

DEPARTMENT OF HUMAN SETTLEMENTS

**IMPLEMENTATION GUIDELINES
FOR THE MILITARY VETERANS
HOUSING PROGRAMME IN THE
NORTH WEST PROVINCE
2020/2021**

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EDICT OF GOVERNMENT

In order to promote public education and public safety, equal justice for all, a better informed citizenry, the rule of law, world trade, and world peace, this policy guideline is hereby made available on a noncommercial basis, as it is the right of all humans to know and speak the laws that govern them.

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ABBREVIATIONS

Abbreviation	Full description
APLA	Azanian People's Liberation Army
AZANLA	Azanian Liberation Army
BBBEE	Broad-Based Black Economic Empowerment
BDF	Bophuthatswana Defence Force
BNG	Breaking New Ground
CIDB	Construction Industry Development Board
CIP	Contractor Incubation Programme
EIA	Environment Impact Assessment
HOD	Head of Department
HSDG	Human Settlements Development Grant
HSS	Housing Subsidy System
IDP	Integrated Development Plan
MEC	Member of the Executive Council
MIG	Municipal Infrastructure Grant
MK	uMkhonto we Sizwe
MV	Military Veteran
NBR	National Building Regulations
NHBRC	National Home Builders Registration Council
NWHS	North West Department of Human Settlements
PPFA	Preferential Procurement Policy Framework Act, Act 5 of 2000
SANDF	South African National Defence Force
SANMVA	South African National Military Veterans Association
SPLUMA	Spatial Planning and Land Use Management Act, Act 16 of 2013
SWAPO	South-West Africa People's Organization
TBVC	Transkei, Bophuthatswana, Venda and Ciskei
TDF	Transkei Defence Force
TOR	Terms of Reference
USDG	Urban Settlements Development Grant

VAT	Value Added Tax
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DEFINITIONS

Basic services refers to services such as electricity, water, sanitation, refuse and waste removal which are critical services to improve the quality of the lives of people, and in South Africa, government has committed itself to providing a basic amount of free water, sanitation services and electricity to the poor, which are most commonly referred to as free basic services.

Beneficiary refers to a qualifying person that received a housing benefit.

Building refers to construction works that have the provision of shelter for its occupants or contents as one of its main purposes, usually partially or totally enclosed and designed to stand permanently in one place.

Competent Person refers to a Competent Person whose credentials are accepted by the National Home Builders Registration Council (NHBRG) and is admitted to the Council's list of Competent Persons. A Competent Person is a registered person in terms of the Engineering Professions Act, Act 114 of 1990, or a person registered in terms of the Natural Scientific Professions Act, Act 106 of 1993, as amended by Act 27 of 2003.

Deemed-to-satisfy refers to the Code of Practice for the application of the National Building Regulations with deemed-to-satisfy rules which are applicable for house construction in South Africa as found in SANS 10400. The Code of Practice for construction of dwelling houses in accordance with the National Building Regulations specifically covers the deemed-to-satisfy rules for housing and includes conventional housing, incremental housing and informal housing.

Delegation refers in terms of the Housing Act, Act 107 of 1997, Part 3, Section 7, Sub-sections (1), (2), (3) and (5):

(1) Every provincial government, through its MEC, must after consultation with the provincial organizations representing municipalities as contemplated in section

136(a) of the Constitution, do everything in its power to promote and facilitate the provision of adequate housing in its province within the framework of national housing policy.

(2) For the purposes of sub-section (1) every provincial government must through its MEC:

(a) determine provincial policy in respect of housing development;
(b) promote the adoption of provincial legislation to ensure effective housing delivery;

(c) take all reasonable and necessary steps to support and strengthen the capacity of municipalities to effectively exercise their powers and perform their duties in respect of housing development;

(d) co-ordinate housing development in the province;
(e) take all reasonable and necessary steps to support municipalities in the exercise of their powers and the performance of their duties in respect of housing development;

(f) when a municipality cannot or does not perform a duty imposed by this Act, intervene by taking any appropriate steps in accordance with section 139 of the Constitution to ensure the performance of such duty; and

(g) prepare and maintain a multi-year plan in respect of the execution of the province of every national housing programme and every provincial housing programme, which is consistent with national housing policy and section 3(2)(b), in accordance with the guidelines that the Minister approves for the financing of such a plan with money from the Fund.

(3) An MEC must:

(a) administer every national housing programme and every provincial housing programme which is consistent with national housing policy in section 3(2)(b), and for this purpose may, in accordance with that programme and the prescripts contained in the Code, approve:

(I) any projects in respect thereof; and
(II) the financing thereof out of money paid into the provincial housing development fund as contemplated in section 12(2);

(b) determine provincial housing development priorities in accordance with

national housing policy;

(c) apply procurement policy in respect of housing development determined by

the Minister in terms of section 3(2)(c); and

(d) administer the assets contemplated in section 14.

(4) The MEC may, subject to conditions he or she may deem appropriate in any

instance:

(a) delegate any power conferred on him or her by this Act; or

(b) assign any duty imposed upon him or her by this Act,

to an officer or employee of the department responsible for the administration of housing matters in a province, either in her or her personal capacity or by virtue of the rank he or she holds or the post he or she occupies: Provided that the delegation or assignment does not prevent the person who made the delegation or assignment from exercising that power or performing that duty to himself or herself.

Dependent as defined in the Military Veterans Act, Act 18 of 2011, in relation to a Military Veteran, relates to any person who is legally or factually dependent on that Military Veteran for support and maintenance.

Developer refers to the organ/institution planning and implementing human settlement developments and mandated by the Housing Act, Act 107 of 1997. In the case of the North West Province, the Department of Human Settlements remains the Developer, unless a Local Municipality has been assigned/accredited under the Housing Act, Act 107 of 1997, and the Municipal Accreditation Framework by the Member of the Executive Council.

Dwelling unit refers to a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation which may be separated from or linked horizontally or vertically to other units.

Extra-ordinary human settlement development conditions refers to site characteristics which necessitate that some measures over and above the "norm" are required to ensure satisfactory housing outcomes and therefore require intensive precautionary measures to ensure a durable product with investment value. Extra-ordinary human settlement development conditions relate to climatic, topographic (natural ground slope of a site) and geotechnical (inherent geology) conditions.

Greenfield site refers to an undeveloped site earmarked for a new human settlement development project.

