



KWAZULU-NATAL PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA



KZN TITLE DEEDS RESTORATION REPORT TO THE KZN HUMAN SETTLEMENTS PORTFOLIO COMMITTEE MEETING

14 August 2020

GROWING KWAZULU-NATAL TOGETHER



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Purpose of the report

This report intends to

- Present the 2020-2021 Grant allocation
- Present the Provincial overview on the Title Deeds Restoration Programme
- Present the summary District Overview
- Provide detailed report on work done for eThekweni Municipality and Msunduzi Municipality as case studies to be replicated in other Districts
- Report on TRP 2020/2021 - 1st quarter report
- Present challenges and the proposed way forward
- Provide recommendations for the Portfolio Committee

2020-2021 TRP Grant allocation

- Initially the Title Deeds Restoration Programme was provisionally allocated R106 146 000 for work related to the Planning activities leading to Township designation, Beneficiary verification, Adverts for the missing beneficiaries and transfers for both the Pre94 and Post 94 up to 31st March 2014.
- Due to Covid19, the budget was reduced to R36 470 million for the same activities mentioned above.
- The breakdown is indicated in the next slides.



5. REVISED TRP 2020/21 TRP TARGETS

PRE-94 BUSINESS PLAN 2020/21 SUMMARY

Summary of Outputs	Unit Cost	ANNUAL DELIVERY				QUARTER 1		QUARTER 2		QUARTER 3		QUARTER 4	
		PLANNED		ACTUAL		PLANNED		PLANNED		PLANNED		PLANNED	
		TARGE T	FUNDING	FUNDIN G	TAR GET	TARGET	FUNDING	TARGE T	FUNDING	TARG ET	FUNDING	TARG ET	FUNDING
Beneficiary Verification	R 331,00	6 365	R1 111 649,00	R0,00		496	R156 736,00	696	R219 936,00	1 884	R331 626,00	3 289	R403 351,00
Advert for missing beneficiaries and contested properties	R 650 000,00	0	R0,00	R0,00	0	0	R0,00	0	R0,00	0	R0,00	0	R0,00
Deed Searches	R 17,00	3 009	R51 153,00	R0,00	0	0	R0,00	0	R0,00	882	R14 994,00	2 127	R36 159,00
Physical Verifications	R 316,00	3 356	R1 060 496,00	R0,00	0	496	R156 736,00	696	R219 936,00	1 002	R316 632,00	1 162	R367 192,00
Township establishment		1 520	R1 248 993,00	R0,00	0	0	R0,00	0	R0,00	0	R0,00	1 520	R1 248 900,00
Formalisation of townships		0	R0,00	R0,00	0	0	R0,00	0	R0,00	0	R0,00	0	R0,00
Subdivisions		1 520	R1 248 993,00	R0,00	0	0	R0,00	0	R0,00	0	R0,00	1 520	R1 248 993,00
PRE'94 Transfers		2 002	R983 250,00	R0,00	0	0	R0,00	304	R0,00	424	R98 325,00	1 274	R884 925,00
TOTAL		9 887	R3 343 892,00	R0,00	0	496	R156 736,00	1 000	R219 936,00	2 308	R429 951,00	6 083	R2 537 176,00



5. REVISED TRP 2020/21 TRP TARGETS

POST-94 BUSINESS PLAN 2020/21 SUMMARY

Summary of Outputs	Unit Cost	ANNUAL DELIVERY				QUARTER 1		QUARTER 2		QUARTER 3		QUARTER 4	
		PLANNED		ACTUAL		PLANNED		PLANNED		PLANNED		PLANNED	
		TARGET	FUNDING	FUNDING	TARGET	TARGET	FUNDING	TARGET	FUNDING	TARGET	FUNDING	TARGET	FUNDING
Beneficiary Verification	R 0,00	64 436	R10 283 936,00	R0,00	0	3 537	R60 129,00	13 233	R3 784 427,00	7 094	R3 750 884,00	40 572	R2 688 496,00
Advert for missing beneficiaries and contested properties	R 650 000,00	8	R5 200 000,00	R0,00	0	0	R0,00	3	R1 950 000,00	4	R2 600 000,00	1	R650 000,00
Deed Searches	R 17,00	51 088	R868 496,00	R0,00	0	3 537	R60 129,00	7 847	R133 399,00	3 644	R61 948,00	36 060	R613 020,00
Physical Verifications	R 316,00	13 340	R4 215 440,00	R0,00	0	0	R0,00	5 383	R1 701 028,00	3 446	R1 088 936,00	4 511	R1 425 476,00
Township establishment		25	R15 588 444,00	R0,00	0	0	R0,00	0	R0,00	2	R403 423,77	23	R15 185 020,23
Township establishment		20	R12 976 931,68	R0,00	0	0	R0,00	0	R0,00	0	R0,00	20	R13 415 689,55
Opening of township register		5	R2 172 754,45	R0,00	0	0	R0,00	0	R0,00	2	R403 423,77	3	R1 769 330,68
Dispute Resolution (PER HOUR)	R 700,00	3 916	R2 741 200,00	R0,00	0	0	R0,00	0	R0,00	0	R0,00	3 916	R2 741 200,00
Rectification / Litigation /Dispute Resolution	R 700,00	3 916	R2 741 200,00	R0,00	0	0	R0,00	0	R0,00	0	R0,00	3 916	R2 741 200,00
POST '94 Transfers	R 0,00	6 710	R4 782 528,00	R0,00	0	0	R0,00	0	R0,00	1 113	R1 459 143,00	5 597	R3 323 385,00
TOTAL	R 0,00	75 087	R33 396 108,00	R0,00	0	3 537	R60 129,00	13 233	R3 784 427,00	8 209	R5 613 450,77	50 108	R23 938 101,23
CONSOLIDATED TOTAL		84 974	R36 740 000	R 0,00	0	4 033	R216 865	14 233	R4 004 363	10 517	R6 043 401,77	56 191	R26 475 277,23



