



EMFULENI LOCAL MUNICIPALITY

HOUSING

POLICY ON THE PREVENTION OF LAND INVASION

PREAMBLE

The Emfuleni Local Municipality recognises the right of its residents to life and to be treated with dignity.

Emfuleni Local Municipality acknowledge its residents right to housing as contained in Clause 26 of the Bill of Rights of the Constitution of the Republic of South Africa, and further admit that such right may be limited as provided for in Clause 36 of the same Bill of Rights.

Emfuleni Local Municipality will in its efforts and endeavours of housing and settling its residents in need of housing and accommodation take into cognisance the provision and the spirit of all legislations relevant to housing and land settlements control.

Emfuleni Local Municipality realizes that, there exist a great need for accommodation amongst its low income group or less fortunate residents, and that land for townshp development is scare within its area of jurisdiction.

Emfuleni Local Municipality will do all in its power to ensure orderly development of places of residents for all its residents.

This policy underpinned and based on the provision of the Prevention of Illegal Eviction and Unlawful Occupation of Land Act (Act 19 of 1998) and Extension of Tenure Security Act (Act 62 of 1997).

OBJECTIVES

To assist the municipality to control and manage the land available in terms of open spaces.

DEFINITIONS

In this policy a word or phrase to which a meaning has been assigned in **definitions** has that meaning, unless the context otherwise indicates.

Foundation

- a) Council acknowledge that as a local government, land owner and the authoritative institution regulating the manner in which all areas under its jurisdiction has to develop according to its Integrated Development Plan.
- b) Council has legal and moral obligation to provide land for the development of residential areas to accommodate its residents in an orderly and proper manner as far as possible and within its financial constraints.
- c) Council accepts that the immigration from rural areas to urban areas for whatever reason is a phenomenon of urbanisation and such must occur in a managed manner and must be in line with its pre-determined settlement strategy and any deviation there from is unlawful.

Status Quo

- a) Council accepts that there are various informal settlements within its area of jurisdiction which have established prior to its existence and that efforts have been made to provide rudimentary services to their respective residents.
- b) The provision of such services and the numbering of existing shacks and buildings built in bricks and mortar does not in itself mean that the residents thereof are reside there permanently.
- c) Such numbering does not itself in any manner whatsoever mean that the yard fenced in or not which a shack or building has been erected and so numbered is a stand.
- d) The occupant of a shack or building in these areas has no right to the land and cannot claim ownership of the land on whatever basis including the period of occupation of such land. These include cases where money has been exchanged with whatever under the pretext that land acquisition is being effected by such transaction.

Legal Provisions

- a. Council acknowledge that it has legal and moral obligation to provide alternative accommodation to residents of the said areas who have been so residing for more than six (6) months if so required to relocate as provided for by the Prevention of Illegal Eviction and Unlawful Occupation of Land Act (Act 19 of 1998).
- b. No person has a right to allow, encourage, motivate, organise and/or instigate the occupation of land of whatever nature without an expressed and written consent of Council.
- c. Where such concurrent as mentioned in paragraph (b) above happen, Council reserve the right to take any appropriate legal action to rectify the situation.

Administrative Control Measures

- a) Council will number and capture the personal details of residents of existing informal settlements into its administrative systems.
- b) Council henceforth will endeavour to demolish and impound any shack or structure that is being erected within area of jurisdiction without its consent.
- c) Where a shack or structure has been put up for more than three (3) days and the action of immediate eviction was not taken, a notice of illegal occupation of land shall be issued, advising the occupant to remove the structure or shack immediately. The Legal Section is to be notified and same must prepare and urgent application to the Court for an eviction order. This action must be accomplished within three (3) months.

- d) Council is to identify a particular area which will be a reception area for all new comers and when such an area has been established, no new comers into the existing settlement will be allowed.
- e) The residents of the reception area will have to sign the standard service agreement and to pay for services rendered. The size of each "site" allocated to a person will be limited to 200m².
- f) For housing opportunities Council will endeavour to prioritise the needs of residents of existing informal settlement and those living in the backyards at established townships. A housing opportunity includes relocation to a stand in a formal township.
- g) Persons accommodated in a reception area have a housing opportunity while living or residing in that area. If such a person move out of the area, unless same is buying a stand elsewhere, ceases to be on the list of housing opportunity.
- h) Notice boards are to be put up at entrance of effected township informing prospective migrant into the area that they must consult the local municipal office to obtain a registration permit and site allocation before relocating.
- i) Where livestock is involved, permission to bring them along and to be put in grazing farms must be obtained from the designated health officer who when deemed necessary, may required medical examination of such livestock by a registered veterinary surgeon at the cost of the owner. If such an office is satisfied that such livestock has no diseases that may be infectious to others livestock may direct that the livestock be kept in an area to be indicated by him for such a duration as he may prescribe subject to the availability of such stock-yard or land.

Leasing and Occupation

- a) No person is allowed to have a shack or structure that he/she does not use it or to lease it to someone else anywhere in the existing informal settlements or reception area.
- b) No person is allowed to have a shack or structure unoccupied by him/herself for more than three months, without written permission of the manager responsible for housing.
- c) Where it is discovered that certain instances are contrary to paragraphs (a) & (b) Council shall be treated as stipulated in accordance with the provisions of this policy and legislations.
- d) The principle of one stand per family (household) shall apply at all times

Private Property Occupation (Include Farm Land)

- a) Where a private land owner allow or permit the occupation of land for habitation purposes by a group of people who ate in his/her employ or not, Council shall insist that its Building Health and Security Regulations be adhered to by the landowner.
- b) In an instance where a private landowner does not act against illegal occupier of his/her land, Council may act in terms of Section 6 of the Prevention of Illegal Eviction and Unlawful Occupation of Land Act (Act 19 of 1998) to obtain an order for eviction at the cost of the said landowner.