (EPWP);

2.2.6. Activate community participation in the design, planning and implementation of the project, creating a renewed and collaborative partnership between the City and the community;

2.2.7. Ensure that participants are well-informed regarding their roles and responsibilities in relation to improving and transforming their living environment.

2.3. The Policy clarifies powers, functions, roles and responsibilities of the City's directorates and partners involved in the re-blocking process.

3. STRATEGIC INTENT

3.1. Integrated Development Plan

3.1.1. This Policy is aligned with the City's Integrated Development Plan (IDP) Strategic Focus Areas of the Opportunity City, the Safe City, the Caring City, the Inclusive City and the Well-Run City.

3.1.2. Three objectives listed under the IDP Strategic Focus Area 1 of the Caring City have direct implications for the Policy, that is -

3.1.2.1. Objective 3.2: Ensuring increased access to innovative human settlements for those who need it.

3.1.2.2. Objective 3.4: Provides for the needs of informal settlements and backyards residences through improved services.

3.1.2.3. Objective 3.5: Provide effective environmental health services.

3.1.3. The Policy also promotes the creation of conditions in informal settlements which will aid in the prevention of disasters and promote health and safety. These are components of realising the objectives of the Safe City.

3.1.4. In addition, the implementation of the Policy relies on extensive community engagement and collaboration and, hence, advances the goals for creating an Inclusive and Well-Run City.

3.2. Breaking New Ground: The Comprehensive Plan for the Development of Sustainable Human Settlements, 2004

3.2.1. The Policy supports the following imperatives of the Comprehensive Plan for the Development of Sustainable Human Settlements:

3.2.1.1. Involving local communities and the private sector in improving the quality of life of households in informal settlements.

3.2.1.2. Combating crime, promoting social cohesion and improving quality of life for the poor.

3.2.1.3. Utilising housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring.

3.3. National Development Plan

3.3.1. The Policy supports the National Development Plan (NDP) as outlined in Chapter 8 which sets out the transformation of human settlements and the national space economy.

3.3.2. The Policy encourages communities and the private sector role-players to engage with the City on how to transform the spaces and settlements in which communities live and work which is a key tenet of the NDP.

3.4. OneCape2040 and City Development Strategy

3.4.1. The Policy aligns to two of the six transitions identified in the OneCape 2040 Strategy which underpins the City of Cape Town's City Development Strategy, namely the –

3.4.1.1. **Settlement transition** (Living Cape) that aims to transform unhealthy, low access, often alienated, low opportunity neighbourhoods into healthy, accessible, liveable multi-opportunity communities who enjoy a good quality of life with access to good public services.

3.4.1.2. **Institutional transition** (Leading Cape) that aims to create socially responsible leadership at all levels by transforming previously defensive and adversarial structures into open and collaborative systems.

3.5. Social Development Strategy

3.5.1. The Policy aids in the facilitation of two of the "levers" for achieving the Social Development Strategy's objectives of "building safe households and communities" and "supporting the most vulnerable through access to services and infrastructure". These are envisaged as key to the social development of communities in Cape Town.

3.5.2. The levers promoted by this Policy are –

3.5.2.1. Continue to re-orient service delivery to create and maintain safe and healthy environments; and

3.5.2.2. Facilitate access to housing opportunities as an asset.

3.6. Five Year Integrated Human Settlements Plan

3.6.1. The Integrated Human Settlements Plan sets out the 5-year plan for the development of innovative and integrated human settlements. The Policy gives effect to this plan in that it-

3.6.1.1. Conceptualises re-blocking as part of the preparatory phase towards in situ upgrading of informal settlements;

3.6.1.2. Promotes close cooperation with, and drawing on the expertise of community organisations involved in re-blocking initiatives; and

3.6.1.3. Contains a list of settlements already identified for re-blocking.

4. POLICY PARAMETERS

4.1. The Policy informs and guides the decisions of the Human Settlements Directorate in initiating re-blocking projects in collaboration with other City departments, NGOs and CBOs. The terms of this collaboration will be set out in a Memorandum of Agreement.

4.2. This Policy will be implemented in informal settlements identified for re-blocking on City-owned land.

4.3. Re-blocking will be implemented on public-owned land where the City has been granted authority to undertake re-blocking.

4.4. This Policy has transversal implications and demands that City line departments responsible for informal settlements service provision, human settlements, storm water, roadways, community services, greening the environment, spatial design, zoning, fire and safety education, urban renewal and environmental health are involved in its implementation

4.5. The Policy does not extend to formal in situ upgrading processes.

5. ROLE PLAYERS AND STAKEHOLDERS

The following role players are identified for the purpose of implementing the Policy's provisions:

5.1. The Project Steering Committee (PSC)

5.1.1. The Urbanisation Department will call for the election of a PSC in terms of the approved Terms of Reference for the selection of PSCs for each re-blocking project.