Provincial overview

- **Title Deeds Backlog**
- The Pre94 backlog was **23 215** and has since been reduced to **17 079**.
- The post94 backlog was **127 479** and has been reduced to **115 325**.
- The Post 2014-2019 backlog is 6628
- The new backlog is 2093.
- **Properties not proclaimed**
- Of the **17079** pre94 properties – there are **9265** properties not yet proclaimed, **4687** properties proclaimed but not yet transferred – either instructions issued or currently in lodgment and **3127** currently undergoing beneficiary verification, double registration cases mainly in former R293 areas where in some cases 2 families occupy one site.



Provincial overview

- **Properties not proclaimed**
- Of the **115 325** post94 properties – there are **75 325** properties not yet proclaimed, **20 465** affected by land legal matters mainly what was assumed to be ITB land in former R293 areas but is currently being dealt with through the legislative provision section 4 of the Ingonyama Trust Amendment Act of 1997 –and **13 031** properties proclaimed but not yet transferred and **6601** currently undergoing beneficiary verification,
- Title Deeds Registered but not issued: **14 758**



District Overview Pre94 Housing

PRE 94: TITLE DEEDS SUMMARY REPORT

DISTRICT	CURRENT BACKLOG AS @ 11AUG20	TOTAL NO. OF PROJECTS	LAND ISSUES	TOWNSHIP ESTABLISHMENT	COMPLIANCE CERTIFICATE	BENEFICIARY VERIFICATION	TRANSFER	COMPLETED
				NO OF PROJECTS	NO OF PROJECTS	NO OF PROJECTS	NO OF PROJECTS	NO. OF PROJECTS
Amajuba	1 392	5	0	0	0	0	5	0
eThekweni	9 405	28	3	7	2	2	14	0
Harry Gwala	723	6	0	0	0	0	6	0
Illembe	101	9	0	0	2	0	6	9 1



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District Overview – Pre94 Housing

DISTRICT	CURRENT BACKLOG AS @ 11AUG20	TOTAL NO. OF PROJECTS	LAND ISSUES	TOWNSHIP ESTABLISHMENT	COMPLIANCE CERTIFICATE	BENEFICIARY VERIFICATION	TRANSFER	COMPLETION
Umgungundlovu	1 117	18	1	1	7	7	2	0
uThukela	2 322	7	0	0	0	2	5	0
uMzinyathi	105	5	0	0	0	1	4	0
King Cetshwayo	613	8	2	2	0	2	2	0
uMkhanyakude	23	1	0	0	0	0	1	0
Zululand	803	3	0	0	0	2	1	0
Total	17 088	98	7	11	11	21	46	2



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District Overview – Post94 Housing

DISTRICT	ORIGINAL BACKLOG	CURRENT BACKLOG AS @ 11AUG20	TOTAL NO. OF PROJECTS	LAND ISSUES	TOWNSHIP ESTABLISHMENT	COMPLIANCE CERTIFICATE	BENEFICIARY VERIFICATION	TRANSFER	COMPLETED
Amajuba	5 119	893	9	0	0	0	0	5	0
eThekweni	73 012	73 012	151	18	34	19	9	49	22
Harry Gwala	4 152	2 018	24	0	10	0	6	7	1
Illembe	3 251	10 014	23	3	6	0	7	7	0
Ugu	7 532	4 364	9	1	2	0	1	0	110



District Overview – Post94 Housing

DISTRICT	ORIGINAL BACKLOG	CURRENT BACKLOG AS @ 11AUG20	TOTAL NO. OF PROJECTS	LAND ISSUES	TOWNSHIP ESTABLISHMENT	COMPLIANCE CERTIFICATE	BENEFICIARY VERIFICATION	TRANSFER	COMPLETED
Umgungundlovu	19 481	15 140	70	0	47	16	0	2	0
uThukela	7 337	4 642	54	4	4	0	40	3	0
uMzinyathi	4 405	1 736	7	1	0	0	1	2	1
King Cetshwayo	1 394	1 328	8	0	2	0	3	2	1
uMkhanyakude	0	0	2	0	0	0	0	1	0
Zululand	2 428	2 173	7	1	1	0	2	3	0
Total	127 479	115 320	364	28	106	35	69	81	¹² 25



District overview Pre 94 Housing

PRE 94: TITLE DEEDS SUMMARY REPORT

DISTRICT	NO OF INSTRUCTIONS	NO. OF LODGEMENTS	CHALLENGE	REMEDIAL ACTION
Amajuba	30	20	Missing beneficiaries	
Ilembe	10	5	Disputes issues	Municipality attending to disputes
Ugu	68	0	Sectionalization of flats	Municipality in the process of appointing service provider to undertake sectionalization.
Umgungundlovu	40	0	Disputes and missing beneficiaries	
uThukela	104	0	Beneficiary issues	service provider appointed to undertake beneficiary verification.
King Cetshwayo	11	0	Beneficiary issues and sub-divisions	service providers appointed to undertake beneficiary verification and sub-divisions.
Zululand	245	0	Beneficiary issues	service provider appointed to undertake beneficiary verification.



