

TO THE UNLAWFUL OCCUPANTS OF THE HELEN BOWDEN NURSES' HOME

1. As conveyed previously in the letter from the Western Cape Provincial Government (WCG) Minister of Transport and Public Works to Reclaim the City dated 18 August 2017 (in response to its memorandum), you are currently in unlawful occupation of property owned by the WCG, being the Remainder Erf 1559, situated at the corner of Granger Bay Boulevard and Beach Road, Green Point, and known as the Helen Bowden Nurses' Home ("**the property**"), which property you occupy without the consent of the WCG, being the owner thereof, and without any other right in law to do so.
2. Since your occupation of the property, the WCG has reiterated that your occupation of the property:
 - 2.1. is unlawful;
 - 2.2. has been orchestrated with the clear intent of securing an advantage in relation to future litigation or housing developments that may occur within the inner City or Sea Point and its surrounds;
 - 2.3. has resulted in vandalism and destruction of property by way of inter alia broken water pipes, fire hydrants, electricity cables and connections etc.;
 - 2.4. has resulted in blocked, overflowing and open sewerage concerns being raised by surrounding land owners as well as the nearby health facilities.
3. Violent outbreaks of a physical and very serious nature have taken place from time to time, when attempts have been made to halt unlawful occupations and/or fights and theft; thereby necessitating the appointment of contracted security service providers in order to try and secure the remaining infrastructure on the property and to prevent further damage occasioned by the illegal occupation thereof. This is currently costing the WCG close to R3 million per month. In the past financial year alone the WCG has spent over R35 million on the

cost of attempting to secure the property from wholesale invasions, vandalism and theft alone.

4. The WCG requires vacant occupation of the property. As you are no doubt aware, the property forms part of a development proposal by the WCG known as the Somerset Precinct Regeneration. At this stage, the property is the subject of a land use application submitted to the City as part of the WCG's Somerset Precinct redevelopment proposal. For any redevelopment of the properties that make up this Precinct to take place, a rezoning will first be required. As you are also no doubt aware, that application seeks a range of planning approvals so as to develop, inter alia, social housing on a cross-subsidised basis within this Precinct.
5. In response to various objections lodged with the City in relation to that application the WCG has now confirmed that:
 - 5.1 The development of the Precinct will only be done in distinct and disparate stages due to various factors, including the need to still take transfer of ownership of some of the land from the City. The development thereof is envisaged to proceed as four separate land "releases", the last of which (being the Somerset Hospital site) has at least a 10-year time horizon before planning implementation will proceed, due to the need to first complete the construction of a replacement hospital first.
 - 5.2 The first such release that is proposed is the Helen Bowden Site, which is capable of immediate redevelopment after the rezoning and consolidation application has been approved, being the property you currently unlawfully occupy. In its application the WCG has committed to the erection of 302 social housing units on this site as part of the motivation for the rezoning and a decision by the City on this application is anticipated shortly. Once the land use applications have been determined, the process will commence in relation to the anticipated redevelopment viz, the Helen Bowden site, i.e. release 1. In order to do so it is of vital importance that the owner, developer and any social-housing institution with whom WCG partners obtain vacant occupation of the property.
6. In order to secure the vacation of the property timeously and in a transparent, lawful and orderly fashion, the WCG is of the view that a personal engagement with the current Occupants of the property will be most beneficial. I must make it very clear that by embarking on this process and seeking to engage with the Occupants, the WCG does not in

any way accept that you have any right of continued occupation of the property or that you had any right of occupation or consent to occupy in the first instance.

7. So as to render this proposed engagement meaningful, certain factual information pertaining to the current Occupants will need to first be obtained. This being as follows (and as is more fully reflected in the attached Schedule):

- 7.1. First, we require a Schedule to be completed by each Occupant containing: (a) full names and identity number; (b) the employment status of each individual and if employed, their place of employment; (c) the monthly income of each individual and the source of that income (including if it is a social security grant), supported by proof of income in the form of payslips or social security number; (d) in respect of each household, the number of children, their ages and places of school; (e) the number of persons making up each household; (f) each Occupier's place of residence prior to taking occupation of the property; (g) when and how each Occupier came to occupy the property; (h) the alternative accommodation available (or not) to each Occupier in the event of an eviction; (i) whether each Occupant has previously been the beneficiary of a state-assisted housing measure and, if so, the details thereof; (j) whether each Occupant has applied for state-assisted housing and, if so, details in respect of when and where this was done and if not, why not; (k) whether there are any elderly persons (and, if so, their ages) or any disabled persons (and, if so, details of the nature of the disability in question) and whether the household is headed by a woman; (l) any other information that is considered relevant.

- 7.2. Second, in that same schedule, we request a response from each individual in occupation of the property as to the date upon which they will be able to vacate the property so as to enable the development of, inter alia, social housing to proceed and if you are not agreeable to vacating, the full reasons for refusing to do so. Once this information is at hand and we have had an opportunity to consider same, we will be in a position to meet with the Occupiers in relation to our request to vacate the property as well as any reasons for the refusal thereof that may have been forthcoming; and in so doing can endeavour to reach common ground in respect of the date of each Occupier's vacation of the property and the terms thereof. To this end we welcome the receipt of any reasonable suggestions in your response hereto by which you believe your vacation of the property can be dealt with in as dignified a manner as possible.

