

NORTH WEST HOUSING
CORPORATION

OFFICE OF THE CEO AND ACCOUNTING AUTHORITY

Date: 12 March 2024

TO: HONOURABLE MEMBER OF EXECUTIVE COUNCIL, PDN MALOYI

**DEPARTMENT OF COOPERATIVE GOVERNANCE, HUMAN SETTLEMENTS AND
TRADITIONAL AUTHORITY**

Ref: Executive summary of MAWIGA 4 Petitioners:

1. PURPOSE

To update the Honourable MEC on the progress made with regard to the implementation of the Public Protector's Report.

2. BACKGROUND

2.1 This report seeks to respond to progress made about implementation of Public Protector's report. In summary, the Public Protector's report highlighted the followings:

2.1.1 Public Protector Finding:

Mr. Michael Mere could not make use of the property, No 2877 Zone 2 Ga-Rankuwa purchased from North West Housing Corporation on the

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08 March 2006 for the amount of R30 072, he alleged that City of Tshwane Metropolitan Municipality and the North West Housing Corporation could not assist him in the transfer and registration of the property.

North West Housing Response

North West Housing Corporation confirms that Mr. Michael Mere is the owner of property NO. 2877 Zone 2 Ga-Rankuwa. He has paid the full purchase price and he was given confirmation of payment by North West Housing Corporation. North West Housing Corporation then commenced with the process of issuing title deed in Mr. Mere's name. Conveyancers were given instructions in this regard. Gauteng Human Settlement Department then appointed the Conveyancers to proclaim and open Township Register for Ga-Rankuwa Zone 2. The issue of opening the township is currently with the City of Tshwane, Housing Development Agency and Gauteng Department of Human Settlements.

In response to the issue of proclamation, the City of Tshwane responded as follows: "The township Ga-Rankuwa unit 2 is situated on the farms Oudekraal Sjambok 726 JR which is owned by the City, as well as on farms portions 3 Medunsa 237 JR owned by RSA & portion 4 of Medunsa 237 JR which is privately owned for it falls under the remainder. No township register was opened thus no data at the Deeds-Office. Property was proclaimed under Proclamation no: 31798 Notice no: 74/2009 dated 23/01/2009. The City further requested Housing Development Agency to advise on how the township registration can be expedited". Housing Development Agency (HDA) has advised the City of Tshwane Metropolitan Council to request Medunsa to surrender the affected land to continue with proclamation.

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2.1.2 Public Protector Finding:

The properties relating to Ms Ledingwane, Ms Sepeng and Mr Kgasoe were sold, registered and transferred to third parties fraudulently. The Public Protector instructed the CEO to write an apology to the individual complainants for the maladministration of their property. The North West Housing Corporation is advised to consider compensating the ex-gratia payments to the affected complainants for the embarrassment, frustration, pains and pecuniary loss suffered as a result of their houses for the past 13 years.

NWHC Response:

a) The CEO of North West Housing Corporation has issued apology to the affected

complainants as instructed by the Public Protector, and petitioners have confirmed receipt of such written apology.

(b) Secondly, in line with Public Protector's instruction, the North West Housing

Corporation Board considered the ex-gratia payment and took a resolution to

pay each complainant ten thousand rands (R10 000). To date all Petitioners were paid.

3. All Petitioners were granted sites as follows:

3.1 Mr Ernest Kgasoe: 757 Unit 2 Mogwase Township, a total of 1441m².

- Mr Kgasoe signed Offer to Purchase (Zero rated) on the 21 March 2023.
- The Provincial Department of Human Settlements was given permission to build a house on the 29 May 2023.

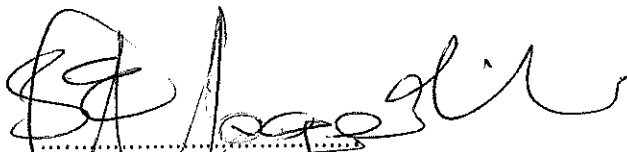
- Number of meetings took place between Mr Kgasoe and the Department Representative, after the NWHC handed over the site officially to the Department.
- The process is currently in the hands of the Provincial Department of Human Settlements.

3.2 Ms Mary Ledingoane: Erf 12049 and 12050, each stand equal to 258m²

- Ms Ledingoane signed Offer to Purchase (Zero rated) for 2 stands, on the 21 March 2023 and 20 April 2023.
- The City of Tshwane was send a letter to commence the transfer and construction of the house on the 12 May 2023.
- The process is currently with the City of Tshwane.

3.3 Ms B Sepeng : Erf 9059 and 9060 Ga - Rankuwa Zone 4, each stand equal to 802m²

- Ms Sepeng signed Offer to Purchase (Zero rated) on the 15 June 2023.
- The City of Tshwane was given permission to transfer and commence with construction on the 23 June 2023.
- The process is currently in the hands of the City.



Mr Sello Mogodiri
Chief Executive Officer

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