

MOAGI



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MEC's Foreword

Let me take this opportunity to pass my greetings unto you our wonderful reader of *Moagi*, our external stakeholder newsletter. This is the first edition of this newsletter where the department communicates with you and this will certainly not be the last, there's more where this comes from.

This newsletter is an important platform of the department because it gives us a chance as a department to communicate directly with you as our external stakeholder. You play an important role in the work that we do as a department.

Without your participation in our programmes, we would not achieve on our mandate of building sustainable human settlements for the people of North West Province.

You play an important role and I'm reminded of the words of Saint Teresa of Calcutta also known as Mother Teresa when she said "none of us, including me, ever do great things. But we can all do small things, with great love, and together we can do something wonderful".



Lenah Miga

MEC for Cooperative Governance, Human Settlements and Traditional Affairs

The last part of the above quotes resonates with me, especially the part where she says

“....together we can do something wonderful.

This is true especially for our industry of human settlements.

We cannot build houses and deliver integrated human settlements on our own. We need your cooperation and commitment. From contractors, developers, municipalities, non-governmental organisations, state entities, military veterans and communities you all have a role to play.

Enjoy the newsletter!



James Mashigo
Acting Head of Department:
Human Settlements

WORD FROM THE HOD

Recently we undertook a benchmarking exercise to our counterparts in the province of the rising sun, Mpumalanga. The sole purpose of the exercise was to see how the province is dealing with building houses for military veterans.

You might be asking yourself why am I going on and on about this. The answer is very simple, military veterans are an important stakeholder in the line of work that we do as a department.

You might also recall that about two months ago, the province hosted Deputy President David Mabuza in Potchefstroom where he had an engagement session with military veterans from our province. This engagement session is an indication of the commitment of our province to the military

veterans as one of our key stakeholders. Apart from this, we also held a departmental session with the military veterans in Bokamoso in the Rustenburg Local Municipality where we were introducing a contractor who will build houses for the military vets in that part of the province.

I am mentioning all these issues as an indication that we take our military veterans serious and we are committed to building houses that are fit for them, people who've made a significant contribution to where we are as a country.

In the benchmarking exercise that we undertook to Mpumalanga, one of the things that we learnt is the importance of including the military veterans in the designs and construction of the military vets' houses. I think it's important that they should give us their inputs as to how the structures should be so that they can value it and take it as their properties.

In the same trip we also realized that the challenges that we are facing are not different from the ones our Mpumalanga counterparts are facing, the issue of beneficiaries of the military vets who are no more and the issue relating to the military vets who are not yet approved.

I think based on the discussion we had, we will be able to find a solution to this challenge.

I'm mentioning all these issues of the military vets because we will continue to use this platform to communicate with our different stakeholders in the line of work that we do. In the coming editions, I will use the newsletter to talk to other important stakeholders that we interact with. They are all important and we look forward to more meaningful engagements.



Kopela Community To Benefit From Housing Project



Keabetswe Sejanamane

Five hundred and eighty four residents of Kopela Village will benefit from the department's housing project. The project will be completed in 12 months' time and will be done by Beyond Build Construction.

Five hundred and nine (509) beneficiaries were approved while 191 are awaiting approval. The project will cost R95 million and will be by end of June 2023.

The department is confident that developments will not only bring homes to the community but they will also bring satisfaction to the community and necessary economic injection through jobs and sub-contracting.

Talking to **Moagi Newsletter** 52-year-old Maria Tshokolo, could not contain her excitement about the developments in her village. "I have waited for so long and today I am so happy and grateful that I will soon receive the house I have been hoping for. It has really been difficult for my sister, my children, nephews and nieces", she said.

Tshokolo added that it had been a difficult period for her family and her children. "Our parents passed on many years ago and the situation has been challenging, having to share space and food with all my family members was really hard".

A few houses away lives a 53 year old Emily Mokwatsi who is anxious and also awaits

her newly built home.

“I am unemployed and I live here with my children and grandchildren, we can’t wait to move in our new home. This has brought joy in our hearts, I am truly grateful for the house and what the department has done for me and my children”, said Emily.

Project Manager Moroke Mothupi who was delighted about his appointment on the project and that he will bring joy to the beneficiaries.

I am determined to make sure that, by the time the project is complete the beneficiaries will get decent homes that they deserve as they have long waited for them.

Since the commencement of the project, the team has completed the first phase of the project. “At this stage I can positively say that one hundred foundation slabs have been completed”, stated Mothupi.