District overview Post94

POST 94: TITLE DEEDS SUMMARY REPORT

DISTRICT	BACKLOG	NO OF INSTRUCTIONS	NO. OF LODGEMENTS	CHALLENGE	REMEDIAL ACTION
Amajuba	893	0	0	Missing beneficiaries	Municipality to advertise for missing beneficiaries.
eThekweni	73 012			Refer to detailed report	
Harry Gwala	2 318	521	0	Missing beneficiaries	Municipality to advertise for missing beneficiaries.
Ilembe	10 014	580	102	Township establishment	SPLUMA applications submitted for approval by the municipality.
Ugu	4 364	250	0		
uThukela	4 642	0	0	Township establishment	Service providers are on the ground
uMzinyathi	1 736	475	0	Beneficiary issues	service provider appointed to undertake beneficiary verification.
King Cetshwayo	1 328	121	0	Beneficiary issues	service provider appointed to undertake beneficiary verification.
Zululand	2 173	73	0	Beneficiary issues	service provider appointed to undertake beneficiary verification.



District overview Post2014

POST2014 TITLE DEEDS SUMMARY REPORT

DISTRICT	BACKLOG
Amajuba	586
eThekweni	1 354
Harry Gwala	0
Ilembe	495
Ugu	588
Umgungundlovu	0
uThukela	0
uMzinyathi	388
King Cetshwayo	512
uMkhanyakude	2 705
Zululand	0
Total	6628



District overview -New backlog

NEW BACKLOG	
DISTRICT	BACKLOG
Amajuba	1 308
eThekweni	0
Harry Gwala	414
Ilembe	0
Ugu	0
Umgungundlovu	2 947
uThukela	0
uMzinyathi	312
King Cetshwayo	0
uMkhanyakude	0
Zululand	0
Total	4 981



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eThekweni Municipality





BACKGROUND INFORMATION FOR ETHEKWINI MUNICIPALITY

- Great strides have been made in dealing with Title Deeds Backlog which was estimated to be **73 012**
- A Steering Committee comprising eThekwin Municipality Human Settlements, eThekwin Technical Departments and KZN DHS Title Deeds Restoration Unit has developed a process to unlock the technical assessments which paved the way for the issuing of the Section 28.1 certificates.
- To date **10** projects have been cleared with a total of **5031** properties.
- A balance of **16 064** is currently going through various stages of assessments. The total number of phase 1 properties is **20 322**
- During the period under review there are **3353** properties transferred which is inclusive of Cornubia (Phase 1A and Phase 1B). There is an additional 722 which is with conveyancers ready for lodgement inclusive of 261 for Cornubia Phase 1B.
- **Title Deeds issued since July 2019 To Date is 1052**
- The slides that follow indicate the detailed report on the progress achieved thus far.



PHASE 1 - TITLE DEED RESTORATION - ACTION LIST

Region	No.	Project Name	Infrastructure Assessment Comments /Reason not constructed	Action Item	Progress to date	By When
Northern	1	Burbreeze Housing Project	Complete	The project was submitted to SG office, but returned due for road closure requirements.	Positive guidance obtained from previous Land surveyor. Provincial HS to provide further progress on the matter.	18/Aug/2020
Western	2	Savanna Park Phase 1 Stage 2&3	Complete	Submission pack complete, submitted to PSH.	Pack assessed by PSH and there were 3 critical issues to be addressed. DoE inspected the site and concluded an assessment report for submission to the HOD for consideration. DoT to inspect the site and provide feedback. W&S to provide an amended letter incorporating sewerage disposal.	18/Aug/2020
Northern	3	KwaMashu C	Complete	Submission to PSH being compiled.	Conveyancer published an advert in terms of Regulation 68.1 and 14 days for CRT lapses on 07/08/20. Conveyancer to lodge the application to the Deeds Office to obtain CRT. Process to open township register to commence.	25/Aug/2020
Southern	4	Welbedacht East Phase 2B & 3B	Complete	Currently attending to the appointment of a new surveyor appointed to attend to approval of GP	Pack currently being compiled to PSH. Land surveyor awaiting road numbers from SG office.	18/Aug/2020