Home refers to a meaning assigned in the Housing Consumer Protection Measures Act, Act 95 of 1998:

- a) excluding:
- a. any building which is constructed with less than two thirds of the floor area designed for residential purposes;
 - b. homes that are co-owned in terms of the Share Blocks Control Act, Act 59 of 1980 or Property Time-Sharing Control Act, Act 75 of 1983;
 - c. any home forming part of an informal settlement;
 - d. any temporary building as contemplated in the National Building Regulations issued in terms of the National Building Regulations and Building Standards Act, Act 103 of 1977; and
 - e. a shack or caravan.
- b) including:

- a. a unit to be occupied for residential purposes as contemplated in the definition of "social housing" in Section 1 of the Social Housing Act, Act 16 of 2008;
- b. a residential section registered in terms of the Sectional Titles Act, Act 95 of 1986, and any common building;
- c. a unit as contemplated in the Housing Development Schemes for Retired Persons Act, Act 65 of 1988;

Identified land parcel refers to a tract of land, comprising of one or more farm portions or erven registered in a Deeds Registry, identified for the purpose of housing development under a subsidy scheme.

Incubator Programme refers to the Contractor Incubation Programme which creates an enabling environment within which contracting enterprises with a proven track record can continue to develop into sustainable contracting enterprises. The CIP concentrates on contracting enterprises within categories 3 to 7 of the CIDB grading.

Housing development or human settlement development is defined in terms of Housing Act, Act 107 of 1997, as the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities, and to health, education and social amenities in which all citizens and permanent residents of the Republic will, on a progressive basis, have access to permanent residential structures with secure tenure, ensuring internal and external privacy and providing adequate protection against the elements, and potable water, adequate sanitary facilities and domestic energy supply.

- d. a unit forming part of a housing programme contemplated in the National Housing Code issued in terms of the Housing Act, Act 107 of 1997;
- e. the private drainage system from the home up to the municipal connection or up to and including a conservancy or septic tank;
- f. water services from the point of supply to the point of discharge at fixtures and appliances;
- g. any ancillary buildings such as storerooms, covered walkways, garages, and common facilities;
- h. any retaining wall necessary to ensure the structural integrity of the home; and
- i. any adjacent building or wall on common property that has the potential to damage the home should it for any reason collapse.

Indigent refers to a person who is needy.

Infrastructure delivery refers to the combination of all planning, technical, administrative and managerial actions associated with the construction, supply, renovation, rehabilitation, alteration, maintenance, operation or disposal of infrastructure.

In situ refers to the original place, which are often also referred to as "brownfield" housing development/s.

Memorandum of Agreement/Service Level Agreement as set out according to the Military Veterans Act, Act 18 of 2011, Section 6(f) and (g), the Director General of the National Department of Military Veterans negotiates with National and Provincial Departments of Human Settlements insofar it pertains applies to the housing benefits to qualifying Military Veterans how the housing benefits should be implemented through a Memorandum of Agreement (between the National Department of Military Veterans and the National Department of Human Settlements) and a Service Level Agreement (between the National Department of Military Veterans, National Department of Human Settlements and the Provincial Department of Human Settlements) respectively.

Milestones refers to a significant event in a project that occurs at a point in time. The milestone schedule shows only major segments of work; it represents first, estimates of time, cost, and resources for the project. Milestones are important control points in the project. They should be easy for all project participants to identify.

Military Veteran, as defined in the Military Veterans Act, Act 18 of 2011, refers to any South African citizen who:
a) rendered military service to any of the military organisations, statutory and non-statutory, which were involved on all sides of South Africa's Liberation War from 1960 to 1994;

b) served in the Union Defence Force before 1961; or
c) became a member of the new South African National Defence Force after 1994, and has completed his or her military training and no longer performs military service, and has not been dishonourably discharged from that military organisation or force: Provided that this definition does not exclude any person referred to in paragraph (a) (b) or (c) who could not complete his or her military training due to an injury sustained during military training or a disease contracted or associated with military training.

Municipality refers to a municipality as contemplated in Section 155 of the Constitution of the Republic of South Africa, Act 108 of 1996.

National Building Regulations refers to building regulations as set out under the National Building Regulations and Buildings Standards Act, Act 103 of 1977, of which regulations includes mandatory performance requirements that support the objectives of the Act which is to ensure the safety and health of persons living or working in any building. It contains SANS 10400 which contains prescriptive rules given for any form of construction that are deemed-to-satisfy.

National Department of Military Veterans Contribution refers to a financial contribution towards the provision of housing benefits to qualifying Military Veterans of an amount set by the National Minister of Military Veterans administered through a MOU/SLA with the National and Provincial Departments of Human Settlements, of which amount may be reviewed by the National Minister of Military Veterans from time to time.

National Home Builders Registration Council is established in terms of the Housing Consumers Protection Measures Act, Act 95 of 1998 and the objectives of the Council includes to:
a) represent the interests of housing consumers by providing warranty protection against defects in new homes;
b) regulate the home building industry;

- c) provide protection to housing consumers in respect of failure of home builders to comply with their obligations in terms of the Act;
- d) establish and promote ethical standards in the home building industry;
- e) improve structural quality in the interests of housing consumers and the home building industry;
- f) promote housing consumer rights and provide housing consumer information;
- g) communicate with and assist home builders to register in terms of the Act; and
- h) assist home builders, through training and inspection, to achieve and maintain satisfactory technical standards of home building.

National Military Veterans Database refers to the official computerized information system established and maintained by the National Department of Military Veterans containing the names and personal details of Military Veterans.

Non-statutory force refers to the armed forces of former liberation movements not established by any law, e.g. uMkhonto we Sizwe, APLA, and AZANLA.

Procurement refers to procedures that must be fair, equitable and transparent for the acquisition of housing goods and services.

Project Manager refers to a person appointed by a Provincial Department of Human Settlements which deals with the programming, time control and other management aspects related to project management.

Provincial Department refers to the North West Provincial Department of Human Settlements, which can inter-changeably used with "Employer", of which the Provincial Department/Employer refers to the Provincial Department contracting with the Contractor for the execution of the works.

Quality management is the process to ensure that the project will satisfy the needs of the beneficiaries. Quality is defined as a commitment to deliver projected outputs and the expectations of the beneficiaries, which means that quality is ultimately

defined by the beneficiary. Quality is not about delivering the most expensive materials or services; it is ensuring the project outputs are relevant to the needs of the beneficiaries, that they are delivered in a timely manner and are adequate to the conditions in which they have to be used.

Reliability refers to the ability of a structure or a structural element to fulfill the specified requirements, including the design working life, for which it has been designed.

Risk management refers to the identification, assessment and prioritization of risks followed by coordinated and economical application or strategy of resources to minimize, monitor and control the probability and/or impact of unfortunate events or to maximize the realization of opportunities.