A day with a contractor



Keabetswe Sejanamane



It's 06h45, the sun is about to rise and Moroke Mothupi of Beyond Build Construction walks into the construction site. This site will produce 700 housing units built by the department for residents of Kopela village in Tswaing.

The Kopela housing project will run for 16 months at a cost of R95 million. It commenced in May this year and will be completed by end of June 2023

Clad with green overall, hard hat and safety boots, he looks at his watch before taking a sip from his coffee mug.

The construction site resembles a hive of activity with workers pushing wheelbarrows in different directions, others mixing cement and sand while others seem interested in this reporter.

He summons all the workers on site for a toolbox talk and how they'll achieve the day's target. We plan our daily tasks and discuss

how we are going to meet the targets for the day. We have different milestones everyday foundation, pouring wall plates and steel fixing, he says while jumping over a trench.

During the toolbox talk, the team discusses all the safety aspects of the construction site. "We have a safety talk every morning during our toolbox talks and we are very cautious on site, we make sure that all our employees work in a safe environment. Our safety officer is always on site to guide and assist with any safety issues that may occur."

One of the issues discussed in the toolbox talk are responsibilities for everyone on site where everyone is given tasks for the day. After the talk, they spread in all directions to attend to their individual tasks.

"Each manager is given duties and responsibilities for the milestone they are managing. I have a manager for each milestone. We have a site agent who oversees the overall running of the project, from ordering of materials, manages all

managers, manages the plant and manages general workers."

While the team attends to their individual tasks, Mothupi explains that for a project of this nature to be successful, team work should be at the centre of everything. The team work he was referring to was evident during a recent visit of **Moagi Newsletter** to the Kopela Housing Project.

He concluded that for him as a project leader, you need dedication, focus and hard work. "A contractor needs to have patience, perseverance and determination." He added that problem solving, reasoning, critical thinking, good communication skills building and engineering knowledge are some of the skills needed to make a good project manager.

At the end of the day, Mothupi and his team meets briefly to look at what they've achieved on the day and plan for the day ahead.



Naledi Municipality, Vryburg

Design and installation of internal services in Naledi Municipality, Vryburg in ext 29 and Huhudi ext 1

Department meets contractors

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Albert Pule



The department of Human Settlements recently held a consultative session with contractors and developers from across the province.

The aim of the session was to deal with challenges faced by contractors and developers in their line of work. Among some of the challenges faced by the contractors and developers are blocked projects, subsidies, allocation of contracts and late payments of invoices.

Acting Head of Department James Mashigo called on contractors to turn the North West into a construction site and cement the relationship between the department and the construction industry.

“Working closely with contractors with one vision can lead to the success in delivering houses in the province. We committed as the department to ensure that we partner with them in delivering services and ensuring a habitable human settlements within the province. We are committed to do our part and hope they will reciprocate,” he said.

North West Provincial Chairperson of the South African Women in Construction (SAWIC) Xoli Moagi welcomed the initiative.

“As women in the construction industry we are happy about this session with

developers. Service delivery is a serious concern to us. We thank the department for the clear communication and we hope that going forward, especially with both parties working together, will enhance service delivery and ensure exposure for the previously disadvantage people to have house”.

“I’m also humbled by the fact that the department is still sticking to our agreement of committing 40% of its budget to Women, youth and people with disability. We see that as real empowerment to the said groups as they were previously marginalised,” added Moagi.

The department acknowledged that it did not reach its target in the previous financial year due to both internal and external factors. Officials appealed to developers to ensure that the partnership becomes a success and leads to hundred percent delivery on its target.

The session could not end without the department reading the riot act to developers. The department, warned against shoddy workmanship, delay in starting and finishing construction within the agreed time, usage of substandard material, sub-contracting without preapproval by the department and many other challenges from their part that could derail housing delivery.



HUMAN SETTLEMENTS DELIVERS TITLE DEEDS



Thato Kepu

For a long time, Lentikile Molutsi was living in fear that one day he will be evicted from the house he was staying in with his family. Last week on Friday, his fear was allayed when he was given a title deed by the Department of Human Settlements.

Molutsi is one of the residents of Jouberton Extension 21, 17, 22, 19, 20 and Alabama Extension 4 who were given proof of ownership of their houses.

The handing of title deeds in both Jouberton and Alabama is part of the department's effort to accelerate and promote its service delivery objectives through integrated and interactive engagements with the citizens of the province.

Speaking after receiving his long-awaited title deed, Molutsi said she was elated and very thankful to the department.