5.1.2. It will comprise of representatives of the internal and external stakeholders and affected ward committees, and

5.1.3. The PSC shall play a coordination and facilitative role in the implementation of the project.

5.2. The Human Settlements Directorate:

5.2.1. The Urbanisation Department in the Human Settlements Directorate is responsible for-

5.2.1.1. Driving the overall re-blocking initiative, together with the local community or part/groups within the local community;

5.2.1.2. Submitting the required applications to the City's Project Review Committee (PRC) for USDG and HSDG funding which includes funding for earthworks, municipal engineering services and relocation kits;

5.2.1.3. Providing professional support in the planning and design of re-blocking projects;

5.2.1.4. Overseeing household surveys, registration processes and the project management of the re-blocking programme;

5.2.1.5. Secure the services through the appropriate supply chain mechanism of a general contractor, to supply the necessary materials and equipment on site;

5.2.1.6. Implementing the policy and administering its on-going management and evaluation; and

5.2.1.7. Liaising with the Anti-Land Invasion Unit to ensure that the spaces between structures and the servitudes are not re-occupied, as this will defeat the purpose of re-blocking and nullify the investments made in the project.

5.2.2. The Informal Settlements Management Unit in the Human Settlements Directorate is responsible for-

5.2.2.1. Working with the PSC to prevent servitudes from occupation; and

5.2.2.2. Monitoring the spaces between structures.

5.3. Safety and Security Directorate

5.3.1. Disaster Risk Management and Fire Services in the Safety and Security Directorate is responsible for-

5.3.2. Assisting the Human Settlements Directorate in prioritising settlements for re-blocking by identifying settlements that are most vulnerable to the risks of fires and flooding;

5.3.3. Aiding in the implementation and roll-out of projects to prevent the occurrence of fires in re-blocked settlements;

5.3.4. Providing education on fire safety matters to the community involved in the re-blocking project; and

5.3.5. Providing input on the material, designs and methodologies to aid in the prevention of the occurrence and spread of fires and flooding.

5.4. The Health Directorate

5.4.1. District Environmental Health Offices in the Health Directorate are responsible for-

5.4.2. Providing education on environmental health-related matters to the community involved in re-blocking;

5.4.3. Monitoring, evaluating, reviewing and advising on all environmental health-related issues in the area being re-blocked; and

5.4.4. Advising the Human Settlements Directorate on prioritising informal settlements to be re-blocked with regards to the risks associated with infection and disease posed by the environmental location of a settlement.

5.5. Utility Services Directorate

5.5.1. The Water and Sanitation, Electricity Services and Solid Waste Management departments in the Utility Services Directorate are responsible for-

5.5.1.1. Working with the Human Settlements Directorate to agree on the standards of the municipal services to be provided in each re-blocked settlement;

5.5.1.2. Facilitating the provision of the agreed level of services in each settlement; and

5.5.1.3. Budgeting for and undertake regular operational maintenance of the municipal services according to the various departments' norms and standards.

5.6. Economic, Environment and Spatial Planning Directorate

5.6.1. The Planning and Building Development Management, Spatial Planning and Urban Design and the Environment Resource Management Departments shall provide spatial

and design guidance and logistical support to ensure that all applicable land use approvals, zoning and environmental authorisations are obtained so that -

5.6.1.1. Re-blocking contributes to the achievement of sustainable communities;

5.6.1.2. Opportunities for informal economic opportunities are created and exploited;

5.6.1.3. The settlement is environmentally sustainable; and

5.6.1.4. The basic needs of poor communities are balanced with the requirements of regulatory processes, spatial plans, future planning and by-laws.

5.7. Community Services Directorate

5.7.1. City Parks in the Community Services Directorate is responsible for providing funding for and facilitating for the planting of trees in settlements in identified re-blocked settlements.

5.8. Transport for Cape Town Directorate

5.8.1. The Roads and Storm Water Department in the Transport for Cape Town Directorate is responsible for-

5.8.1.1. Providing input into the appropriate standards levels for access ways in informal settlements;

5.8.1.2. Funding the creation of access roads in informal settlements and making suitable provision for storm-water run-off;

5.8.1.3. Maintaining the access ways.

5.9. Office of the Deputy City Manager

5.9.1. The EPWP Unit in the Office of the Deputy City Manager shall consider applications made for EPWP funding for the employment of un-skilled or semi-skilled local residents in re-blocking projects.