PHASE 1 - TITLE DEED RESTORATION - ACTION LIST

Region	No.	Project Name	Infrastructure Assessment Comments /Reason not constructed	Action Item	Progress to date	By When
Southern	5	Philani Valley Phase 17 to 25 - Umlazi Unit 1Y	Complete	Meeting to be held to finalise land legal issues.	Application pack currently being compiled to PSH. MEC provided consent for expropriation of land and the process is underway.	31/Aug/2020
Southern	6	Kingsburgh Phase 1	Complete	Transfers finalised. Title deeds to be handed over on the 7th March.	Title deeds were handed over.	
Southern	7	Kingsburgh Phase 2	Complete	Transfers fianlised. Title deeds to be handed over on the 7th March.	Title deeds were handed over.	
Southern	8	Kingsburgh Phase 3	Complete	Currently attending to the appointment of a new surveyor to attend to the approval of the GP.	Matter being attended by Management of Provincial department and to provide feedback.	18/Aug/2020



PHASE 1 - TITLE DEED RESTORATION - ACTION LIST

Region	No.	Project Name	Infrastructure Assessment Comments /Reason not constructed	Action Item	Progress to date	By When
Southern	9	Kingsburgh Phase 4	Complete	Currently attending to the appointment of a new surveyor to attend to the approval of the GP.	Matter being attended by Management of Provincial department and to provide feedback.	18/Aug/2020
Southern	10	Rietvallei Phase 1A (Fredriet: Inchanga)	Sewer not constructed to spec. Eskom reply letter sent to PSH on 04 March for assistance.	Sewer assessment and action plan. Await PSH feedback on Eskom letter.	Drafting of PQ tender documents complete. Circulation of tender documents.	15/Sep/2020
Southern	11	Welbedacht West Phase 2	60m of road not constructed	Road assessment and action plan.	Drafting of PQ tender documents complete. Circulation of tender documents.	15/Sep/2020
Northern	12	KwaMashu Newlands Interface	Storm Water as-built data missing.	Locate as-built drawings, failing which, CCTV inspections and drawings to be produced.	Procurement of professionals to start for CCTV inspections.	18/Aug/2020



PHASE 1 - TITLE DEED RESTORATION - ACTION LIST

Region	No.	Project Name	Infrastructure Assessment Comments /Reason not constructed	Action Item	Progress to date	By When
Southern	13	Welbedacht East Phase 1A&1C	2310m of road not constructed, payment delay for SW analysis	Road assessment and action plan.	Drafting of PQ tender documents complete. Circulation of tender documents.	15/Sep/2020
Southern	14	Welbedacht East Phase 2A,3A/1,3A/2,3A/3	80m of road not constructed, payment delay for SW analysis	Road assessment and action plan.	Drafting of PQ tender documents complete. Circulation of tender documents.	15/Sep/2020
Southern	15	Welbedacht East Phase 4B & 5B	125m of road not constructed	Road assessment and action plan.	Drafting of PQ tender documents complete.	15/Sep/2020
Western	16	Nazareth Island / Gcibi	75m of road not constructed	Road assessment and action plan.	Pack submitted to PSH and awaiting roads certificate.	
Northern	17	Tongaat Greylands	318m of road not constructed, sewer and water not constructed to spec.	Road, sewer and water assessment and action plan.	Drafting of PQ tender documents complete. Circulation of tender documents.	15/Sep/2020



PHASE 1 - TITLE DEED RESTORATION - ACTION LIST

Region	No.	Project Name	Infrastructure Assessment Comments /Reason not constructed	Action Item	Progress to date	By When
Western	22	Burlington Greenfields (Buffelsbosch)	94m of road not constructed to spec, sewer and water not constructed to spec.	Road assessment and action plan.	Drafting of PQ tender documents complete. Circulation of tender documents.	15/Sep/2020
Northern	23	Burnwood Housing Project	Transfers complete and title deeds handed over			
Northern	24	Ntuzuma D Phase 1	ITB issues that need clarity	Interim measures being discussed.	Obtained certified Section 28.1 on 29/07/20 and was handed over to Conveyancor. Amended affidavit for application of GP copies is in place and Province to submit.	05/Aug/2020
Northern	25	Ntuzuma D Phase 2 & 3	This project is currently under construction.	Exclude this project from TRP framework.		



PHASE 1 - TITLE DEED RESTORATION - ACTION LIST

Southern	26	Ezimbokodweni (Phase 1 - KwaRemi)	The naming of this project and relevant files including COE do not tie up.	COE needs to be changed.	Matter being attended by Management of Provincial department and to provide feedback.	Housing Project Manager	18/Aug/2020
Western	27	Mpola Phase 1	Cannot locate COE	Locate COE.	Provincial Town Planners working on finalizing the incomplected layout and reconstruction of COE.	Housing Project Manager	Ongoing
Northern	28	Waterloo 1 -2 & 4	Cannot locate COE	Locate COE.	Recommendation is to remove the project as it is at transfer stage.	Housing Project Manager	18/Aug/2020
Southern	29	Roseneath Gardens	Cannot locate COE	Locate COE.	COE located and will be forwarded for technical assessment.	Housing Project Manager	04/Aug/2020
Northern	30	Inanda Newtown	Cannot locate COE	Locate COE.	COE located and will be forwarded for technical assessment.	Housing Project Manager	04/Aug/2020



PHASE 1 - TITLE DEED RESTORATION - ACTION LIST

Region	No.	Project Name	Infrastructure Assessment Comments /Reason not constructed	Action Item	Progress to date	By When
Southern	31	Philani Valley Phase 1 to 16	Problem with housing sites not included in overall COE documentation.	COE needs to be changed.	Matter being attended by Management of Provincial department and to provide feedback.	18/Aug/2020
Southern	32	Kingsburg West Phase 5 - No development	No Development of this township took place	Reasons for non development.	(Vacant land with some structures. Project does not fall under TRP framework).	
Southern	33	Kingsburg West Phase 6 - No development	No Development of this township took place	Reasons for non development.	(Vacant land with some structures. Project does not fall under TRP framework).	