Spouse refers to a person who is the spouse or partner of a Military Veteran in accordance with the Marriage Act, Act 25 of 1961, the Recognition of Customary Marriages Act, Act 120 of 1998, or the Civil Union Act, Act 17 of 2006), or the tenets of any Asiatic religion, and "spousal relationship" has a corresponding meaning.

Statutory Force refers to the former military armed forces of the former South African Defence Force and the former TBVC (Transkei, Bophuthatswana, Venda and Ciskei) states.

Variation calculator refers to an electronic calculator that has been developed for use when calculating the adjustment of the subsidy amount. The formulas used in the calculator are based on the extraordinary development conditions and the subsidy amount available during a specific financial year. Following the adjustment of the subsidy amount, an updated calculator is made available by the National Department of Human Settlements. To facilitate the evaluation of project applications, the Variation Manual is supported by an automatic variation amount calculator. This calculator operates through the software programme Microsoft Word Excel and is available from the National Department of Human Settlements. The calculator will annually adjust

by the Department in line with the building cost index. It is important to note that although the calculator can be used to determine variation amounts required for the adjustment of the project cost at project application stages, the actual variation amount must be determined based on professional assessment of the extraordinary development conditions and the costing of the precautionary measures designed by the professionals. A geotechnical calculator was developed for the Department, in line with the National Department's variation calculator, in 2004, by Sonderland and Schutte Consulting Engineers, to be used by the Department for the calculation of geotechnical variations, which remains in use in the Department until such time deemed otherwise by the Accounting Officer of the Department.

1. INTRODUCTION

The South African Constitution, Act 108 of 1996, preserves the right of everyone to have access to adequate housing and makes it incumbent upon the State to take reasonable legislative and other measures within its available resources to achieve the progressive realization of this right. In response to this Constitutional mandate, Government, has in terms of the Housing Act, Act No 107 of 1997, introduced a variety of housing programmes which provides poor households access to adequate housing.

In 2006, a Housing MINMEC, a committee comprising of the Minister for Human Settlements and Members of Executive Councils for Human Settlements) approved the adjustment of housing subsidy scheme qualification criteria to facilitate qualifying Military Veterans to access housing benefits and housing subsidies. Government acknowledges the critical role Military Veterans had played in the history of South Africa and the Military Veterans Housing Programme was therefore designed to restore the dignity of Military Veterans by ensuring access to adequate housing for those who qualify in terms of the Military Veterans Act, Act 18 of 2011. Housing benefits are administered in conjunction with the National Department of Military Veterans of which derives its mandates from the afore-mentioned Act.

For the better part of freedom and democracy, the contribution and sacrifices of Military Veterans has been largely neglected and their acts of selflessness in the fight for liberation cannot be over-emphasized. It has been recognized that Military Veterans qualify for dignity, honour and glory as they had demonstrated of great patriotism and bravery during trying times. It is therefore only befitting that those who stood first in line to defend their country should reap the benefits of freedom by affording them a fair chance of a good education, a good job and a good life. Military Veterans, from statutory and non-statutory forces, made an enormous and benevolent contributions in the liberation struggle of South Africa and the majority of them lost their youth and careers whilst engaged in combat activities outside the country in their youthful years. On this basis, qualifying Military Veterans become an incomparable category of beneficiaries that requires government housing assistance.

The Military Veterans Act, Act 18 of 2011, therefore places an obligation on the State to roll-out social services to Military Veterans and their dependants, of which services or benefits relates to the access to a military pension; housing; free access to military health services; free subsidised access to public transport; skills acquisition and educational support; job placement; burial support; entrepreneurial support services; and counselling.

According to the Military Veterans Act, Act 18 of 2011, Section 6(f) and (g), the Director General of the National Department of Military Veterans negotiates with National and Provincial Departments of Human Settlements insofar it pertains applies to the housing benefits to qualifying Military Veterans how the housing benefits should be implemented through a Memorandum of Agreement (between the National Department of Military Veterans and the National Department of Human Settlements) and a Service Level Agreement (between the National Department of Military Veterans, National Department of Human Settlements and the Provincial Department of Human Settlements) respectively.

The North West Province Department of Human Settlements equally strives to ensure that the contribution of Military Veterans in building South Africa as a democratic, non-sexist and non-racial country, is recorded, recognized and acknowledged through its efforts to provide adequate housing opportunities within its limited resources. This Implementation Guideline therefore seeks to provide implementing mechanisms for implementing housing subsidy benefits to qualifying Military Veterans and or their spouses and or their dependants, where applicable, in conjunction with all other enabling legislation, policies, procedures and strategic frameworks applicable to the implementation of Military Veteran benefits.

2. PURPOSE OF THE GUIDELINES

The purpose of these Implementation Guidelines seeks to acknowledge and address the plight of destitute Military Veterans insofar it pertains their right to access adequate and decent housing opportunities provided they meet the minimum

- 4.1. be consistent and in line with the Constitution of South Africa, Act 108 of 1996, the Housing Act, Act 107 of 1997, the Housing Code, 2009, the Human Settlements Ministerial Directive 1 of 2016; the Military Veterans Act, Act 18 of 2011, and the Military Veterans Benefit Regulations, 2014;
- 4.2. ensure that human settlement policy guidelines are geared towards creating sustainable, viable and integrated human settlements and to restore dignity through creating housing opportunities as a lifetime asset;
- 4.3. provide mechanisms for qualifying Military Veterans and their dependants to access housing opportunities through the Military Veterans Housing Programme;

The Implementation Guidelines seeks to:

4. OBJECTIVES OF THE GUIDELINE

The scope of the Implementation Guidelines for the Military Veterans Housing Programme applies to all potential and qualifying Military Veterans for access to decent and adequate housing subsidy opportunities in the North West Province administered by the North West Provincial Department of Human Settlements in conjunction with critical stakeholder and role-players in the sector in its efforts to reduce destitution of Military Veterans thereby upholding their dignity.

3. SCOPE OF THE GUIDELINES

qualifying criteria as set out in applicable enabling legislation, policies, procedures and strategic frameworks, in its efforts as the North West Department of Human Settlements to create viable, sustainable and integrated human settlements through the provision of housing subsidy benefits for qualifying Military Veterans.