8. We are of the view that a long, protracted eviction process is in neither your interests, nor those of any person in South Africa who are desirous of seeing the construction of social housing in Sea Point in the near future. In addition, such litigation is never in the interests of the State given the costs that are involved and the delays that such litigation causes to the achievement of the mandates we seek to fulfil. Hopefully via this process we will be able to avoid such litigation entirely and proceed to conclude a negotiated agreement as to vacation of the property by all those who currently occupy it.
9. In light of the foregoing, we hereby invite you to provide us with the information as contemplated in paragraphs 8.1. and 8.2. hereinabove, by completing the attached schedule and submitting it to us by no later than **30 March 2018**.
10. Your response can be submitted by delivering it to the security office in the current building by hand, or alternatively emailed to Cheryl.Petersen@westerncape.gov.za
11. We reiterate, the aforesaid should in no way be interpreted as a concession of any right to occupy the property.
12. Finally, your contribution and participation to this process is invaluable. Should you choose not to participate in one or more of the processes identified above, the WCG will be obligated to conclude, and hence proceed on the basis, that you have no interest in rendering the situation lawful or engaging on the issues identified herein.

Yours faithfully



HEAD OF DEPARTMENT

DATE: 09 MARCH 2018

SCHEDULE OF RESPONSE

UNLAWFUL OCCUPATION OF HELEN BOWDEN NURSES' HOME:

<u>DATE:</u>	
<u>PERSONAL DETAILS:</u>	
Full name	
Identity number	
Date of birth	
Gender	
Nationality	
Language preference	
Please provide your contact information.	
<u>FINANCIAL CIRCUMSTANCES:</u>	
Are you employed? If so, indicate: (a) where (i.e. place of employment); (b) whether it is on a part-time or full-time basis; (c) for how long you have been at that place of employment; (d) your previous employment (if applicable).	

<p>Please list your source(s) of income, including if it is a social security grant, maintenance, salary etc.</p>	
<p>What is your monthly income? Please provide a copy of your payslip and social security number (if applicable).</p>	
<p><u>PERSONAL CIRCUMSTANCES:</u></p>	
<p>Do you have any children?</p>	
<p>If so, please provide the names and ages/dates of birth of each child.</p>	
<p>Do any of your children live with you?</p>	
<p>Which schools do your children attend?</p>	
<p>Please list any other members of your household who are dependent on you and provide their names and ages/dates of birth.</p>	
<p>Do you and/or any members of your household (if any) have a disability?</p>	
<p>If so, please indicate the nature and details of the disability.</p>	
<p>Is your household headed by a woman and, if so, provide any details that you consider relevant in respect thereof.</p>	
<p>How many persons are in your household?</p>	
<p>Are there any elderly persons in your household? If so, provide their age(s).</p>	
<p><u>THE HELEN BOWDEN NURSING HOME (“THE PROPERTY”)</u></p>	
<p>Please provide the date on which you say you, and the members of your household (if any), took occupation of the</p>	

property.	
How did you, and the members of your household (if any), come to take occupation of the property? Please include your reasons for taking occupation of the property.	
Please provide details of where you, and the members of your household (if any), lived before you took occupation of the property. This information should include an explanation of how long you lived at your previous place of residence and why you left the previous residence.	
Do you have alternative accommodation available to you, and the members of your household (if any), in the event that you are required to vacate the property?	
Do you, and the members of your household (if any), require temporary accommodation on vacating the property?	
Please indicate the date on which you, and the members of your household (if any), will be able to/are willing to vacate the property.	
In the event that you are not willing to vacate the property, please provide the full reasons for refusing to do so.	
<u>HOUSING:</u>	
Have you applied for state-assisted housing?	
If so, please provide details in respect of when and where this was done, including proof of your application(s) where possible.	
Have you previously been the beneficiary of a state-assisted housing measure?	
If so, please provide details of the assistance you received, including when you received the assistance, where you were	

housed and for how long you received this assistance.	
If you have not applied for state-assisted housing, please explain why you have not done so.	
Do you have any property registered in your name and, if so, please provide full details in respect thereof.	
<p><i>PLEASE PROVIDE PROOF OF:</i></p> <p><i>YOUR IDENTITY IN THE FORM OF A COPY OF EITHER YOUR IDENTITY DOCUMENT OR PASSPORT;</i></p> <p><i>YOUR PAYSリップ OR, IF YOU DO NOT RECEIVE A PAYSリップ, ANY ALTERNATIVE PROOF OF EMPLOYMENT.</i></p>	
<p><i>PLEASE PROVIDE ANY OTHER INFORMATION YOU CONSIDER RELEVANT</i></p>	