5.10. Sub-Councils

5.10.1. Sub-councils responsible for the area where a re-blocking project is being implemented are responsible for-

5.10.1.1. Supporting the rollout of the project;

5.10.1.2. Facilitating any sub-council financial contribution towards the project and monitoring the project; and

5.10.1.3. Maintaining the Job Seekers Database which aids in the identification of EPWP workers for a project.

5.11. Ward Committees

    5.11.1. Wards responsible for the area where a re-blocking project is being implemented are responsible for-

        5.11.1.1.   Providing support to the PSC in the rollout of the project; and

        5.11.1.2.   Mobilising communities and organisation in support of the project.

5.12. Community Organisations

    5.12.1. The City shall consult relevant non-governmental organisations (NGOs), community based organisations (CBOs), faith-based organisations and other community organisations or affiliations working in an area to be re-blocked.

    5.12.2. The City shall enter into a Memorandum of Understanding with an NGO or CBO as an implementing partner to facilitate the re-blocking project.

    5.12.3. The MOU will set out the obligations and responsibilities of the NGO or CBO. The responsibilities of the partner organisation may include, inter alia:

        5.12.3.1.   Facilitating public engagement and mobilisation;
        5.12.3.2.   Providing detailed information on settlement and the community profile;
        5.12.3.3.   Conducting the enumeration, land mapping and cost analysis of a project;
        5.12.3.4.   Facilitating access to donor funding in support of the rollout of the project;
        5.12.3.5.   Acting as an intermediary in community and City interactions;
        5.12.3.6.   Facilitating peer-to-peer learning between urban poor communities earmarked for re-blocking.

5.13. Neighbouring Communities

    5.13.1. Neighbouring Communities in the immediate surrounding areas of the settlements will be informed of the re-blocking initiative in their area.

5.14. Donors

    5.14.1. The relationship with a donor will be governed by a Memorandum of Understanding.

5.15. Eskom

    5.15.1. Informal Settlements Department and Electricity Services Department will work with Eskom, as necessary, to plan, budget, install and maintain the electricity infrastructure and services for settlements in its area of jurisdiction.

5.16. The Human Settlements and Safety & Security Portfolio Committees

    5.16.1. The Human Settlements and Safety & Security Portfolio Committees shall monitor the implementation of this Policy.

6. REGULATORY CONTEXT

The following relevant legislation and policies have a bearing on the implementation of this Policy:

6.1. National Legislation and Codes

6.1.1. The Constitution of the Republic of South Africa, 1996
6.1.2. The Housing Act, No 107 of 1997
6.1.3. The National Housing Code, 2009
6.1.4. The Housing Development Agency Act, No 23 of 2008

6.2. City By-laws

6.2.1. Community Fire Safety Amendment By-law, 2007
6.2.2. By-law Relating to Community Fire Safety, 2002

6.3. City Policies

6.3.1. Housing Emergency Fire Relief Assistance Policy, 2002
6.3.2. Policy for the Provision of Roads in Informal Settlements, 2003
6.3.3. Policy on the Implementation of the Expanded Public Works Programme (EPWP), 2011

6.4. City Strategies and Plans

6.4.1. City Development Strategy
6.4.2. Economic Growth Strategy
6.4.3. Social Development Strategy
6.4.4. Integrated Development Plan
6.4.5. Built Environment Performance Plan
6.4.6. 5-year Strategic Integrated Human Settlements Plan

7. POLICY DIRECTIVE DETAILS

The following directives intend to guide the re-blocking process and to achieve the desired outcomes of a re-blocked informal settlement.

7.1.   Identification of settlements for re-blocking

7.1.1. Settlements for re-blocking may be identified by either-

7.1.1.1. The local community or part/groups within the local community;
7.1.1.2. The Informal Settlements Department;
7.1.1.3. The Disaster Risk Management and Fire Services;
7.1.1.4. The Health Directorate; or
7.1.1.5. Other role-players

7.1.2. The Informal Settlements Department will ensure that settlements identified for re-blocking is listed in the City's IDP to ensure the allocation of concomitant budget.

7.2. Partnerships with community organisation to facilitate re-blocking

7.2.1. The City shall seek partnerships with community organisations to facilitate the re-blocking of an area. These partnerships may be at the level of collaboration or established supply chain management processes.

7.2.2. The roles and responsibilities of the various stakeholders will be captured in a project-specific Memorandum of Understanding. The MOU shall also include the nature and form of contributions by the various stakeholders.

7.3. Formation of a project steering committee

7.3.1. A Project Steering Committee will be established for each project.

7.3.2. The Terms of Reference for Project Steering Committees, developed by the Human Settlement Directorate, shall guide their establishment and functions.

7.3.3. In addition to the roles and responsibilities set out in the Terms of Reference, other project specific roles and responsibilities will be captured in the Memorandum of Understanding between partner stakeholders.

7.4. Enumerations and profiling

7.4.1. The Informal Settlements Department, in partnership with the relevant partner organisation, will facilitate a comprehensive survey and registration of all households in preparation of the implementation of a re-blocking project.