TITLE DEED RESTORATION - INFRASTRUCTURE CLEARANCE

PHASE 2 - JULY 2020

Region	No.	Project Name	Approx. Yield	COE Avail	Roads	Storm Water	Sewer	Water	Elec	Solid Waste	% Complete per Project
			9645		Infrastructure Confidence Rating						18.8%
W	1	Berkshire Downs (Eastern Buffer Extension)	524	yes	1	1	3	3	1	N/A	18%
S	2	Chesterville	125	yes	1	1	3	3	1	N/A	18%
N	3	eMtshebheni (Phase 1)	779	yes	1	1	3	3	1	N/A	18%
N	4	Hammonds Farm Housing Project	2026	yes	1	1	3	3	1	1	17%
S	5	Lamontville (Chris Hani)	281	yes	1	1	3	3	1	1	17%
S	6	Lamontville (Barcelona 1)	265	yes	1	1	3	3	1	1	17%
S	7	Lamontville informal (Mandela Park)	159	yes	1	1	3	3	1	1	17%
S	8	Lamontville informal (Tamboville)	84	yes	1	1	3	3	1	1	17%
N	9	Mount Moriah Phase 3	2174	yes	1	1	3	3	1	N/A	18%
N	10	Mount Moriah Phase 4	1106	yes	1	1	3	3	1	N/A	18%
N	11	Ntuzuma J - (Ntuzuma D Phase 4)	656	yes	1	1	3	3	1	1	17%
N	12	Quarry Heights Phase 5	307	yes	1	1	3	3	1	N/A	18%
S	13	Chesterville Incremental Phase 2	197	yes	1	1	3	3	1	N/A	18%
N	14	Mount Royal	962	yes	1	1	3	3	1	N/A	18%



Former R293 and Sectional Title Scheme

TRP milestone	No of Projects affected	Total No of beneficiaries	Current Status	Current status
Projects at transfer stage	8	1687	Facilitation for signing sales agreement	Chatsworth 90,, Newlands 75, Phoenix 10. Pinetown 60, Verulam 25 Transfers to be completed by December 2020
Certificate of Registered Tile		347	Issuing of Section 28.1 certificates	1 Station Park currently undergoing Technical assessments as part of the Phase 2 projects.
Land Legal Matters	3	1333	2 ITB land – Political directive and 1 land vesting	eThekwini Human Settlements and Legal Unit / COGTA is assisting with the proclamation
Flats to be sectionalised		1520 - Isipingo Flats 202, 324, 351. Marianridge, 405, Tongaat 238	Conveyancer for sub-divisions for Isipingo Flats introduced to community on 5 th August 2019	The process of Sectionalisation of flats is underway. 300 has been sent to conveyancing for further processing to assigning to the conveyancer. 500 has been assigned to deal with planning issues and 720 the sectionalisation is nearing completion. All 1520 title deeds to be ready by June 2021

Double Registration progress for Madamfana (Ntuzuma F)

Double registration		748	Court order for the withdrawal of title deeds – October 2019	eThekwini Legal Department had referred the matter to the court just before the Lockdown. The court is yet to pronounce on the date
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Pre94 Housing Stock (R293 and Ex RSA Land) Extended Enhanced Discount Benefit Scheme

		Time frames
Projects at a transfer stage	Hambanathi Lamontville KwaNdengezi KwaDabeka Magabheni KwaMashu Inanda Chesterville	Ongoing until end September 2021

The process of establishing the number of sites still in the name of the Local Authorities has commenced. This process includes obtaining GPs for all R293 townships from the SG's office; doing bulk Windeed of all the sites appearing on GPs and then upon completion of that exercise, an exact number of transfers will be confirmed.

The whole exercise started in November 2019, only one phase, which is Umlazi V has obtained both GP and Windeed. The process will include identifying the cottages and the semi detached unit. For this exercise Umlazi V, Lamontville and KwaNdengezi were identified as pilot projects.



Item	Estimated no of Title Deeds	Timeframe	Progress Report				Processed to date		
Title Deeds currently at transfer stage and verification stage	2200	End March 2020	Instructions with Conveyance rs.		Lodgm ents	Registr ations	Project Name	Status	
							Kingsburg h phase 1	township register opened, 262 transfered and 20 in a process of signing beneficiaries.	
			Pre 94	119	0	59	Kingsburg h phase 2	94 registered - 21 Instructions sent to Conveyancer and 12 with issues. Conveyancer.	
			Post 94	238	139	501	Welbedat ch East phase 2	673 waiting list of lot numbers from PM for phase 2B-4B. GP is not approved. Verification will commence after the GP approval.	
Title Deeds that require Section 28/1 certificates (Services Certificate)	10 000 (priority projects)	End June 2020	TOTAL		357	139	560	Burbreeze	255 instructions with the Conveyancer. Conv to apply for road closure before opening township register.
			4 projects ready opening of Township Register yield 1870				KwaMash u C	401 Instructions pending opening of township	
							Savannah Park	319 Instructions pending opening of township	