ONREGMATIGE BESETTING VAN HELEN BOWDEN-VERPLEEGTEHUIS

1. Soos voorheen aan u oorgedra in die brief van die Wes-Kaapse Provinsiale Regering (WKR) se Minister van Vervoer en Openbare Werke aan Reclaim the City van 18 Augustus 2017 (in antwoord op sy memorandum), beset u tans onregmatig eiendom waarvan die WKR die eienaar is, synde Restant van Erf 1559, geleë op die hoek van Granger Bay-boulevard en Kusweg, Groenpunt, en wat as die Helen Bowden-verpleegtehuis ("**die eiendom**") bekendstaan, welke eiendom u okkupeer sonder die toestemming van die WKR, synde die eienaar daarvan, en sonder enige wettige reg om dit te doen.
2. Sedert u besetting van die eiendom het die WKR dit herhaaldelik aan u gestel dat u besetting van die eiendom:
 - 2.1. onregmatig is;
 - 2.2. georkestreer is met die duidelike opset om 'n voordeel te verseker ten opsigte van toekomstige regsgedinge of behuisingsontwikkelings wat mag plaasvind in die binnestad of Seepunt en omliggende gebiede;
 - 2.3. vandalisme en vernietiging van eiendom veroorsaak het deur onder meer gebreekte waterpype, brandkrane, elektrisiteitskabels en aansluitings ens.;
 - 2.4. daartoe gelei het dat omliggende grondeienaars asook die nabygeleë gesondheidsfasiliteite hul kommer uitspreek oor geblokte, oorlopende en oop rioolwerke.
3. Gewelddadige uitbarstings van 'n fisieke en ernstige aard het reeds van tyd tot tyd plaasgevind wanneer daar probeer is om onregmatige besettings en/of bakleiery en diefstal te stuit, wat die aanstelling van gekontrakteerde sekuriteitsdiensverskaffers genoodsaak het in 'n poging om die oorblywende infrastruktuur op die eiendom te beveilig en om verdere skade veroorsaak deur die onregmatige besetting te voorkom. Dit kos die WKR nagenoeg R3 miljoen

per maand. Net in die afgelope boekjaar het die WKR meer as R35 miljoen bestee net om te probeer om die eiendom te beveilig teen volskaalse indringing, vandalisme en diefstal.

4. Die WKR benodig vakante okkupasie van die eiendom. Soos u sonder twyfel bewus is, maak die eiendom deel uit van 'n ontwikkelingsvoorstel deur die WKR wat as die Hernuwing van die Somerset-gebied bekendstaan. Op hierdie stadium is die eiendom die onderwerp van 'n grondgebruikaansoek ingedien by die Stad as 'n deel van die WKR se Somersetgebiedherontwikkeling-voorstel. Vir enige herontwikkeling van die eiendomme waaruit hierdie Gebied bestaan om te gebeur word 'n hersonering eerstens vereis. Soos u ook sonder twyfel bewus is, vereis daardie aansoek 'n reeks beplanningsgoedkeurings vir die ontwikkeling van onder meer maatskaplike behuising op 'n kruiselings gesubsidieerde grondslag binne hierdie Gebied.
5. In antwoord op verskeie besware wat by die Stad aangeteken is ten opsigte van daardie aansoek, het die WKR nou die volgende bevestig:
 - 5.1 Die ontwikkeling van die Gebied sal slegs in afsonderlike en uiteenlopende stadiums plaasvind weens verskeie faktore, insluitend dat oordrag van eienaarskap vanaf die Stad vir gedeeltes van die grond nog moet plaasvind. Dit word beoog dat die ontwikkeling voortgaan as vier aparte grond"vrystellings", waarvan die laaste (synde die Somerset-hospitaalterrein) 'n tydshorison van minstens 10 jaar het voordat beplanning geïmplementeer sal word, omdat dit nodig is om eers 'n plaasvervangerhospitaal te bou.
 - 5.2 Die eerste sodanige vrystelling wat voorgestel word is die Helen Bowden-terrein, wat onmiddellik herontwikkel kan word nadat die hersonering- en konsolidasie-aansoek goedgekeur is, synde die eiendom wat u tans onregmatig beset. In sy aansoek het die WKR hom verbind tot die oprigting van 302 maatskaplike wooneenhede op hierdie terrein as 'n deel van die motivering vir die hersonering, en die Stad se besluit oor hierdie aansoek word binnekort verwag. Wanneer die grondgebruikaansoeke bepaal is, sal die proses van die voorgenome herontwikkeling van die Helen Bowden-terrein 'n aanvang neem, wat vrystelling 1 uitmaak. Sodat dit kan gebeur is dit van uiterste belang dat die eienaar, ontwikkelaar en enige maatskaplikebehuising-instelling waarmee die WKR in vennootskap tree vakante okkupasie van die eiendom kry.
6. Om toe te sien dat die eiendom op 'n tydige, deursigtige, wettige en ordelike manier ontruim word, glo die WKR dat 'n persoonlike ontmoeting met die huidige Okkupeerders van

die eiendom hoogs voordelig sal wees. Ek moet dit onomwonde stel dat deur met hierdie proses te begin en deur 'n ontmoeting met die Okkupeerders aan te vra, die WKR geensins aanvaar dat u enige reg het om voort te gaan om die eiendom te okkupeer nie of dat u enige reg op besetting of toestemming gehad het om die eiendom in die eerste plek te beset nie.

