

# HAYANI

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The official Housing Company Tshwane newsletter

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Pic: Tshwane MMC For Human Settlements Cllr Ofentse Madzabatela

## Housing Company Tshwane steps into the finishing line of a long race.

April 2024 marks the end of having men and women in construction outfits, scuffle holdings and heavy earth moving equipment at Townlands Social Housing project, with this end of era, a new journey begins. The launch of Townlands Social Housing marks a significant milestone in addressing housing needs in Tshwane. It symbolizes the City's commitment to providing affordable and safe housing for its residents, fostering social inclusion, and reducing homelessness. This endeavor is witnessed in the allocation of 664 units to approved applicants thus far, with an average of 3 family member per unit.

With a total of 1200 units, this makes Townlands Social Housing the biggest social housing project in the country, and on the grounds of this, we're beaming with pride. This achievement underscores our belief in the right to shelter

and our dedication to fostering inclusive communities where everyone can thrive regardless of their gender and race. The completion of Townlands Social Housing project reflects the collaborative efforts of various stakeholders, including government agencies, developers, communities, and residents, working together to create sustainable and equitable living spaces. With each brick laid, and each family housed, we reaffirm our belief in the power of community, solidarity, and social justice. Together, we're building hope and opportunity for a brighter future for all.



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## Self-Sufficient Elderly residence GARDEN COMPETITION



### Cappies scoops award for the most beautiful garden across all SSEs.

Over the past few weeks, Housing Company Tshwane officials ventured on a quest to find the most beautiful garden at our self-sufficient elderly residences. This was done rigorously through physical inspections and engagement with members at different schemes. One thing we pride ourselves on is the fact that our tenants indeed love gardening.

The following tenants were the winners of the competition:

- Bez Bezuidenhout – Cappies
- Marlien van Breda – Danville
- Clara and Eugene Viviers – Beterskap

The self-sufficient elderly residence with the best garden also went to Cappies.

We believe that this marks the beginning of a journey to hone beautiful landscapes and that more tenants will be encouraged to join in on the fun.

Gardening offers numerous benefits, including the following:

- **Physical health:** Gardening provides exercise through activities like digging, planting and weeding, promoting better physical fitness and reducing the risk of chronic diseases.
- **Mental well-being:** Gardening reduces stress, anxiety and depression while promoting relaxation and a sense of accomplishment.
- **Nutritional benefits:** Growing your own fruit, vegetables and herbs ensures access to fresh, nutritious

produce, contributing to a healthier diet.

- **Connection to nature:** Gardening fosters a deeper appreciation for the natural world and allows individuals to reconnect with the environment.
- **Environmental impact:** Gardening promotes sustainability by reducing food miles and carbon footprints, conserving water and providing habitats that benefit wildlife.
- **Community engagement:** Gardening can be a social activity, fostering connections with neighbors, community gardens and local organisations.
- **Educational opportunities:** Gardening offers hands-on learning experiences for children and adults alike, teaching valuable skills such as problem-solving, patience and responsibility.
- **Aesthetic appeal:** Gardens enhance the beauty of outdoor spaces, providing a sanctuary for relaxation and enjoyment.

Overall, gardening provides a holistic approach to well-being, encompassing the physical, mental and environmental aspects of health.

Bravo to the winners and everyone who took part!  
See you in 2025!



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## EXECUTIVE MAYOR VISITS TOWNLANDS



Tshwane Executive mayor visits Marabastad Townlands. During his site visit to the Marabastad Townlands social housing project recently, Tshwane mayor Cilliers Brink encouraged eligible residents to apply for accommodation during the project's second phase. The Marabastad Townlands is the largest social housing development in South Africa according to the metro. Joined by partners and Housing Company Tshwane officials, the mayor made the rounds around the 1 200-unit multimillion-rand mixed-use complex and was pleased by the progress.

"what projects like these, we're reclaiming the inner-city as so many people find themselves living in less-than-ideal situations and paying a lot of money to private landlords. This is decent, this is safe, it's close to town and places of work and places of work and I think it's such a wonderful opportunity" he said. "I spoke to some of the residents here and I'm also told that we are strict at this place, no noise, no trouble and that's the way to make a place pleasant to live in."

**Phase 1** entailed filling the R1500-R3 500 housing units with the 1 232 tenants who now live closer to economic opportunities that give them easier access to employment, public transport, shopping malls and sports facilities.

**Phase 2** offers two-bedroom units to applicants with a gross household income of between R11 301 and R22 000, the applications are opened.

"The bracket for lower-income earners is unfortunately full until we finish the other buildings in Phase 2," said Tshwane MMC for Human Settlements, Ofentse Madzabatela. Madzabatela cautioned interested

residents to adhere to rules of the townlands before applying. "It's very important that this doesn't turn out to be a slum of project, everyone that lives here must make sure that we take care of the environment. We have a good maintenance team here, but it also requires the community to work with the maintenance team to ensure that his place is not vandalized," he said.

The MMC said this was the reason why the metro was so thorough in its background checks as the city invested too much in the project thus far.

Madzabatela said registration has been going well.

The MMC also confirmed the metro looks to launch similar projects around Tshwane, starting with the current development in Chantelle, Pretoria North which will start admitting tenants in June. CT COO Mmasaphula said 448 units of the 1 200 to be made available have already been tenanted and despite setbacks, considers the project successful. "The tenanting has been going slowly but surely, as we finish a block. We tenant it. There have been quite a few challenges as this was one of the projects that was hit hardest by Covid. It started in 2019 then obviously Covid hit, after that there was a lag to get some of the materials but also your usual community challenges here and there," Makwela said.