7.4.2. The information that is collected shall include, inter alia:

7.4.2.1.   Details of all households in the settlements;
7.4.2.2.   Current spatial layout;
7.4.2.3.   Current level of services;
7.4.2.4.   Any other relevant information.

7.4.3. This information shall be compiled into a settlement profile which will provide information about the residents, the state of the built environment and the quality of services provided in the settlement and, thus, guide the re-blocking priorities and process.

7.4.4. The residents' names, ID numbers and the location of their dwelling shall be stored in a central database developed for the project and owned by the City. This database shall be used to facilitate tenure options.

7.5. Planning for re-blocking

7.5.1. The implementing partner or community organisation, with input and support by relevant City departments shall be responsible for the area mapping, clustering plan and the development of an overall re-blocking plan which has the support and buy-in from the households involved.

7.5.2. The re-blocking plan shall include the agreed settlement design and layout, stand sizes, top structures, norms and standards.

7.6. Implementing a re-blocking plan

7.6.1. The various partner role-players shall be held responsible for implementing their specific roles and responsibilities as contained in the Memorandum of Understanding.

7.7. Education and awareness training

7.7.1. During the re-blocking process, relevant internal and external stakeholders shall conduct and undertake awareness-raising activities on fire, safety, and environmental health matters, as set out in a predetermined plan developed by the PSC.

7.7.2. Housing Consumer Education (HCE) programmes shall be conducted by the Human Settlements Directorate, or any other body agreed to by the ED: Human Settlements and ratified by the Mayco member for Human Settlements. The HCE programme aims to educate participants on home ownership, the re-blocking process and to emphasize their roles and responsibilities as stakeholders.

7.8. Maintenance and operation

7.8.1. The City's Informal Settlements Department, in partnership with local communities, shall ensure that no encroachment or occupation of the open spaces and servitudes occurs after the re-blocking process has been completed.

7.8.2. The City will budget for and undertake the operational maintenance of the municipal engineering services and roads through its relevant line departments.

7.9. Tenure

7.9.1. A tenure arrangement shall be developed by the Informal Settlements Department in consultation with the local community.

7.9.2. Tenure arrangements may take the form of either one or a combination of the following:

    7.9.2.1. The right of occupancy by virtue of numbering the structures and recording the names of the occupants on a database;

    7.9.2.2. The right of occupancy by virtue of allocating street numbers and names and recording the details of occupants together with street numbers and names on a database;

    7.9.2.3. A formal lease agreement between the City and the household;

    7.9.2.4. Incremental tenure in which occupants of an urban block are given occupancy rights.

7.10. Stand Sizes

7.10.1. In accordance with the National Housing Code: Vol. 4; Part 3, the emphasis of re-blocking is primarily to reconfigure the settlement to promote the greater public good and meet the need to improved living conditions for the poorest of the poor. Hence, the appropriate stand size is relative to the settlement in question.

7.10.2. The size of each stand in a particular re-blocked settlement will be decided in consultation with the community in question.

7.11. Top Structures

7.11.1. The nature, material, size and funding for the top structures shall be decided through a process of dialogue between all stakeholders.

7.11.2. The size of top-structures shall emerge through a process of dialogue between all stakeholders with the view to have at least a comparable size to that of a TRA structure.

7.11.3. The size of the top structure must be approved by the Executive Director: Human Settlements in consultation with the Mayco member for Human Settlements.

7.12. Dispute resolution

7.12.1. Any disputes will be referred by the PSC to the ED: Human Settlements who will set out a process to resolve disputes including the use of adjudication, mediation or arbitration.

7.13. Funding

7.13.1. The range of funding sources that may be accessed by stakeholders, where applicable and subject to budgetary provisions, include-

7.13.1.1. National USDG funding which may be sourced for the provision and installation of municipal engineering services and earthworks.

7.13.1.2. National HSDG funding which may be sourced for the provision of the relocation kits that can be used for top structures.

7.13.1.3. City funding in the form of sub-council ward allocations may be used, where necessary and available, as per the Memorandum of Understanding.

7.13.1.4. Contributions by the local community as per the Memorandum of Understanding

7.13.1.5. Donations by donors will be used where applicable, as per Memorandum of Understanding.

8. IMPLEMENTATION PROGRAMME

8.1. The stipulations contained in this policy shall apply with immediate effect.

9. MONITORING, EVALUATION AND REVIEW

9.1. The Human Settlements Directorate will undertake regular monitoring and evaluation of this policy and programme through the compilation and analysis of monthly reports and the lessons learnt through implementation.

9.2. The Portfolio Committee will play an important role in the oversight of the implementation of the policy and shall propose amendments as needed.

9.3. This policy will be reviewed annually.