7. Om hierdie ontmoeting betekenisvol te maak, word sekere feitlike inligting oor die huidige Okkupeerders benodig. Naamlik soos volg (en soos meer volledig uiteengesit in die aangehegte Bylae):

- 7.1. Eerstens vereis ons dat 'n Bylae deur elke Okkupeerder voltooi word, wat die volgende bevat: (a) volle name en identiteitsnommer; (b) die werkstatus van elke individu en indien die persoon 'n werk het, waar hulle werk; (c) die maandelikse inkomste van elke individu en die bron van daardie inkomste (ook indien dit 'n maatskaplike sekerheidstoelaag is), met stawende bewys van inkomste in die vorm van 'n salarisstrokie of maatskaplike sekerheidsnommer; (d) ten opsigte van elke huishouding, die getal kinders, hul ouderdomme en waar hulle skoolgaan; (e) die getal mense waaruit die huishouding bestaan; (f) die plek waar elke Okkupeerder gewoon het voordat hy of sy die eiendom begin beset het; (g) wanneer en hoe dit gebeur het dat elke Okkupeerder die eiendom beset; (h) beskikbare (of onbeskikbare) alternatiewe akkommodasie vir elke Okkupeerder in die geval van 'n uitsetting; (i) of elke Okkupeerder voorheen 'n begunstigde van staatshulpbehuising was en, indien wel, die besonderhede daarvan; (j) of elke Okkupeerder al aansoek gedoen het vir staatshulpbehuising en, indien wel, die besonderhede van wanneer en waar dit gedoen is, en indien nie, waarom nie; (k) of daar enige bejaarde persone is (en, indien wel, hul ouderdomme) of enige persone met gestremdhede is (en, indien wel, besonderhede van die aard van die betrokke gestremdheid) en of die huishouding 'n vrou as hoof het; (l) enige ander inligting wat as relevant beskou word.

- 7.2. Tweedens, in dieselfde bylae, vra ons aan elke individu wat die eiendom beset op watter datum hulle in staat sal wees om die eiendom te ontruim sodat die ontwikkeling van onder meer maatskaplike behuising kan voortgaan en indien u nie vir ontruiming te vinde is nie, die volle redes vir die weiering om dit te doen. Wanneer hierdie inligting aan ons beskikbaar is en ons dit oorweeg het, sal ons in 'n posisie wees om met die Okkupeerders in gesprek te tree om die versoek om die eiendom te ontruim, te bespreek, asook enige redes wat gegee is vir die weiering. En daardeur kan ons probeer om tot 'n vergelyk te kom ten opsigte van die datum van elke Okkupeerder se ontruiming van die eiendom en die voorwaardes daarvan. Met hierdie doel voor oë verwelkom ons enige redelike voorstelle in u

antwoord op hierdie brief sodat u ontruiming van die eiendom met soveel menswaardigheid as moontlik hanteer kan word.

8. Ons is van mening dat 'n lang, uitgerekte uitsettingsproses nie in u belang of in die belang van enige Suid-Afrikaner is wat die bou van maatskaplike behuising in Seepunt in die nabye toekoms wil sien nie. Verder is sodanige regsgedinge nooit in die belang van die Staat nie, gegewe die koste daaraan verbonde en die vertraging wat regsgedinge veroorsaak vir die bereiking van die mandate wat ons wil vervul. Met behulp van hierdie proses kan ons hopelik 'n regsgeding heeltmaal vermy en voortgaan om 'n onderhandelde ooreenkoms te sluit oor die ontruiming van die eiendom deur almal wat dit tans beset.
9. Aan die hand van wat hier uiteengesit is, nooi ons u hiermee om aan ons inligting te verskaf soos beoog in paragrawe 8.1 en 8.2 hierbo, deur die aangehegte bylae te voltooi en dit na ons terug te stuur nie later nie as **30 Maart 2018**.
10. U antwoord kan aan ons gestuur word deur dit per hand af te lewer by die sekuriteitskantoor in die huidige gebou, of anders kan dit per e-pos gestuur word na Cheryl.Petersen@westerncape.gov.za
11. Ons herhaal dat hierdie skrywe geensins beskou moet word as 'n toewyding van enige reg om die eiendom te beset nie.
12. Laastens is u bydrae en deelname aan hierdie proses van onskatbare waarde. Sou u besluit om nie deel te neem aan een of meer van die prosesse wat hierbo beskryf word nie, is die WKR verplig om af te lei, en op te tree op grond daarvan, dat u geen belang daarby het om die situasie regmatig te maak of om in gesprek te tree oor die kwessies wat in hierdie brief uitgelig is nie.

Die uwe



HOOF VAN DEPARTEMENT

DATUM 09 MAART 2018

BYLAE VAN ANTWOORD

ONREGMATIGE BESETTING VAN HELEN BOWDEN-VERPLEEGTEHUIS:

<u>DATUM:</u>	
<u>PERSOONLIKE BESONDERHEDE:</u>	
Volle naam	
Identiteitsnommer	
Geboortedatum	
Geslag	
Nasionaliteit	
Voorkeurtaal	
Verskaf asseblief u kontakbesonderhede.	
<u>FINANSIËLE OMSTANDIGHEDE:</u>	
Het u 'n werk en, indien wel, dui asseblief aan: (a) waar u werkplek is; (b) of dit 'n deelydse of heelydse werk is; (c) hoe lank u reeds by daardie plek werk; (d) u vorige werk (indien van toepassing).	
Lys asseblief u bron(ne) van inkomste, insluitend of dit 'n maatskaplike sekerheidstoelaag, onderhoud, 'n salaris ensovoorts is.	