- 4.4. define roles and responsibilities of various stakeholders and role-players that are critical in the implementation of housing subsidy benefits to qualifying Military Veterans; and
- 4.5. provide planning, implementation, monitoring and evaluation guidelines for implementing the Military Veterans Housing Programme in the North West Province by the Department of Human Settlements.
- 5. PRINCIPLES UNDERPINNING THIS GUIDELINE**
- The Implementation Guidelines must be implemented on the basis of promoting:
- 5.1. Recognition and upholding dignity: The Department must recognize and honour qualifying Military Veterans through its efforts for the sacrifices they made for the nation thereby restoring their dignity and assist in the improvement of the quality of their daily lives.
- 5.2. Self-reliance and economic stimulation: The Department must promote the ability and confidence of Military Veterans to venture into other business transactions beyond the opportunities provided by the Department without perpetual dependence on the government and thereby becoming self-reliant.
- 5.3. Security of Tenure: The Department must ensure that through the provision of adequate and decent housing opportunities, qualifying Military Veterans and or their dependants are able to have or obtain secure tenure.
- 5.4. Poverty Alleviation: The Department working in collaboration with other Departments within the North West Province and Local Municipalities must fight any form of social, economic and asset poverty with the sole intention of improving the quality of living conditions of destitute qualifying Military Veterans and their dependants.

Emphasis is on placed on adequate housing as adequate housing is inclusive of housing that is safe, meaning that all reasonable precaution should be taken where human settlements are developed such that safety of beneficiaries are guaranteed, as it also states in Section 24(a) that everyone has the right to an environment that is not harmful to their health or well-being whereas Section 152(1)(d) states that the objective of local government is to promote health and safety of its inhabitants.

The Constitution of the Republic of South Africa, Act 108 of 1996, Section 10, prescribes that everyone has an inherent right to dignity and the right to have their dignity respected and protected, which is critical in the implementation of every national housing programme. Essential for the Department to observe is Section 26 which prescribes that everyone has a right to have access to adequate housing and that the state (insofar this policy guidelines refers to the Department of Human Settlements in the North West Province) must take reasonable legislative measures within its available resources to achieve this progressive right.

6.1. Constitution of the Republic of South Africa, Act 108 of 1996

The following legislative, policy and strategic frameworks are the primary enabling legislation insofar it pertains the implementation of housing subsidy benefits to qualifying Military Veterans, and should therefore not be read and applied in isolation, but as part of an array of primary and secondary enabling legislative, policy and strategic frameworks, and those legislative, policy and strategic frameworks that are not mentioned herein, should be consulted, if needs be:

6. LEGISLATIVE MANDATE

5.5. Equality: Qualifying Military Veterans shall be prioritised and must enjoy preferential treatment in terms of gaining access to adequate and decent housing opportunities.

The Military Veterans Act, Act 18 of 2011, provides for principles recognized by the State as governing the affairs of Military Veterans and setting of policy objectives in this regard; which regards the President to be Patron-in-Chief of all Military Veterans; outlining all benefits entitlements to qualifying Military Veterans; the establishment of an Advisory Council on Military Veterans; the establishment of a Military Veterans

6.3. Military Veterans Act, Act 18 of 2011

The Minister of Human Settlements in terms of section 3(4)(j)(ii) of the Housing Act, Act 107 of 1997, has decided to further regulate the application of the Ministerial National Norms and Standards to ensure that the Government's Housing Programme provides for the optimal use of the housing subsidy amount in the pursuit of an equitable housing assistance dispensation and the creation of sustainable integrated human settlements. It is on the basis of the primary tenets of the Housing Act, Act 107 of 1997, that the Minister for Human Settlements has passed legislative and policy prescripts towards the implementation of the Military Veterans Housing Programme.

housing programmes.

The Housing Act, Act 107 of 1997, is the primary piece of legislation for the housing mandate in South Africa and it legally entrenches policy principles outlined in the 1994 White Paper on Housing which provides for sustainable housing development processes, laying down general principles for housing development in all spheres of government, defining functions of national, provincial and local governments in relation to housing development; and it lays a foundation for the financing of national housing programmes.

6.2. Housing Act, Act 107 of 1997

Every qualifying Military Veteran who has served this country patriotically, loyally and with esteemed discipline as a citizen is worthy of the benefits espoused by this Implementation Guidelines and human dignity is a right that cannot be restricted or negotiated under any circumstances.

Appeal Board; and outlining specific functions of the National Department of Military Veterans.

The Military Veterans Act, Act 18 of 2011, recognizes eleven benefit entitlements to qualifying Military Veterans and therefore places an obligation on the State to roll-out social services to Military Veterans and their dependants, of which services or benefits relates to the access to a military pension; housing; free access to military health services; free subsidised access to public transport; skills acquisition and educational support; job placement; burial support; entrepreneurial support services; and counselling.

According to the Military Veterans Act, Act 18 of 2011, Section 6(f) and (g), the Director General of the National Department of Military Veterans negotiates with National and Provincial Departments of Human Settlements insofar it pertains applies to the housing benefits to qualifying Military Veterans how the housing benefits should be implemented through a Memorandum of Agreement (between the National Department of Military Veterans and the National Department of Human Settlements) and a Service Level Agreement (between the National Department of Military Veterans, National Department of Human Settlements and the Provincial Department of Human Settlements) respectively.

6.4. Housing Code, 2009

The National Housing Code, 2009, emanates from the Housing Act, Act 107 of 1997, sets out the underlying principles, guidelines, and norms and standards which apply to government's various housing assistance programmes that were introduced since 1994. The main purpose is to provide an easy to understand overview of the various housing subsidy instruments available to assist low income households to access adequate housing.

The housing vision is underpinned by principles of sustainability, viability, integration, equality, reconstruction, holistic development and good governance. South Africa's

The Intergovernmental Relations Framework Act, Act 13 of 2005, establishes a framework for national government, provincial governments and local governments to promote and facilitate intergovernmental relations as well as provide for mechanisms and procedures to facilitate the settlement of intergovernmental disputes. Chapter 3,

6.7. **Intergovernmental Relations Framework Act, Act 13 of 2005**

The Military Veterans Benefits Regulations, 2014, emanates from the Military Veterans Act, Act 18 of 2011, sets out the underlying principles, guidelines, and regulations insofar the qualification criteria for each of the eleven benefits that Military Veterans must meet in order to qualify for benefits.

6.6. **Military Veterans Benefits Regulations, 2014**

The purpose of the policy directives contained in the Human Settlements Ministerial Directive 1 of 2016, is to ensure that all human settlement development initiatives are undertaken in compliance with the prescripts of the National Housing Policy as contained in various human settlement legislation, the prescripts of National Housing Programmes as well as the provisions of the Ministerial Norms and Standards in respect of Standard Residential Structures and to ensure that all the policy prescripts are uniformly implemented and applied with the underlying objective to terminate non-compliance and prevent deviation from approved policy prescripts. It further prescribed the minimum specifications for a housing unit to be constructed for qualifying Military Veterans.

