

1. BACKGROUND

Lehae is a “greenfield” housing project located in the south-western quadrant of the intersection of the Golden Highway and the R554 road to Lenasia.

Lehae housing development project was initially known as Vlakfontein West housing development project was changed during the township establishment process. During the name change, communities who were identified to be beneficiaries of the project were consulted.

Lehae has been divided into two phases. Phase 1 has the yield of 3134 stands and phase 2 will accommodate approximately 5000 stands in a high-density high-rise development.

The City of Johannesburg, at its meeting on 14 December 2001 (Item 14) resolved, *inter alia*, that the households residing in Eikenhof, Dlamini Camp, and Transport House be approved as the targeted beneficiaries for the Vlakfontein West development project.

In July 2005 Council rescinded all previous decisions and took the decision that the following communities be approved as targeted beneficiaries for the Lehae Housing Project

- Dhlamini 1, 2 and 3
- Eikenhof
- Sundry smaller communities: Old Vista, Mshenguville, Orlando East, Orlando Park St Mary's and Kapok; and
- Thembelihle (individuals with approved subsidies)

The relocation depends on the rate of delivery of houses in Lehae. It is anticipated that the rate will be 300 to 400 per month starting end September 2005, with ± 900 houses ready for occupation by end November 2005

2. RELOCATION PLAN

The relocation plan is based on the following principles:

- Houses in Lehae are State subsidised;
- All people must be relocated from the identified area;
- The area people relocated from shall be secured after relocation;
- Relocation shall be implemented on Block-to-Block bases;



3. Relocation Procedures

3.1 Role players

The role players during the relocation process will be

- The Central Housing department
 - Coordinate the entire relocation process
 - Ensure that the following documentation is available:
 - ✓ Approved subsidies spread sheet;
 - ✓ Regional Database;
 - ✓ Resettlement Certificate to be signed by beneficiaries with conditions;
 - ✓ House allocation form.
 - Ensure that each Person/Family is classified in terms of the agreed categories.
 - Ensure that the beneficiaries are allocated houses in Lehae.
 - Ensure funding for the entire projects is secured.
- Lead consultant
 - Ensure that the following documentation is available:
 - ✓ Layout Plan – with marked houses allocated for each area at random;
 - ✓ Happy letters to signed by Beneficiaries;
 - ✓ House Plans to be signed by beneficiaries;
 - ✓ Building Contracts to be signed by beneficiaries;
 - ✓ Acknowledgement of dept, if applicable.

- Receive beneficiaries in Lehae
- Ensure that the beneficiaries to be allocated are approved.
- Allocate approved beneficiaries physically on site after confirmation/verification of agreed documentation produced.
- Keep record all beneficiaries allocated in each house.
- Ensure that the CoJ revenue Department receives information of allocated beneficiaries.
- Provide support that may be required by other role players.

- Relocating Region
 - Ensure Relocation/Eviction order is obtained prior to the relocation of the settlements.
 - Identify beneficiaries to be relocated after confirmation/verification of documentation received from Central.
 - Ensure that the beneficiaries have been signed by JW for the connection/installation of a meter.
 - Ensure that transportation is available for the relocating beneficiary.
 - Ensure that beneficiary dismantle the shack.
 - Ensure the furniture is loaded on the transport to Lehae.
 - Ensure that the beneficiary have all the relevant documentation.
 - Ensure that the site become vacant and protected against invasion,

- Receiving Region
 - Assist the Lead consultant;

- Update the database of the region
- Confirm that the community allocated is the correct person
- Submit the final database to Central housing

- JMPD
 - Maintains law and order
 - Protect the officials including members of the lead consultant's team.

- The relocating contractor
 - Provide transportation to Lehae
 - Assist beneficiaries in loading and unloading their belongings.

The involvement of the South African Police Services (SAPS) and the Department of Home Affairs cannot be overemphasised. It is critical that they be involved from the planning phase of the relocation especially when logistics are discussed. The illegal immigrants are to be treated with dignity they deserve. Deporting illegal immigrants does not translate to ill treatment, and SAPS and Department of home affairs are better equipped to deal with the situation.

What has to be done in relocation will depend on the situation on the ground. These situation will be highly be influenced by types of people encountered while relocation. It is envisaged that the following categories of people will be encounter and different type of action to be taken depending on the policy applicable to allocations and/or relocations. A set of clear procedure is therefore defined below to address each category. It must be noted however that the procedure defined below is not absolute; it may be refined as the lessons are learned during the process of allocation and relocation.

3.3 Categories

The categories of people listed below shall be encountered during relocation. The action listed next to each category is in line with the CoJ allocation and non-qualifiers policy (*currently under consideration by council*).

Some of the proposed action are not covered by the policy but are necessary for the successful implementation of the relocation.

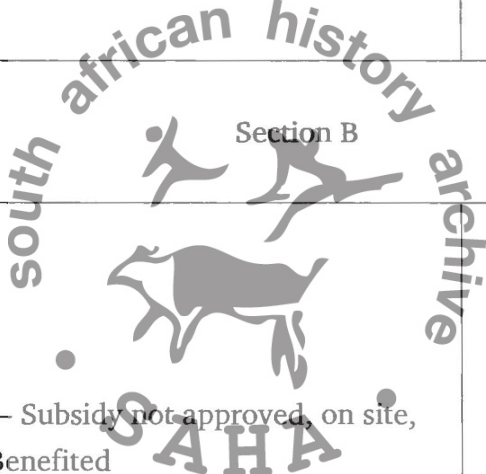
A Person/Family that do not reside on the camp, that is, those who are not on site are not suppose to be allocated houses in Lehae and may not be considered as one of the categories as defined below. This shall not be applicable to people/families who where displaced during the conflict in Thembelile and who were on the Regional database and their applied for subsidies.