TRP PROGRESS REPORT

Item	Estimated no of Title Deeds	Timeframe	Progress Report	Processed to date	
Projects affected by land Legal issues	9700	End June 2021	Land legal matters being sorted through the Ingonyama Trust Amendment Act Amendment provisions (Section 4 of the Act)	Former R293 projects are in the same category where either planning approvals are required or Section 28.1 approvals are required Philani Valley – Expropriation matters to be sorted	1073
Projects blocked by Planning	40 000	End June 2021	Report for the appointment of professional service providers to be resubmitted to BAC. Process for phase 2 appointments will be completed by August 2020	Report to be resubmitted to BAC KZN Town Planners to assist with other projects with re-planning and survey work and also assisting with redefining the scope for the appointment from the Panel of consultants from eThekweni Municipality	Additional information requested by BAC

The Phase 2 projects: A list of projects has been submitted and Conditions of Establishment and shape files are being processed for processing.



TITTLE DEEDS ISSUED BY DEEDS OFFICE AND AVAILABLE FOR HANDOVER

- The Municipality has a total of 6150 Title Deeds registered in various wards and ready for the handover. The detailed list with each ward councillor is available.
- So far there are 315 deceased identified that have to be dealt with in terms of deceased estates.

Please note that these title deeds will be verified for rightful ownership prior to handover.



Msunduzi Municipality



POST 1994 TRANSFERS

The verification process revealed that **2461** properties had already been transferred to beneficiaries reducing the backlog to **8535**

POST 94	AMBLETON PHASE 1 & 2 WARD 18	EDENDALE BB WARD 17	WILLOW/FONTEIN	EDENDALE J1,T1,T4,T6 & T7	EDENDALE UNIT H	MATSHAHANI	SLANGSPRUIT	SOBANTU	EDENDALE CC	EDENDALE DD	EDENDALE A	EDENDALE N	EDENDALE Q	CALUZA	TOTAL
BACKLOG	2592	1546	683	52	3204	2816	3566	120	6	228	91	17	3	9	8535
ALREADY TRANSFERED	534	0	649	0	0	0	1195	34	0	44	0	5	0	0	2461



EXTENDED ENHANCED DISCOUNT BENEFIT SCHEME (EEDBS)PRE- NONE SUSPENSIVE SALES

- ☐ The Extended Enhanced Benefit Scheme is divided into two sections; Suspensive Sales and Non-Suspensive which total **801** Properties. Verification revealed that **16** had already been transferred and backlog reduced to **785**.
- ☐ These township listed below do not form part of suspensive sales

<u>TOWNSHIP</u>	<u>SOBANTU WARD 35</u>	<u>EDENDALE CC WARD 22</u>	<u>EDENDALE DD WARD 19</u>	<u>EDENDALE A WARD 23</u>	<u>EDENDALE N WARD 17/18</u>	<u>EDENDALE Q WARD 13</u>	<u>CALUZA WARD 20</u>	<u>TOTAL</u>
<u>INSTRUCTIO NS</u>	<u>120</u>	<u>8</u>	<u>228</u>	<u>91</u>	<u>17</u>	<u>3</u>	<u>9</u>	<u>476</u>



EEDBS SUSPENSIVE SALES PROPERTIES

☐ **MORTGAGE BONDS AND SUSPENSIVE SALES (309)**

- ☐ These matters have a Housing Capital which require Full Council resolution to write off the debt. Council resolution has been secured.

TOWNSHIP	INSTRUCTIONS	ALREADY TRANSFERED	REQUIRE DETB-WRITE OFF BEFORE TRANSFER	TRANSFERABLE PROPERTIES
RAISETHORPE WARD 30	26		Done through council resolution	Verification on hold
BISHOPSTOWE WARD 38	21		Done through council resolution	Verification on hold
EASTWOOD WARD 34/38	24	16	8 -Done through council resolution	Verification on hold
Woodlands, Bishopstowe and Eastwood	11			(7 awaiting rates and 18(4) certificates.

NB! 309 properties require debt write off falling under this category it must be noted that only 84 files were received from finance.



Interventions

EEDBS: Mortgage Bonds and Suspensive Sales - Eastwood, Bishopstowe and Raisethorpe

Item / Issue	Resources/ Intervention required	Progress report
<p>There is a Housing Capital balance which requires a council resolution for mortgage bonds write off.</p> <p>Files of these properties are kept by Finance and only 84 has been transferred to the conveyancers.</p> <p>225 files are still with Finance Unit waiting for Council resolution</p>	<p>None – Solution required being implemented</p>	<p>Council resolution obtained – beneficiary verification cannot proceed due to Covid 19</p>



KWAZULU-NATAL PROVINCE

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Interventions

The issuing of Rates Clearance certificates was taking months and this resulted in the slow production of Transfers.