6.5. **Human Settlements Ministerial Directive 1 of 2016, 2016**

housing needs.
with an emphasis on the poor and those who cannot independently satisfy their basic integrated society. The goal is to improve the quality of living of all South Africans housing policy and strategy must contribute to a non-racial, non-sexist, democratic

Section 35-38, prescribes rules of conduct of intergovernmental relations and provides for implementation protocols between the three spheres of government.

6.8. Municipal Systems Act, Act 32 of 2000

The Municipal Systems Act, Act 32 of 2000, provides for the core principles, mechanisms and processes that are necessary to enable Local Municipalities to move progressively towards social and economic upliftment of local communities and ensure universal access to essential services that are affordable to all.

6.9. Spatial Planning and Land Use Management Act, Act 16 of 2013

The Spatial Planning and Land Use Management Act, Act 16 of 2013, provides a framework for spatial planning and land use management and specifies the relationship between spatial planning and land use management systems and other kinds of planning by providing a framework for policies, principles, norms and standards for spatial development planning and land use management. This Act redresses past spatial and regulatory imbalances and promotes greater consistency and uniformity in the application procedures and decision making by authorities responsible for land use decisions and development applications. This Act seeks to address sustainable development of land which requires integration of social, economic and environmental considerations in both forward planning and ongoing land use management to ensure that development of land serves past, present and future generations and promote ongoing social and economic inclusion.

6.10. Policy for Beneficiary Management for the Department of Local Government and Human Settlements, 2017

This Policy was developed to provide guidelines in the Department of Human Settlements to be followed by providing procedures in identifying rightful beneficiaries, providing procedures on the breakdown of cohabiting relationships, providing procedure to deal with duplicate dependants, providing procedures to register rightful

heirs upon the death of beneficiaries, and by providing procedures in the tracing and deregistration of missing/ untraceable beneficiaries.

6.11. Policy on Housing Development Project Processes for the Department of Local Government and Human Settlements, 2018

This Policy seeks to, in line with the purpose of the policy, provide guidelines and procedures in relation to housing development processes which are project based to ensure that all human settlement projects are implemented uniformly, effectively, efficiently ensuring optimum utilization and minimal wastage of state resources. The purpose of this Policy is to assist with the development and implementation of quality contract and project management plans for housing projects that will be undertaken by the Department; ensure that quality is an integral part of every housing project; reduce re-work and/or extensions on/of housing projects; compliance with all relevant sector-related norms, standards and legislative prescripts; ensure that houses meet the satisfaction of the beneficiaries of low cost housing options as the customers of the Department.

7. ROLES AND RESPONSIBILITIES

7.1. The President as Commander-in-Chief of the South African Defence Force

7.1.1. The President as Commander-in-Chief of the South African Defence Force is the Patron-in-Chief of all Military Veterans.

7.2. National Department of Military Veterans

7.2.1. Negotiate with Departments of State, Provincial Executive Authorities and non-governmental organizations to act as agents for the National Department of Military Veterans to carry out duties regarding Military Veterans.

7.2.2. The Director General of the National Department of Military Veterans negotiates with National and Provincial Departments of Human Settlements insofar it pertains how the housing benefits should be implemented through a Memorandum of Agreement (between the National Department of Military Veterans, National Department of Human Settlements and the Provincial Department of Human Settlements) respectively. It remains the responsibility of the Director General of the National Department of Military Veterans to, from time to time, to review the Memorandum of Understanding and Service Level Agreement. The Director General of the National Department of Military Veterans must extensively consult with the National and respective Provincial Departments of Human Settlements in the drafting and review of the Memorandum of Understanding and Service Level Agreements.

7.2.3. Establish and maintain a database of all Military Veterans and their dependants.

7.2.4. Facilitate the verification of Military Veterans qualifying for housing subsidy benefits through official sign-off by the Director General of the National Department of Military Veterans.

7.2.5. Participate in and support the North West Military Veterans Provincial Steering Committee. The Provincial Coordinator from the National Department of Military Veterans should also participate in and support the North West Military Veterans Provincial Steering Committee.

- 7.2.6. Process payments within thirty (30) days in respect of claims submitted to the National Department of Military Veterans as it pertains to milestones achieved in the implementation of housing subsidy benefits to qualifying Military Veterans.
- 7.2.7. Monitor the performance of the Military Veterans Housing Programme insofar it is providing financial resources towards the implementation of the Military Veterans Housing Programme.
- 7.3. **National Department of Human Settlements**
 - 7.3.1. Allocate funding for the implementation of the Military Veterans Housing Programme to Provincial Governments on an annual basis and such funds are transferred to Provinces in terms of the provisions of the Division of Revenue Act, published annually.
 - 7.3.2. Sets national human settlement policy in terms of technical requirements and publish subsidy quanta with applicable variations under the authority of the Minister for Human Settlements on a regular basis as it pertains to human settlement delivery.
 - 7.3.3. Participate in and support the North West Military Veterans Provincial Steering Committee and assist in the unblocking of implementation challenges as and when necessary.
 - 7.3.4. The National Department of Human Settlements shall on request, assist the National Department of Military Veterans with technical expertise in the effort to provide housing assistance for qualifying Military Veterans.
 - 7.3.5. Monitor and evaluate the performance of the Military Veterans Housing Programme as implemented by the North West Provincial Department of Human Settlements.

7.4. **South African National Military Veterans' Association (SANMVA)**

7.4.1. Participate in the North West Military Veterans Provincial Steering Committee.

7.5. **North West Department of Human Settlements**

7.5.1. Prioritize project and specific programme funding from its annual funding allocation for the implementation of the Military Veterans Housing Programme.

7.5.2. Plan for the delivery of Military Veterans Housing Programme through the annual HSDG Business Plan.

7.5.3. Observe and comply with all relevant and applicable Military Veterans Housing Programme and other applicable rules and regulations in order to ensure quality standard products are delivered with value for money.

7.5.4. Appoint a Champion located in Housing Development to lead the implementation of this Guideline and who will Chair the Provincial Steering Committee.

7.5.5. Establish and maintain a Provincial Steering Committee as required by applicable legislation, and co-ordinate inter-government relations and activities as it relates to housing subsidy benefits to qualifying Military Veterans.