Wat is u maandelikse inkomste? Verskaf asseblief 'n afskrif van u salarisstrokie en maatskaplike sekerheidsnommer (indien van toepassing).	
<u>PERSOONLIKE OMSTANDIGHEDE:</u>	
Het u enige kinders?	
Indien wel, verskaf asseblief die name en ouderdomme/geboortedatums van elke kind.	
Woon enige van u kinders by u?	
Watter skole woon u kinders by?	
Lys asseblief enige ander lede van u huishouding wat van u afhanklik is en verskaf hul name en ouderdomme/geboortedatum.	
Het u en/of enige lid van u huishouding (indien enige) 'n gestremdheid?	
Indien wel, dui asseblief die aard en besonderhede van die gestremdheid aan.	
Het u huishouding 'n vrou as hoof en, indien wel, verskaf enige besonderhede wat u ten opsigte daarvan as relevant beskou.	
Hoeveel persone is daar in u huishouding?	
Is daar enige bejaarde persone in u huishouding? Indien wel, verskaf hul ouderdom(me).	
<u>DIE HELEN BOWDEN-VERPLEEGTEHUIS (“DIE EIENDOM”)</u>	
Verskaf asseblief die datum waarop u sê u, en die lede van u huishouding (indien enige), die eiendom begin beset het.	

Hoe het dit gebeur dat u, en die lede van u huishouding (indien enige), die eiendom begin beset het? Verskaf asseblief ook die redes waarom u die eiendom begin besit het.	
Verskaf asseblief die besonderhede van waar u, en die lede van u huishouding (indien enige), gewoon het voordat u die eiendom begin beset het. Hierdie inligting moet asseblief 'n verduideliking insluit van hoe lank u by u vorige woonplek gewoon het en waarom u vorige woonplek verlaat het.	
Het u alternatiewe akkommodasie beskikbaar vir u, en vir die lede van u huishouding (indien enige), indien u die eiendom moet ontruim?	
Benodig u, en die lede van u huishouding (indien enige), tydelike akkommodasie by die ontruiming van die eiendom?	
Dui asseblief die datum aan waarop u, en die lede van u huishouding (indien enige), die eiendom sal kan ontruim of bereid sal wees om dit te ontruim.	
Indien u nie bereid is om die eiendom te ontruim nie, verskaf asseblief die volle redes vir u weiering om dit te doen.	
<u>BEHUISING:</u>	
Het u reeds aansoek gedoen vir staatshulpbehuising?	
Indien wel, verskaf asseblief besonderhede ten opsigte van wanneer en waar dit gedoen is, en sluit bewys van u aansoek(e) in, indien moontlik.	
Was u al voorheen 'n begunstigde van staatshulpbehuising?	
Indien wel, verskaf asseblief besonderhede van die hulp wat u ontvang het, insluitend wanneer u die hulp ontvang het, waar u gehuisves was en vir hoe lank u hierdie hulp ontvang het.	

<p>Indien u nog nie vir staatshulpbehuising aansoek gedoen het nie, verduidelik waarom u dit nog nie gedoen het nie.</p>	
<p>Het u enige eiendom geregistreer in u naam en, indien wel, verskaf asseblief die volledige besonderhede ten opsigte daarvan,</p>	
<p>VERSKAF ASSEBLIEF BEWYS VAN:</p> <p><i>U IDENTITEIT, IN DIE VORM VAN 'N AFSCRIF VAN ÓF U IDENTITEITSDOKUMENT ÓF U PASPOORT;</i></p> <p><i>U SALARISSTROKIE EN, INDIEN U NIE 'N SALARISSTROKIE ONTVANG NIE, ENIGE ALTERNATIEWE BEWYS VAN WERK, INDIEN ENIGE.</i></p>	
<p><i>VERSKAF ASSEBLIEF AAN ONS ENIGE ANDER INLIGTING WAT U AS RELEVANT BESKOU.</i></p>	



**Western Cape
Government**

Transport and Public Works

Cheryl C. Petersen

Regional Manager

Directorate: Property Management (Region 1)

Email: Cheryl.Petersen@westerncape.gov.za

9 Dorp Street, Cape Town 8001

Private Bag X9160, Cape Town 8000

tel: +27 21 483-2481 fax: +27 21 483-7281

UKUHLALA NGOKUNGEKHO MTHETHWENI KWIKHAYA LOONESI I-HELEN BOWDEN NURSES' HOME

1. Njengoko bekuchaziwe kwileta yangaphambili yangomhla we-18 kweThupha 2017 engokuBanga iSixeko ngokutsha ebisuka kuMpathiswa wezoThutho neMisebenzi yoLuntu woRhulumente wePhondo leNtshona Koloni (ukusabela kwimemorandam), ngoku uhleli ngokungekho mthethweni kwipropathi kaRhulumente weNtshona Koloni ukuhlala ngokungekho mthethweni, eyiNtsalela yeSiza esingu-1559, ekwikona yesitrato iGranger Bay Boulevard neBeach Road, eGreen Point, neyaziwa ngokuba yiHelen Bowden Nurses' Home ("**ipropathi**"), eyipropathi ohlala kuyo ngaphandle kwemvume kaRhulumente weNtshona Koloni ongumnikazi wayo, nongenamalungelo wokuba uhlale kuwo.
2. Sukela wahlala kule propathi, uRhulumente wePhondo leNtshona Koloni uyiphindaphindile into yokuba ukuhlala kwakho kule propathi:
 - 2.1. akukho mthethweni;
 - 2.2. ukwenze ngenjongo ecace ngokuphandle ukuba ufuna ukusimangalela ngomso okanye ufuna ukufumana indlu kwizindlu ezinokuthi zakhiwe apha kwiSixeko okanye eSee Point okanye kwiindawo eziyingqongileyo;
 - 2.3. kubangele ukonakaliswa nokutshatyalaliswa kwale propathi ngokophulwa kuqhawulwe imibhobho yamanzi, imibhobho yamanzi yokucim' umlilo, iintambo zombane njl. njl.;
 - 2.4. kubangele ukubhloka, ukuphuphuma kwemijelo yesuriji, zinto eziphakanyiswe ngabanini mhlaba abangqonge le propathi ngokunjalo namaziko empilo akufutshane kuyo.