Item / Issue	Resources / Intervention required	Progress report
The Municipality has a system that generates the rates clearance certificates (RCC). The mechanisms for the electronic generation of the certificate	Approval for the process to unlock the issuing of the rates clearance certificate	Necessary approvals obtained



Interventions

Transfer of Title Deeds at Caluza

Item / Issue	Resources/ Intervention required	Progress report
<p>All 9 properties are not vested on Land owned by Municipality. The Land is owned by Department of Rural Development and Land Reform.</p> <p>Engagements with DRDLR has been undertaken and a letter has been requested for the application for donation of the land to the Municipality.</p> <p>A Full Council report has been prepared anticipated turn around for Council approval February sitting.</p>	<p>Council resolution and engagements with Provincial Head for Rural Development and Land Reform</p>	<p>Engagements have been undertaken with DRDLR. A letter to request the approval for donation of the properties has been requested. A report to full council has been prepared and will be circulated to SMC, Portfolio, EXXCo and anticipated to be presented at the next Council Meeting on the at the end of February.</p>



Interventions

Edendale BB land legal matters

Item / Issue	Resources/ Intervention required	Progress report
<p>Edendale BB Township: Some of the properties located on General Plan are not owned by the Municipality.</p> <p>As these 21 properties are privately owned, this resulted in the General Plan being withdrawn, and therefore a Township Register cannot be opened, this affects 428 beneficiaries that cannot receive Title Deeds.</p>	<p>A service provider has been appointed to amend the Layout Plan. Financial resources for the compensation are available from the Edendale land acquisition funding</p>	<ol style="list-style-type: none">1. Property valuations have been undertaken for all 21 properties.2. 13 Properties will be as donation no expropriation required as engagements with owners have been undertaken.3. The draft donation agreement has been drafted and will be submitted to legal services for vetting. Process slow due to Covid 19



Intervention

Edendale Unit H (WARDS: 11, 18, 19 & 22) Imbali 1,2 &3, Imbali 14, Smero

Item / Issue	Resources/ Intervention required	Progress Report
<p>There are Deed of Grant who property owners and are affected by the new Layout plan</p> <p>Compensation of the Deed of Grant Owners who are no longer residents in the area has to be undertaken in order to register a new general plan. There are 520 properties affected here. Based on a valuation of R50 000 per property, of which is the “worst case scenario”, budget of R26 million will be needed.</p>	<p>R21m required to compensate the affected beneficiaries whose properties are affected by the layout plan</p>	<p>The reallocation of funds has been approved, in order to utilize funding to pay Geo-Afrika – The company will undertake all the necessary amendments.</p>



Interventions

Encroachments by illegal structures was causing delays in the issuing of Section 18(4) compliance certificates

Item / Issue	Resources/ Intervention required	Progress Report
<p>Service Provider appointed to deal with amendments of the layout plan and other processes aligned to Township designation.</p> <p>The Process of appointing the Team of professionals for outstanding Town Planning and Land surveying is underway for Matshaheni Township. Engagements with DoHS are ongoing to assist and finalise the appointment.</p>	<p>Financial resources are available</p>	<ul style="list-style-type: none">• DoHS is working on SLA with HDA also, appointed through panel of stage 1 companies that will be undertaking Planning and Land Survey.• Amending of layout. <p>SPLUMA process/approval</p> <ul style="list-style-type: none">• Approval of GP• Opening of Township Register.



Interventions



Slangspruit Township

Item / Issue

Resources/ Intervention required

Progress Report

- Land is not vested in the ownership of Council affecting approximately 2296 beneficiaries that require transfer. The land is vested in the ownership of Provincial Department.
- A report to obtain Full Council Resolution to accept donation for the affected properties.

Financial resources for conveyancing are available.

Conveyancer involved in all will undertake transfers to the municipality and thereafter beneficiaries.



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Interventions



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Vacant and vandalized properties at Ambleton, Edendale BB, Edendale T and Willofontein		
Item / Issue	Resources/ Intervention required	Progress Report
A list of properties has been sent to DoHS for vacant sites where Top structure was not constructed or vandalised properties for inclusion in the Rectification programme.	Financial resources from KZNDHS required to construct houses that were never constructed	Draft report has been drafted for the next HEAC meeting



Interventions

Fast tracking of the regularization of illegals		
Item / Issue	Resources/ Intervention required	Report as at 12 th Feb 2020
The Committee to meet regularly to finalise the process and thereafter submit to the conveyancer for further processing	Committee meetings	To date 124 matters have been resolved by dispute and referred to finalisation of conveyancing. 139 matters ready for dispute committee to resolve.



Programme for the Hand Over of the Title Deeds

- To date there are **669** title deeds that are ready for handover to beneficiaries.
- There are 255 EEDBS properties that can be ready by the 2nd Quarter 2020/2021 financial year once all conveyancing has been completed.