7.5.6. Housing consumer education and rights and responsibilities' education must take place pre-and post-delivery of housing units to all qualifying and receiving Military Veterans, and the Department

must keep a detailed record of such educational sessions which must form part of the project close-out report.

7.5.7. Take every precaution to only develop housing units for qualifying Military Veterans whose credentials have been verified and signed-off by the National Department of Military Veterans.

7.5.8. Ensure that allocation of housing units to qualifying Military Veterans are according to Military Veterans' identified location of choice in housing projects in the North West Province.

7.5.9. Ensure the delivery of quality housing units according to applicable norms, standards and technical specifications as set by the National Department of Human Settlements and any deviations from such norms, standards and technical specifications should be approved in writing by the National Minister of Human Settlements.

7.5.10. Ensure that the most cost effective contracting strategy for the delivery of housing goods and services are used and selected.

7.5.11. Enter into agreement with Local Municipalities in terms of the allocation of sites/serviced stands for qualifying Military Veterans.

7.5.12. Ensure the facilitation and hand-over of title deeds/permission-to-occupy certificates to qualifying Military Veterans upon the completion and hand-over of housing units.

7.6. Local Municipalities

7.6.1. Local Municipalities are obliged to ensure that the health and safety of inhabitants living within its jurisdiction is ensured in line with Section 152(1) (d) of the Constitution of South Africa, Act 108 of

1996, meaning that Local Municipalities must put in place risk prevention mechanisms to deal with the health and safety of its inhabitants.

7.6.2. Local Municipalities are obliged to ensure that all buildings are constructed in terms of the National Building Regulations and Building Standards Act, Act 103 of 1977, and the National Building Regulations.

7.6.3. Participate in and support the North West Military Veterans Provincial Steering Committee.

7.6.4. Allocate sites and/or serviced sites for the construction of houses for qualifying Military Veterans.

7.6.5. Ensure proper beneficiary administration in respect of Military Veterans applying for housing subsidy assistance as well as Military Veterans who qualify to benefit from housing subsidy assistance.

7.7. National Home Builders Registration Council (NHBRC)

7.7.1. The NHBRC together with the North West Department of Human Settlements conducts inspections for milestones in project delivery of housing units under construction for qualifying Military Veterans.

7.7.2. Participate in and support the North West Military Veterans Provincial Steering Committee.

7.7.3. Guides the implementation of Military Veterans' housing units that are of high quality and that proves to have value for money.

7.8. North West Military Veterans Provincial Steering Committee (NWMVPS)

- 7.8.1. Ensure the development of provincial housing strategies to ensure qualifying Military Veterans' benefits from housing assistance as outlined in the legislation.
- 7.8.2. Provide inputs into plans and business plans.
- 7.8.3. Assist in aligning the involvement of the key government and other stakeholders in delivering the strategy.
- 7.8.4. Facilitate the removal of blockages to delivery.
- 7.8.5. Thoroughly investigate applicants' decline as per regulation and endorse submission to the Minister of Human Settlements with clear recommendations based on investigations and attached all supporting documentation to decline or override.
- 7.8.6. Investigate all cases in order to ensure that no Military Veteran is disadvantaged.
- 7.8.7. Track progress made on delivery against agreed strategy and recommend interventions where deemed necessary.
- 7.8.8. Provide oversight on monitoring and evaluation of projects.
- 7.8.9. Test and develop the generic template for the systems, process and institutional arrangements for the approvals, implementation and monitoring of government driven projects to the benefit of the Military Veterans Housing Programme.

- 8.1. A South African citizen or a permanent resident.
 - 8.2. Legally competent to contract.
 - 8.3. A Military Veteran as defined in the Military Veterans Act, Act 18 of 2011, of whose credentials must be verified and signed-off by the Director General for the National Department of Military Veterans.
- Persons who wish to benefit from the housing subsidy scheme under the Military Veterans Housing Programme, must be:

SECTION 1: QUALIFYING CRITERIA

8. DELIVERABLES OF THE GUIDELINES

- 7.8.10. Encourage communication between the spheres of government, applicable government Departments, Military Veterans and all applicable role-players and or stakeholders.
- 7.8.11. Conciliate differences between the representatives from the three spheres of government.
- 7.8.12. Report regularly to senior administrative and political levels of government through the representatives who have been designated by each of the three spheres.
- 7.8.13. Ensure that a conducive environment prevails for the delivery of the Military Veterans Housing Programme by pursuing the facilitation of practical solutions to deal with potential projects blockages within the technical planning, authorities' sphere.

8.4. Unemployed and receives a pension from the State and when assessing eligibility for housing benefits, the pensions earned by Military Veterans should be excluded from income.

8.5. Employed, but not earn an annual income exceeding R125,000- per annum, of which income should be disassociated from that of his/her spouse, i.e. the income of the spouse is not taken into consideration as he/she cannot access the housing benefit if they themselves are not Military Veterans.

8.6. A Military Veteran must not own a house in either a rural or an urban area; however, where a Military Veterans owned a property in the past, and does not currently own any property, such Military Veterans should not be disqualified, where there is proof that the previous property was sold under duress, or reposessed by a bank, or is a recognized family residence. Most Military Veterans have "family residences" registered in their names but do not necessarily own such properties and as a result, when there are family squabbles, the Military Veterans gets evicted from such family residences and becomes destitute and homeless. In such an event, the North West Department of Human Settlements must rope in the assistance of the Department of Social Development to establish whether the Military Veterans claiming "inherited family properties" security of tenure can be established and appropriate interventions are undertaken.

8.7. A Military Veteran must not have previously received a housing benefit from the State; however, some Military Veterans owned government subsidised houses at some stage of their lives but have lost those houses during their long absence while in political exile during the apartheid-era, and in other instances Military Veterans applied for housing subsidy assistance but were only allocated empty sites and no houses were built; therefore, in this instance, the Military Veteran can apply for a housing unit as the provision of a stand is not the same as a full housing unit.

- 8.8. The spouse of a Military Veteran must not have received a housing benefit from the State; however, where it is established that the spouse of a Military Veteran has previously accessed a housing subsidy from the State, the North West Department of Human Settlements must solicit the assistance of the Department of Social Development to assess and verify whether or not the Military Veteran has security of tenure, and if not, appropriate interventions must be undertaken.
- 8.9. It is acknowledged that there are instances where Military Veterans had passed away before deriving benefits from the State for their services and that the beneficiaries of the estate may have claims to secured benefits and therefore the housing subsidy in terms of the Military Veterans Housing Programme may be accessed where such rights have been secured and the following criteria must apply:

- 8.9.1. Death certificate of the Military Veteran.
- 8.9.2. Certificate of proof of service verified and signed-off by the Director General of the National Department of Military Veterans.
- 8.9.3. Proof of the nature of the rights secured, such as a sale agreement and/or approved housing subsidy application.
- 8.9.4. Proof of relationship with the deceased, e.g. birth certificate or marriage certificate.