3. Kuqhambuka imilo yobugebenga kunye nobusela amaxesha ngamaxesha qho xa kuzanywa ukumiswa kokuhlala ngokungekho mthethweni; nto leyo efunise ukuba kuqashwe iinkampani zonogada ukuzama ukukhusela nokugcina isakhiwo esishekileyo kule propathi ngokunjalo nokuthintela ukonakaliswa kwayo nokuqhubeka kokuhlala kwabantu ngokungekho mthethweni. Kungoku nje oku kumdlala izigidi ezisondeleyo kwesi-3 ngenyanga uRhulumente weNtshona Koloni. Kulo nyakamali udlulileyo uwodwa sichithe imali engaphaya kwezigidi ezingama-R35 sizama ukukhusela esi sakhiwo ekubeni singonakaliswa, kungahlalwa kuso ngetshova nasekubeni kungabiwa nto yaso.
4. URhulumente wePhondo leNtshona Koloni ufuna kungabikho mntu uhlala kuyo le propathi. Ngaphandle kwamathandabuzo uyazi ukuba le propathi iyinxalenye yesindululo sophuhliso esenziwa nguRhulumente weNtshona Koloni esibizwa ngokuba yiSomerset Precinct Regeneration. Kungoku nje, ipropathi le ingomnye wemimba yesicelo sokusetyenziswa komhlaba, esifakwe kwiSixeko njengenxalenye yesindululo sophuhliso lweNdawo ebiyelweyo yaseSomerset kaRhulumente weNtshona Koloni. Kulo naluphi na uphuhliso ngokutsha lweepropathi ezibangele ukuba ibekhona le Ndawo ebiyelweyo, kuza kufuneka ucandomhlaba ngokutsha. Kwakhona, nanjengoko usazi ngaphandle kwamathandabuzo ukuba isicelo sifuna kuvunywe uludwe lwezicwangciso zomhlaba ukuze kwenziwe uphuhliso, phakathi kwezinye izinto, ukuze kuhlaliswe abantu kule Ndawo ebiyelweyo ngexabiso eliphantsi.
5. Ukuphendula kwizichazi ezahlukeneyo ezifakwe kwiSixeko ezimayela nesi sicelo uRhulumente weNtshona Koloni uqinisekisele ukuba:
 - 5.1 Uphuhliso lwale Ndawo ebiyelweyo luza kwenziwa ngokwezigaba ezi-4 ezihlukeneyo nezingafaniyo ngenxa yeemeko ezahlukeneyo, kuquka nokudliliselwa ebantwini kobunini bomnye umhlaba weSixeko. Ngoko ke sicinga ukuba olu phuhliso olukwisayithi yeSibhedlele saseSomerset luza kuthatha malunga neminyaka eli-10 phambi kokuba kuqaliswe ukwakhiwa kuwo ngenxa yokuba kufuneka kuqale kwakhiwe esinye isibhedlele esiza kuthatha indawo yesi kwenye indawo.
 - 5.2 Uphuhliso lokuqala luza kuba kwiSayithi iHelen Bowden, kuba yona sele ikulungele ukuba kwenziwe uphuhliso ngoku, nto nje kulindwe kuvunywe isicelo socandomhlaba nohlanganiso, kule propathi nihleli kuyo ngokungekho mthethweni. URhulumente weNtshona Koloni uzimisele ukumisa izindlu zokuhlala ezingama-302 njengenxalenye yokukhuthaza ucando ngokutsha lomhlaba kwaye silindele isigqibo malunga noku kwiSixeko kungekudala. Nje ukuyazi kwethu ukuba ime njani imeko yesi sicelo, iza kuqalisa ngoko nangoko inkqubo yophuhliso ngokutsha kwisayithi yeHelen Bowden, oku ke kuyakuba sisigaba soku-1. Ukuze sikwazi ukwenza

oku, kubalulekile ukuba umnini, umphuhlisi nalo naliphi na iziko loLwakhiwo lweZindlu ezisebenzisana nalo lifumane ipropathi le ingenamntu uhlala kuyo.