TABLE 1

#	CATEGORY	ACTION
1	Person/Family – Subsidy approved, on site, on database	<ul style="list-style-type: none"> ✓ Allocate a house in Lehae; ✓ Mark shack for demolishing; ✓ Register for Title deed; ✓ Issue a letter for the water connection (Installation of a

		<ul style="list-style-type: none"> meter); ✓ Pronounce relocation date.
2	<p>Person/Family – subsidy approved, on site, not on the database.</p>	<ul style="list-style-type: none"> ✓ Allocate a house in Lehae; ✓ Mark shack for demolishing; ✓ Register for Title deed; ✓ Issue a letter for the water connection (Installation of a meter); ✓ Pronounce relocation date.
3	<p>Person/Family – Did not apply, on site, on database</p>	<ul style="list-style-type: none"> ✓ Fill subsidy application form ✓ If approve then action as in 1; or ✓ Action as in relevant section B
4	<p>Person/Family – did not apply, on site, not on database</p>	<ul style="list-style-type: none"> ✓ Fill subsidy application form ✓ If approve then action as in 1; or ✓ Action as in relevant section B



5	Person/Family – Subsidy approved, on site, not on database	<ul style="list-style-type: none"> ✓ Allocate a house in Lehae; ✓ Mark shack for demolishing; ✓ Register for Title deed; ✓ Issue a letter for the water connection (Installation of a meter); ✓ Pronounce relocation date.
 <p>Section B</p>		
6	Person/Family – Subsidy not approved, on site, on database – Benefited	<ul style="list-style-type: none"> ✓ Offer to sell the House at Development cost ✓ If can afford – sign offer to purchase ✓ If cannot afford – refer to JOSCHO ✓ No rental available – Evict
7	Person/Family – Subsidy not approved, on site, on database – Own property	<ul style="list-style-type: none"> ✓ Offer to sell the House at Development cost ✓ If can afford – sign offer to purchase ✓ If cannot afford –

		<p>refer to JOSCHO</p> <ul style="list-style-type: none"> ✓ No rental available – Evict
8	Person/Family – Subsidy not approved, on site, on database – Illegal immigrant	<ul style="list-style-type: none"> ✓ Refer to Home Affair and SAPS
9	Person/Family – Subsidy not approved, on site, on database – young (Under 21)	<ul style="list-style-type: none"> ✓ Offer to sell the House at Development cost ✓ If can afford – sign offer to purchase ✓ If cannot afford – refer to JOSCHO ✓ No rental available – Evict
10	Person/Family – Subsidy not approved, on site, on database – Single no dependants	<ul style="list-style-type: none"> ✓ Offer to sell the House at Development cost ✓ If can afford – sign offer to purchase ✓ If cannot afford – refer to JOSCHO ✓ No rental available – Evict



4. Relocation Process

a. Beneficiary Audit

An audit of the block that is to be relocated must be conducted. Each and every shack must be visited to do the following:

- ✓ Confirm the occupant (owner) of the shack.

- ✓ Verify subsidy approval status.
- ✓ Define the *Category* of the person/family in the shack.
- ✓ Implement relevant action as defined in *TABLE 1* above.

b. Beneficiary allocation

- ✓ If person/ Family falls within the category that qualifies to be allocated a house – shall be a beneficiary and a stand number shall be allocated to him/her.
- ✓ The communities shall be allocated at random when they arrive on site. A mixture of communities per area shall be targeted.
- ✓ Those who offer to purchase, they shall sign an offer to purchase form and arrange for the payment of the amount.
- ✓ The central allocation unit shall be responsible for the allocation of beneficiaries to houses at Lehae.

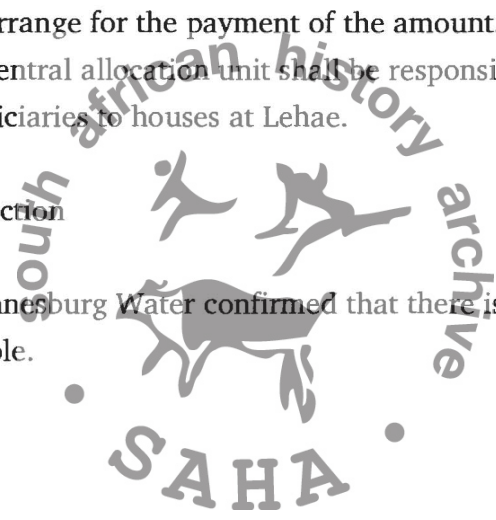
c. Water connection

- ✓ Johannesburg Water confirmed that there is no water connection fee payable.

d. Relocation

The region where the beneficiary community is located will be responsible for the following:

- ✓ Identify beneficiaries to be relocated after confirmation/ verification of documentation received from Central.
- ✓ Ensure that the beneficiaries have been signed by JW for the connection/installation of a meter.
- ✓ Ensure that transportation is available for the relocating beneficiary.
- ✓ Ensure that beneficiary dismantle the shack.
- ✓ Ensure the furniture is loaded on the transport to Lehae.
- ✓ Ensure that the beneficiary have all the relevant documentation.



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- ✓ Ensure that the Site Protection Plan is implemented.

e. Physical allocation

The lead consultant shall:

- ✓ Allocate beneficiaries physically into the house allocated during allocation phase after confirmation/verification of agreed documentation produced.

f. Reporting

The lead consultant shall provide a monthly report on relocations and allocations conducted during that particular month.