SECTION 2: VERIFICATION OF MILITARY VETERANS' CREDENTIALS

- 8.10. The National Department of Military Veterans is the custodian of the Military Veterans information in the form of its official Database.

8.11. The North West Department of Human Settlements compiles a list of applicants who wishes to access housing subsidy benefits under the Military Veterans Housing Programme.

8.12. The National Department of Military Veterans verifies the credentials of each Military Veteran applicant through a signed-off document by its Director General.

8.13. No applications will be considered and approved without the signed-off verification from the Director General of the National Department of Military Veterans.

SECTION 3: APPLICATION PROCESS

8.14. Military Veterans who wishes to be assisted through the housing subsidy scheme for qualifying Military Veterans should be invited to apply to the North West Department of Human Settlements or through respective Local Municipalities.

8.15. The application form must be accompanied with the following copies of original documents of which copies are certified, stamped and dated not older than three (3) months:

8.15.1. Identity Document.

8.15.2. Identity Document of a spouse, if married.

8.15.3. Marriage Certificate, if married.

8.15.4. Birth Certificates/Identity Documents of children, if any. If the children's surnames are different than that of the applicant, attach an unabridged Birth Certificate or affidavits from both parents.

8.15.5. If the applicant has children that are not the applicant's biological children but they are under his/her care; a confirmation from court must be attached, and in the absence of the court confirmation, a report from a registered Social Worker.

8.15.6. If a Military Veteran has been deceased before deriving housing benefits that have already been approved:

8.15.6.1. Death certificate of the Military Veteran.

8.15.6.2. Certificate of proof of service verified and signed-off by the Director General of the National Department of Military Veterans.

8.15.6.3. Proof of the nature of the rights secured, such as a sale agreement and/or approved housing subsidy application.

8.15.6.4. Proof of relationship with the deceased, e.g. birth certificate or marriage certificate.

8.16. The application forms are received by the unit responsible for Housing Subsidy Claims and Administration of which unit will capture the application on the Housing Subsidy System of which system will run for various searches.

8.17. Simultaneously searches are conducted on the Housing Subsidy System, the unit responsible for Subsidy Claims and Administration will compile a list of applicants for submission to the National Department of Military Veterans for verification and sign-off by the Director General.

8.18. Only when verified and signed-off documentation has been received from the Director General of the National Department of Military Veterans, the North

- 8.23.2. a toilet/bathroom and a combined kitchen/living area;
- 8.23.1. 50m² of gross floor area with two (2) bedrooms;
- 8.23. The partly subsidised financed Military Veterans' housing unit must be constructed for a qualifying Military Veteran with the following specification:
- 8.22. Beneficiaries of the Military Veterans Housing Programme must receive the highest quality products possible and therefore, value for money must be pursued and achieved in all circumstances.
- 8.21. The Human Settlements Ministerial Directive 1 of 2016 requires the North West Department of Human Settlements to ensure that all human settlement development initiatives are undertaken in compliance with the prescripts of national housing policy and the prescripts of national housing programmes as well as the Ministerial Norms and Standards of which the North West Department of Human Settlements must abide to in order to ensure that all policy prescripts are uniformly applied and implemented.

SECTION 4: THE MILITARY VETERAN HOUSING UNIT

- 8.20. Applicants who did not qualify to benefit from housing subsidy assistance must be informed immediately in writing of the decline as well as stating the reasons for the decline.
- 8.19. Applicants who have qualified to benefit from housing subsidy assistance must be informed immediately in writing when the application is approved on the Housing Subsidy System.
- West Department of Human Settlements can consider to approve applicants who meet the minimum requirements for housing subsidy assistance under the Military Veterans Housing Programme.

8.24. A key success factor to implement any government housing policy programme, relates to proper and adequate housing consumer education which is compulsory housing consumer education that must be conducted by the Provincial Department and/or Local Municipality before and after the implementation of all policy housing programmes. Housing consumer education can therefore not be more over-emphasized towards to successful implementation of Military Veterans Programme as it fosters understanding of the housing programme itself, the rights and responsibilities of the home owners, obligations of home owners, where and how to report structural defects within the warranty period, and other matter related to home ownership.

SECTION 5: HOUSING CONSUMER EDUCATION

- 8.23.3. installed ceilings for the whole house;
- 8.23.4. tiled floors throughout the house;
- 8.23.5. fitted kitchen cupboards, gas/electric stove-top, solar hot water provision device, hot and cold water taps in the bathroom and kitchen;
- 8.23.6. each house must receive a basic electricity installation comprising at least one light in each room, two lights in the combined kitchen/living area and an electrical plug in each of the bedrooms and two plugs in the combined kitchen/living area;
- 8.23.7. single carport with paving; and
- 8.23.8. constructed perimeter fencing for each property.

8.25. Housing consumer awareness and education should be conducted before the commencement of a project and before the project is completed. Proof of these housing consumer awareness sessions must be included with the completion and hand-over of the project, i.e. the "happy letter" must include a confirmation from the home owner that he/she received housing consumer education before the project commenced and before the project was completed.

8.26. A home owner's manual should be provided to every qualifying Military Veteran beneficiary when taking occupation and proof of such receipt must also be included with the completion of the project. The home owner's manual should at a minimum include:

8.26.1. rules insofar the pre-emptive rule as contained in the Housing Act, Act 107 of 1997;

8.26.2. obligations of the home-owner;

8.26.3. rights and responsibilities of the home-owner;

8.26.4. rules on what is covered by the warranty period;

8.26.5. procedures to report structural defects within the warranty period;

8.26.6. contacts of the Housing Ombudsman;

8.26.7. contact details of all relevant departmental officials and other role-players/stakeholders; and

8.26.8. if the housing unit was constructed through innovative building methods, at a minimum:

- 8.26.8.1. the materials the housing unit was constructed with;
- 8.26.8.2. how to maintain the housing unit;
- 8.26.8.3. procedures to report structural defects; and
- 8.26.8.4. contact details of the manufacturers/developers.
- 8.27. The housing subsidy quantum is introduced by, and annually adjusted under the authority of the Minister of Human Settlements. MECs do not have authority to make any adjustments to the housing subsidy amount except as provided for in the Variation Manual for the adjustment of the subsidy amount to cater for extra-ordinary development conditions.
- 8.28. The housing subsidy quantum cannot be used to fund the cost for the construction and provision for bulk and connector infrastructure. The funding for bulk and connector infrastructure is available to Local Municipalities who annually receive an Urban Settlements Development Grant (USDG) allocation, or in the case of Local Municipalities currently excluded from USDG allocation, the Municipal Infrastructure Grant (MIG).
- 8.29. Under no circumstances can any service provider be paid in advance.
- 8.30. Approved housing subsidy funds may only be released in terms of the contract provisions concluded and upon certification by a Competent Person that value for money has been delivered as prescribed in the contract and product specification.