"I am extremely happy now that I have a title deed as I often didn't feel like the house is mine, but because of this document I can proudly say I own a house and it has given me dignity and assurance of my ownership of my house.

"I am very grateful to the Department of Human Settlement and the only thing I wish for now is to be given an opportunity of a job as I have to support my three children and the child support grant is not enough to sustain us".

Another recipient of a title deed from Extension 19 William Chika also expressed



his gratitude to the department. He said the wait for his title deed has been long and how is happy that the wait is over.

“I have been waiting for this title deed for over 10 years, I have been residing in his area for 15 years and was given a RDP house but have been waiting for this document to officiate my ownership. Now that I have it I am extremely happy and as me and my wife will now sleep peacefully,” he said with a broad smile.

The ward councilor of Ward 19 Lucas Jonas gave his gratitude to the department

and explained how this will go a long way in restoring trust between communities and government.

The department will continue with issuing out of title deeds as rapidly as possible so that not only targets are met, but also so that the recipients can have their dignity restored ■

Human Settlements push to accredit municipalities

The department recently trained municipal officials on municipal accreditation programme. The programme is aimed at training local municipal officials on how the process of accrediting municipalities works.

The JB Marks Local Municipality which is home to Potchefstroom and Ventersdorp is at accreditation level one, meaning it's capable of administering beneficiary register and also administer Housing Subsidy System.

The programme was mainly to equip councillors with information to ensure that they understand the departmental programmes as they are close to their communities. The department further took the opportunity to further induct councillors and other officials in attendance about other departmental programmes.

According to the Chief Director of planning and stakeholder management Tshepo Phetlhu, the department is determined to equip municipalities with information to ensure that they are on the same wave length with us.

"We can't do it alone, we need municipalities and everybody in the human settlements sector to work in a more integrated process, as we are guided by the district development model.

"The department and you as community

leaders, have responsibilities, to ensure that services are rendered within respective communities. It is therefore pivotal to ensure that we both have a clear understanding of each other's roles and responsibilities. We need to be in the same band wagon," said Phetlhu.

The department further outlined list of services worth millions of rands, to councillors in attendance. The services range from housing delivery, informal settlements upgrade, purchasing of land for housing development, title deed restoration programme, services of Rental Housing Tribunal and many others. The department has further acknowledged that it has backlogs in the province in delivering services.

However the department further called on municipalities to enforce its bylaws to stop continuous mushrooming of informal settlements in their areas. According to the department such actions are prevalent and must be stopped.

Director of Stakeholder Relations and Capacity Development Dr Ben Bole encouraged councillors to make sure that they understand the challenges in their areas.

The department is planning to take such sessions to other municipalities to make sure that all councillors understand departmental programmes and its processes ■



Registering As A Contractor/Builder



Katlego Magalefa

If you want to become a legitimate and a qualified home builder, you must be registered with the **National Home Builders Registration Council (NHBRC)**.

The council was established in terms of the Housing Consumers Protection Measures Act (Act no. 95 of 1998) to protect the interests of housing consumers and to regulate the home building industry.

To qualify as a registered NHBRC home builder, applicants are assessed on their technical, construction and financial capability. By law all new home builders must also be registered with the NHBRC irrespective of the value of the planned house development.

This ensures that the home builder has warranty cover for up to five years from date of occupation against defined defects and that through the comprehensive NHBRC inspection process, the construction is structurally sound and meets NHBRC technical standards.

The benefits that come with enrolling your home building project with the NHBRC is that it protects you against poor building practices. NHBRC compliance enables you to apply for tenders, funding, contracts and loans.

Another best part is, it offers you access to all the training programs and all the

resources the NHBRC offers to South African home builders. Also, that your company will have the added credibility as an accredited home builder.

The following documents are required when registering with the NHBRC, which is to have an application fee of R 745.61, together with the CIPC registration documents. Not forgetting certified ID copies of managing directors, plus proof of residence. Lastly, a confirmation of banking details.

In preparation for the technical assessment, one must purchase a Home Builders Manual. Builders are allowed two attempts to pass the technical test within 30 days of paying the application fee. An annual membership fee of R526.32 is required if you pass the technical assessment.

NHBRC has introduced an online service platform for builder registration and renewal applications through which builders can now use for submissions of their applications by visiting: <https://www.eservices.nhbc.org.za/>

Those who do not have access to a computer are welcome to visit NHBRC offices, where they will be assisted with their applications. If you need assistance with applications, you can send an email to digitalservices@nhbc.org.za





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