6. Ukuze sikwazi ukukhupha abantu kule propathi ngexesha elililo nangendlela engafihlakelanga, esemthethweni nesesidimani, uRhulumente weNtshona Koloni ucinga ukuba kuyakuba luncedo kwaye kubaluleke kakhulu ukuthethathena ubuso-ngobuso nabantu abahlala kule propathi kungokunje. Indawo yokuqala, mandiyibeke kucace ukuba, ngokudibana athethathena nawe uRhulumente weNtshona Koloni akayamkeli kwaphela nayiphi na ingcamango yakho yokuba unelungelo okanye unesivumelwano sokuhlala ngokungekho mthethweni kule propathi.
7. Ngoko ke ukuze le nkqubo yolu thethathethwano ihambe kakuhle kufuneka kufumanekwe iinkcukacha ezichanekileyo nezizokwenene ezimalunga nabantu abahlala apha kungokunje (njengoko zichaziwe kule Shedyuli iqhotyoshelweyo):
 - 7.1. Okokuqala, sifune le Shedyuli igcwaliswe ngumntu ngamnye ohlala apha, afake ezi nkcukacha zilandelayo: (a) amagama apheleleyo nenombolo yesazisi; (b) isimo sengqesho somntu ngamnye ukuba uqeshiwe, indawo abasebenza kuyo; (c) ingeniso ngenyanga yomntu ngamnye ngokunjalo nomthombo waloo ngeniso (kuquka nenkamkam), oku kuxhaswe bubungqine bengeniso leyo obufana nepayslips / inombolo yenkamkam; (d) inani labantwana, iminyaka yabo nezikolo abafunda kuzo kwindlu nganye; (e) inani labantu abahlala kwindlu nganye; (f) indawo ebehlala kuyo ngaphambili umntu ngamnye, phambi kokuzakuhlala kule propathi; (g) ufike nini njani umntu ngamnye kule propathi; (h) umntu ngamnye unayo enye indawo anokuhlala kuyo xa ekhutshwa kule propathi; (i) ingaba umntu ngamnye ohlala apha wakhe wafumana indlu esisibonelelo sikarhulumente, kwaye ukuba kunjalo, nikezela ngeenkcukacha; (j) ingaba umntu ngamnye apha wakhe wasenza isicelo sokufuman' indlu esisibonelelo sikarhulumente, ukuba kunjalo, nika iinkcukacha ezichazayo ukuba kwakunini kwaye phi, ukuba oku zange ukwenze, kutheni ungazange ukwenze oko; (k) ingaba bakhona abantu abadala apha (kuba ewe, ithini iminyaka yabo) okanye nabaphi na bantu abakhubazekileyo (ukuba ewe, sinike iinkcukacha zokhubazeko zohlobo lokhubazeko lwabo) nokuba ingaba indlu leyo ikhokelwa libhinqa kusini na; (l) nazo naziphi na iinkcukacha ezifanelekileyo.
 - 7.2. Okwesibini, kwakule shedyuli inye sicela impendulo yomntu ngamnye ohlala kule propathi kunamhlanje nje ukuze sikwazi ukulungiselela ukuqhubeka kolwakhiwo lwezindlu, kwaye ukuba wufuni ukuphuma, nceda usinike isizathu esipheleleyo nesivakalyo sokuba ungafuni ukuphuma. Sakuzifuman zonke ezi nkcukacha, siza kukwazi ukudibana nabantu abahlala apha malunga nesicelo sethu sokuba

baphume, ngokunjalo namalunga nokungafuni kwabo ukuphuma; ngokwenza njalo singafikelela kwisivumelwano nomntu ngamnye ohlala apha ngokulandela imigaqo ethile eyakuthi iqwalasele nomhla awafika ngawo umntu apha. Siyasamkela nasiphi na isindululo okanye uluvo lwakho kwimpendulo yakho kule leta ocinga ukuba kungasingathwa ngayo ukuphuma kwakho ngesidima kule propathi.

8. Sinoluvo lokuba akungomnqweno wakho okanye wakhe nabani na eMzantsi Afrika onxanelwe ukubona kusakhiwa ngomso eSea Point, ukubona kurhuqwa iinyawo ekuphumeni kule propathi. Ukongeza, ukuze sikwazi ukuzalisekisa ekumele sikwenze, umangalelo alukho semdleni woMbuso xa kujongwa iindleko nolibaziseko olubandakanyekayo kumangalelo. Sinethemba lokuba ngale nkqubo siza kuluphepha olo mangalelo ukuze siqhubeke ngokuqokumbela isivumelwano esisixoxileyo nani ninonke nina bahlala pha ngoku.
9. Ngako ke, siyakucela ukuba usinike iinkcukacha ezichazwe kumhlathi 8.1. nakumhlathi 8.2. apha ngasentla, ngokugcwalisa le shedyuli iqhotyoshelweyo ungalulanga umhla wama-**30 kweyoKwindla 2018.**
10. Impendulo yakho ungayingenisa kwiofisi kanogada kwesi sakhiwo, okanye uyi-imeyilele ku-Cheryl.Petersen@westerncape.gov.za
11. Siyayigxininisa kwakhona into yokokuba, oku kuchazwe ngasentla akumelanga kutolikwe njengesivumelwano sokuba uhlale kule propathi.
12. Okokugqibela, igalelo nenkxaxheba yakho kule nkqubo ibaluleke ngeyona ndlela ingathethekiyo. Ukuba ukhetha ukuthath' inkxaxheba nakwenye inkqubo kwezi zichazwe apha ngasentla, uRhulumente weNtshona Koloni uyakulithatha elo nyathelo njengelibonisa ukungafuni nokungabinamdla kwakho ekusibandakanyeni kwinkqubo esemthethweni.