SECTION 6: SPECIFIC CONDITIONS ATTACHED TO THE HOUSING SUBSIDY QUANTUM FOR THE MILITARY VETERANS HOUSING PROGRAMME

8.31. Under no circumstances can the housing subsidy be utilised to acquire building material.

8.32. The housing subsidy quantum must be treated as confidential and may not be revealed to any Contractor or Service Provider. Provincial Departments of Human Settlements and Local Municipalities are prohibited from publishing the subsidy quantum in any Gazette or newspapers.

8.33. If the Contractor fails to meet the target in terms of housing delivery and poor workmanship is discovered, the number of houses will be reduced or withdrawn depending on the nature of default.

8.34. The details of the specifications of the product and time frames for development will be part of the contract that will be entered into between the North West Department of Human Settlements and the Contractor.

8.35. Proof of every inspection per milestone should be submitted for verification to the Champion for the Military Veterans Housing Programme before payment of claims can take place.

8.36. The Champion of the Military Veterans Programme can at any given time verify that indeed milestones have been achieved before signing-off and verifying inspections for milestones to be paid.

8.37. "Happy Letters" must be signed by the receiving beneficiary in the presence of the Champion of the Military Veterans Housing Programme and the Housing Inspector for the respective District wherein the housing unit has been constructed. A copy of the "Happy Letter" must be included with the completion certificate before the last milestone is paid.

8.38. All qualifying Military Veterans receiving a fully completed housing unit, must be provided with a title deed/permission-to-occupy upon hand-over of the

housing unit. A copy of the title deed/permission-to-occupy certificate must be included with the completion certificate before the last milestone is paid.

SECTION 7: NORTH WEST MILITARY VETERANS PROVINCIAL STEERING COMMITTEE (NWMVPS)

8.39. The North West Department of Human Settlements appoints a Champion located in Housing Development to lead the implementation of this Guideline and who will Chair the Provincial Steering Committee.

8.40. The North West Department of Human Settlements establishes and maintains a statutory Provincial Steering Committee as required by applicable legislation; and co-ordinate inter-government relations and activities as it relates to housing subsidy benefits to qualifying Military Veterans.

8.41. Members of the permanent structure of the NWMVPS will comprise of:

8.41.1. The Provincial Department of Local Government and Human Settlements:

8.41.1.1. Champion of the Military Veterans Housing Programme (Chairperson);

8.41.1.2. Chief Director: Housing Development or representative;

8.41.1.3. Chief Director: Housing Needs, Research, Planning and Technical Services or representative;

8.41.1.4. District Directors: Housing Development or representatives;

- 8.41.5. Deputy Director: Subsidy Administration and Claims
- 8.41.1.6. District Coordinators for the Military Veterans Housing Programme;
- 8.41.1.7. Director: Housing Planning and Technical Services;
- 8.41.1.8. Director: Municipal Support (Housing Consumer Education);
- 8.41.1.9. Director: Housing Policy and Research;
- 8.41.1.10. Secretariat from the Directorate: Housing Policy and Research;
- 8.41.2. National Department of Human Settlements;
- 8.41.3. National Department of Military Veterans;
- 8.41.4. All Housing Managers at Local Municipalities;
- 8.41.5. Housing Development Agency;
- 8.41.6. National Home Builders Registration Council; and
- 8.41.7. Representative from the South African National Military Veterans Association.
- 8.42. Meetings will be called by the Champion/Chairperson of the NWMVPSA and will convene bi-monthly. However, ad-hoc meetings/workshops may be scheduled to resolve matters deemed to be of urgency. The determinations of what constitute a matter of urgency will be made by the Chairperson of the NWMVPSA.

HOUSING POLICY

DEPUTY DIRECTOR:

MS K MALOKA

 *MS K MALOKA*

DATE

30/07/2020

Guideline Developer:

12. APPROVAL

This Implementation Guideline will be reviewed as and when changes are effected in national legislation pertaining to the Military Veterans Housing Programme.

11. GUIDELINE REVIEW

This Implementation Guideline shall come into effect from the date of approval.

10. EFFECTIVE DATE OF THE GUIDELINE

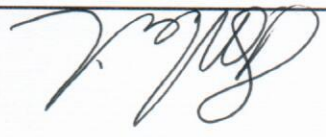
9.2. The Sub-Directorate: Monitoring and Evaluation Directorate under the Chief Directorate: Housing Needs, Research, Planning and Technical Services will be responsible for monitoring and evaluating compliance to the Implementation Guidelines.

9.1. Monitoring and evaluation of compliance to the Implementation Guidelines remains most critical area to ensure effective implementation of the Guidelines.

9. GUIDELINE MONITORING AND EVALUATION

8.43. The NWMVPS will draft a Terms of Reference for its rules, procedures and operations which must be adopted by the permanent members of the NWMVPS.

MEC B MOILOA

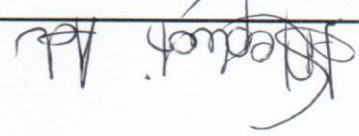


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07/09/2020

Approval:

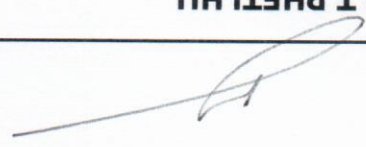
**ADVOCATE N SEPHOTI
HEAD OF DEPARTMENT**



DATE

30/07/2020

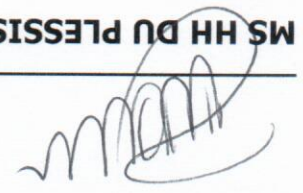
**MR T PHELUU
CHIEF DIRECTOR:
HOUSING NEEDS, RESEARCH, PLANNING AND
TECHNICAL SERVICES**



DATE

30/07/2020

**MS HH DU PLESSIS
DIRECTOR:
HOUSING POLICY AND RESEARCH**



DATE

30/07/2020

Recommendation:

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