**Applications must meet the following criteria to be considered for placement in the project's second phase:**

- Must be 18 years of age or older
- Must be employed and /or self-employed, and be able to pay monthly rent
- Must be south African residents with a gross household income of between R11 301 and R22 000.



## SOCIAL HOUSING VS RECONSTRUCTION DEVELOPMENT PROGRAM (RDP)



Social housing refers to housing that is owned or managed by the government or no-profit organisations and is provided at below-market rates to individuals or families with low incomes. It's aimed at ensuring everyone has access to affordable and decent housing, regardless of their financial situation.

Social housing and RDP houses are both aimed at providing affordable housing to low-income individuals or families, but they differ in several ways:

1. **Ownership:** RDP houses are typically government-build homes that are given to qualifying low-income individuals or families for ownership. Social housing on the other hand, can be owned or managed by the government, non-profit organisations, or private entities, and tenants usually rent the housing at subsidized rates.
2. **Purpose:** RDP houses were initially part of a large-scale government program in South Africa aimed at providing housing to low-income families as part of the country's post-apartheid reconstruction efforts.

Social housing on the other hand, is a broader concept that exists in various countries and may serve different purposes, including addressing homelessness, providing transitional housing, or offering long-term affordable housing options.

3. **Management:** RDP houses are typically managed by government agencies responsible for housing, whereas social housing may be managed by a variety of entities, including government authorities, NPOs, housing cooperatives, or private developers.
4. **Quality and Design:** RDP houses are often basic, low-cost units built to meet minimum standards of habitability. Social housing projects can vary widely in terms of the organization or government's agency involved.

Overall, while both RDP and social housing aim to address housing needs among low-income populations, they differ in terms of ownership, management, purpose, and the quality of housing provided.



# BLACK THURSDAY

Black Thursday is a global movement for a world without rape and violence in every country. Gender-based violence is a tragic reality. This violence is frequently hidden and victims are often silent, fearing stigma and further violence



Housing Company Tshwane encourages everyone, men and women, to wear black every Thursday. This can be a campaign T-shirt, other black clothing or simply a campaign badge as a sign of support. Wearing black on Thursdays shows others that you are tired of putting up

with violence and calls for communities where we can all walk safely without fear.

The campaign recognizes that violence takes many forms, including domestic violence, sexual harassment, discrimination, and sex trafficking.



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## Put your rent first.

**P**aying rent is crucial for maintaining stable housing and ensuring a safe and secure living environment. It fulfills your obligation as a tenant and helps maintain a positive relationship with your landlord. Failure to pay rent on time can lead to late fees, eviction proceedings and damage to your credit score. Additionally, having a consistent rental payments history can be beneficial when applying for future housing or loans. Overall, paying rent on time is essential for financial stability and peace of mind.

1. Pay your roof first to ensure you have a roof over your head.
2. Then, prioritize other essential expenses like utilities, groceries, and transportation.
3. Allocate funds for any outstanding debts to avoid penalties.
4. Finally, consider saving or investing any remaining money for future needs or goals.





**APPLICATION ARE NOW OPEN FROM 1 NOVEMBER 2023 FOR THE TSHWANE TOWNLANDS SOCIAL HOUSING PROJECT: TWO -BEDROOM RENTAL UNITS FOR GROSS HOUSE-HOLD INCOME BRACKET OF BETWEEN R11 301 TO R22 000**

### **Background of Housing Company Tshwane**

Housing Company Tshwane was established by the City of Tshwane to develop and manage social housing, which is recognized as a pivotal tool in restructuring Tshwane. It is mandated to act as a long-term institution platform through which the City of Tshwane can promote the business of procuring, developing, owning, letting. Maintaining and managing residential accommodation primarily for the low- and middle-income brackets in terms of the national Housing Code

### **QUALIFYING CRITERIA**

- You must be 18 years or older, be employed, and be able to pay monthly rent.
- You must be a South African citizen with a gross household income of between R11 301 and R22 000
- You can be married or single with or without dependents or cohabiting with a partner. One application per household.
- You must have a clean credit record and not be under debt review

### **REQUIRED APPLICATION DOCUMENTS**

- Certified copy of identity document
- Certified copy of partner's identity document, if applicable
- Certified copies of birth certificates or identity documents of dependents(children) or an affidavit if the dependent is an extended family member. If applicable
- Proof of residence
- Proof of income: Latest three months' payslips (for you and your partner ) if applicable
- Three months' bank statements, and if you are self- employed or in business, six months' bank statements and bank verification will be required.
- Any proof of additional income or revenue streams ( if applicable ) as a result of the business ( a companies and Intellectual property Commission (CIPC) search will be conducted

### **Bring all the required documents with you. No copies will be made at the office.**

Should you not receive any feedback, consider your application unsuccessful. The application forms are free of charge and Housing Company Tshwane does not charge any fee or hire any agents to act on its behalf. Do not pay anyone for application forms. Housing Company Tshwane will not be liable for any unlawful transactions. Report any of corruption to the Tshwane Fraud and Corruption Hotline on 080 874 9263

**By filling in the application form and submitting it to Housing Company Tshwane, you grant the entity the permission to conduct a credit check. The information provided will be treated in terms of the protection of Personal Information Act, 2013 (Act 4 of 2013). Walk ins are allowed at First Floor, SKG Tower Building (ABSA Building), 310 Pretorius Street, Pretoria CBD between 09:00 until 15:00**





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