Ozithobileyo



INTLOKO YESEBE

UMHLA: 09-03-2018

ISHEDYULI YEMPENDULO

UKUHLALA NGOKUNGEKHO MTHETHWENI KWIKHAYA LOONESI I-HELEN BOWDEN
NURSES' HOME:

<u>UMHLA:</u>	
<u>IINKCUKACHA ZOBUQU:</u>	
Igama eliphelelyo	
Inombolo yeSazisi	
Umhla wokuZalwa	
Isini	
Ubuzwe	
Ulwimi olukhethayo	
Nceda unikezele ngeenkukacha zakho zoqhagamshelwano.	
<u>IIMEKO ZEZEMALI:</u>	
Ingaba uyasebenza kwaye ukuba kunjalo, phawula: (a) apho (o.k.t. indawo osebenza kuyo); (b) nokuba ngowethutyana okanye ngosisigxina; (c) unexesha elingakanani usebenza kule ndawo; (d) indawo ubusebenza kuyo ngaphambili (ukuba	

ikhona).	
Nceda udwelise imithombo yengeniso yakho, kuquka nemali yenkamnkam, imali yesondlo, umvuzo, njl.njl.	
Yimali ingeniso yakho ngenyanga? Nceda usinike ikopi yepayslip kunye nenombolo yenkamnkam (ukuba ikhona).	
<u>IIMEKO ZOBUQO:</u>	
Ingaba unabo abantwana?	
Ukuba kunjalo, nceda usinike amagama neminyaka yobudala/umhla wokuzalwa komntwana ngamnye.	
Ingaba ukhona umntwana ohlala nawe?	
Zesiphi izikolo abafunda kuzo abantwana bakho?	
Nceda udwelise namanye amalungu osapho axhomekeke kuwe, neminyaka yobudala/nemihla yokuzalwa.	
Ingaba likhona ilungu apha kule ndlu abakhubazekileyo?	
Ukuba kunjalo, nceda unike iinkcukacha zokhubazeko lwelo lungu?	
Ingaba le ndlu ikhokelwa libhinqa kwaye ukuba kunjalo, sinike iinkcukacha ocinga ukuba zingqina oku.	
Inani labantu abahlala kule ndlu yakho	
Nokuba bakhona abantu abadala kule ndlu kwaye ukuba kunjalo, sinike iminyaka yabo.	
<u>IKHAYA LOONESI I-HELEN BOWDEN</u> <u>("IPROPATHI")</u>	

Nceda usinike umhla apho wena namalungu (ukuba akhona) osapho enaqala ukuhlala ngawo kule propathi.	
Wena namalungu (ukuba akhona) osapho lwakho naqala njani ukuhlala apha kule propathi, kuqaka nezizathu zokuba nizokuhlala apha kule propathi.	
Nceda usinike iinkcukacha zalapho wena namalungu osapho (ukuba akhona) lwakho nanihlala khona phambi kokuzokuhlala apha. Ezi nkcukacha zimele zibandakanye ukuba benihleli ixesha elingakanani apho benihlala khona kwaye nayishiyela ntoni loo ndawo.	
Ingaba unayo enye indawo yokuhlala onokuhlala kuyo kunye namalungu (ukuba akhona) osapho lwakho, kwimeko apho unokuthi ukhutshwe khona kule propathi?	
Ingaba wena namalungu (ukuba akhona) osapho lwakho niyayifuna enye indawo yokuhlala ithutyana xa ninokukhutshwa kule propathi?	
Nceda uphawule umhla onokuthi wena namalungu (ukuba akhona) osapho lwakho enilungele ukuphuma kuyo le propathi.	
Kwimeko apho ungafuni ukuphuma kule propathi, nceda usinike isizathu esipheleleyo sokuba wale ukuphuma.	
<u>UKUHLALISWA KOLUNTU:</u>	
Wawukhe wasenza isicelo sokufuman' indlu esisibonelelo sikarhulumente?	
Ukuba kunjalo, nika iinkcukacha ezichazayo ukuba kwakunini kwaye phi, kuquka nobungqina beso sicelo ukuba bukhona.	
Wawukhe waxhamla ngaphambili kwisibonelelo sezindlu	

sikaRhulumente?	
Ukuba kunjalo, nceda usinike iinkcukacha zeso sibonelelo wasifumanayo, kuquka nokuba wasifuman nini, yayiphi indlu leyo wawuhlala kuyo kwaye ixesha elingakanani.	
Ukuba awukasenzi isicelo sesibonelelo sendlu sikaRhulumente, nceda uchaze ukuba kutheni ungazange usenze.	
Ingaba unayo ipropathi ebhaliswe phantsi kwegama lakho kwaye ukuba kunjalo, nceda usinike iinkcukacha ezipheleleyo ngayo.	
<p><i>NCEDA USINIKE UBUNGQINA:</i></p> <p><i>BESAZISI SAKHO OKANYE BEPASPOTI NGOKUSINIKA IKOPI.</i></p> <p><i>IPAYSLIP KWAYE UKUBA AWUFUMANI PAYSLIP, SINIKE NOKUBA BOBUPHI UBUNGQINA BOMSEBENZI</i></p>	
<p><i>NCEDA USINIKE NAZIPHI NA IINKCUKACHA OCINGA UKUBA ZIFANELEKILE</i></p>	