PROVINCIAL PRIORITY: PREMIER/MEC (PROPOSED ONE HAND-OVER CEREMONY IN STRATEGIC AREA)

NO	WARD	PROJECT	WARD COUNCILLOR	CONTACT NO	AVAILABLE TO HAND OVER
1	19	Edendale DD (Imblali 1 & 2)	Councillor C Ndawonde	073 431 4277	120
2	17	Edendale BB (Imbali BB)	Councillor Sithole	078 767 6589	176
3	17	Edendale N (Imbali 13)	Councillor Sithole	078 767 6589	7

MUNICIPALITY: MAYOR/ WARD COUNCILLOR

NO	WARD	PROJECT	WARD COUNCILLOR	CONTACT NO	TOTAL TARGET
1	35	Sobantu	Councillor Dlamini	0728 483 587	36
2	30,34,38	Eastwood, Bishopstowe and Raisethorpe, Glenwood	Councillors: Jugmohan, Ismail, Dlamini	083 486 7932 082 786 2127 079 915 0545	255 (Target once the debt-write off has been applied)
3	18	Ambleton Phase 1 & 2	Councillor M Mkhize	079 095 2652	330



4.1 TRP QUARTER 1 REPORT

Programme / Subprogramme / Performance Measures	1st Quarter Target	1st Quarter Actual	1st Quarter Variance	% Quarter Achieved	Service Delivery Narrative- Challenges	Remedial action taken
Number of post- 1994 title deeds registered for the subsidy market	348	126	-222	37%	Even though some Municipal transfers did occur in the current report, the deeds office could not provide the department with deeds numbers due to challenges associated with the COVID-19 Lockdown & this is holding about 32 additional unreportable post 94 transfers.	The Department has prepared a list of the affected properties and submitted to the deeds office in order to provide the required transfer references and enable conveyancers to provide adequate and acceptable evidence.



6. TRP QUARTER REPORT

No.	Programme / Subprogramme / Performance Measures	1st Quar ter Targ et	1st Quar ter Actu al	1st Qua rter Vari ance	% Qua rter Achi eve d	Service Delivery Narrative- Challenges	Remedial action taken
	Number of post- 1994 title deeds registered for the subsidy market (April 1994-March 2014)	348	32	-316	9%	Even though some Municipal transfers did occur in the current report, the deeds office could not provide the department with deeds numbers due to challenges associated with the COVID-19 Lockdown & this is holding about 32 additional unreportable post 94 transfers.	The Department that has prepared a list of the affected properties and submitted to the deeds office in order to provide the required transfer references and enable conveyancers to provide adequate and acceptable evidence before the validation period expires.
	Number of Township registers opened	0					



Programme / Subprogramme / Performance Measures	1st Quarter Target	1st Quarter Actual	1st Quarter Variance	% Quarter Achieved	Service Delivery Narrative-Challenges	Remedial action taken
Programme 4: Housing Assets Management, Property Management						
Number of Pre-1994 title deeds registered	1 909	74	-1 835	4%	<p>Municipal Stock:</p> <p>1. Even though some Municipal transfers did occur in the current report, the deeds office could not provide the department with deeds numbers due to challenges associated with the COVID -19 Lock-down & this is holding 45 additional unreportable pre 94 transfers.</p> <p>Departmental Stock:</p> <p>1. Deeds office new requirement to advertise Regulation 68 (1) for VA copies is time consuming.</p> <p>:</p>	<p>Municipal Stock:</p> <p>1. The Department has prepared a list of the affected properties and submitted to the deeds office in order to provide the required transfer references and enable conveyancers to provide adequate and acceptable evidence</p>
Beneficiary verification – post 94:				673 properties processed	Covid19 has made it difficult to proceed with physical beneficiary verification.	Alternative solutions are being discussed with the municipalities and the service providers.



Challenges and Remedial Action

Challenges	Proposed Remedial Action
Covid 19 Challenges	
Deeds office not fully operational due to Covid 19. Some of the properties registered not captured	A request has been made to Deeds office that the properties registered be confirmed through a formal notification
Social Facilitators not on the ground due to Covid 19	Where possible, social facilitators be provided with protective gear and observe all the Covid19 protocols or alternatively wait for the pandemic to ease down
General challenges	
Dispute cases not dealt with leading to delays in regularisation	Sanitazation of venues and resources used after each case has ben heard
Sectionalisation of flats	Clear guidelines on this category of housing typology

Challenges and Remedial Action

Challenges	Proposed Remedial Action
Request for intervention from the Register of Deeds in terms of Regulation 68 (1) certificate for Human Settlements from the deeds office when the original Holding Deed is lost. This regulation requires that lost title deed be advertised for a period of time even if its state land. There have been engagements with Provincial Deeds Office but the response was that its a regulation passed by the National Department of Agriculture, Land Reform and Rural Development	Assistance from the Portfolio Committee to engage the with National Department of Agriculture, Land Reform and Rural Development
Challenge of title deeds not handed over and there informal sales that have taken place. This contributes to a no of title deeds not collected but recorded as transferred	Policy guidelines to be developed
Tenure issues for 3 storey walk ups in the low income group settlements (Emapahelen) eThekweni Municipality). Sectional Title scheme's sustainability in question	Policy directive on this matter



Recommendations

- That the KZN TRP progress report be noted
- Notes the budget cuts as affected by the Covid 19 challenges
- Notes that the Department together with National Department of Human Settlements will work on policy gaps identified especially funding for Sectionalisation of flats and Tenure issues for the 3 storey walk ups (Emapheleni project)
- The Portfolio Committee to assist with unlocking the delays caused by Regulation 68(1) for the VAs for the lost holding deed.

THANK YOU

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