



## Intsusela nonobangela wentlalo yokunxusa ezidolophini

Ukunxusa ngasemva kwezindlu yenye yeendlela ezimbalwa ezifumanekayo kumakhaya anengeniso ephantsi kunye noluntu oluhlelekileyo kubandakanya iintsapho ezingaqeshwanga kangako, ezineentloko zabasetyhini kunye nabo basebenza kwicandelo elingacwangciswanga.

Iinkqubo zezindlu ezikhokelwa ngurhulumente ezifana Ne-Community Residential Units (CRU), inkqubo yezindlu zoluntu-Social Housing Project (SHP), kunye ne-Enhanced People Housing programme (EPHP), ziye zasilela ukuhlangabezana nemfuno enkulu yezindlu ezikhuselekileyo nezifikelekayo. Ngenxa yoku, imimandla yezixeko zaseMzantsi Afrika ingakumi iidolophu ezinkulu ezifana neKapa, zibone ukwanda kwendawo yokuhlala eqeshisayo eziyadini.

Icandelo lokurentisa ngasemva kwendlu liyaqhuba likhula

# 94,500 - 108,000

Amakhaya ahlala kwizindlu ezingasemva (2016) ezibandakanya:

# 6.5% - 7.5%

 Imizi yaseKapa

Ukwandiswa kwendawo yokuhlala engasemva kweyadi:

# 256% (21 780 - 77 630)

(1996) (2016)

**Umthombo:** Isicwangciso-Qhinga Sokuhlaliswa Koluntu Kwisixeko saseKapa (sowama-2021) sikhankanya amanani avela kuphando loluntu Lweenkcukacha-Manani Lomzantsi Afrika (I-Stats SA) ngowama-2016.

Kodwa uluhlu lobungqina be-anecdotal, kubandakanywa namava eminye imibutho engekho phantsi karhulumente (NGOs) kunye nabathathi-nxaxheba kolu phononongo, lubonisa ngamandla ukuba inani labantu abanxusileyo lonyuke kakhulu ukusukela ngo-2016.

Kwaba zezizathu zingentla ezabangeka u-Development Action Group (DAG) aqukumbele lengxelo ingezantsi. Injongo zokwenza oko kuquka:

- Ukufumana nokushwankathela eyona miceli mngeni ebalulekileyo nengxamisekileyo ejongene necandelo lentlalo yabenxusi, kuquka abaqashi kunye nabenxusi.
- Ukuqwalasela nokuqonda indima edlalwa ngamacandelo karhulumente ekuxhaseni eli candelo.
- Ukucwangcisa i-ajenda yokukhuthaza icandelo elingasemva leyadi edityaniswa noluntu lwabenxusi.
- Ukuchonga ukuba ngawaphi amanyathelo ekufuneka ethathiwe ukunceda ukuqinisekisa ukuba uluntu lwabenxusi lunokuthetha ngazwili nengokumanyeneyo kwaye lusebenze norhulumente ukulungisa imiba ekhankanyiwe kule ngxelo.

## Imiceli-mngeni ejongene nabenxusi

Ngezantsi yenye yimiceli mngeni ethe yaqgama ngelixa lo dliwano ndlebe nothethathiswano nabantu abathe bathatha inxaxheba koluphando. Imiceli ngeni ephambili nengxamisekileyo iquka:

### 1. Ukungafikeleli kwenkono ezingungoqo: amanzi, umbana nezogutyulo

Ngokungafaniyo nabaninzi, abahlali abanxuse okanye abaqashe eyadini yangasemva kwezindlu zabucala okwangoku abanikezelwa ngeenkono ezingungoqo xa kuthelakiswa nabo abahlali kumakhaya angasemva ezindlu eziphatshi komasipala wesiSixeko saseKapa. Abantu abaninzi abaqashe emva kwendlu banobunzima bokufikelela kumbane, amanzi, nogutyulo lwelindle, yaye abaninzi kufuneka bahlawule imali eyongezelekileyo ukuze babenako ukufikelela kwezi nkono zibalulekileyo. Ngokwesiqhelo baxhomekeke kwindlu abaqashe kuyo ukubonelelwa ngezi nkono kwaye abanini-mhlaba abaninzi baya kuthintela ukufikelela okanye balunciphise unikezelo ukuba umqeshi uyasilela ukubhata okanye enze oku ngenjongo zokuziphindezela. Amakhaya angasemva kwendlu awabelwanga umgqomo kamasipala, kwaye oku kungakhokelela ekuqokeleleni inkunkuma kunye nokulahla okudala imeko engekho mpilweni.

### 2. Ulwazi ngamalungelo noxanduva

Amapolisa nabasebenzi bakamasipala bengingqi badla ngokungawazi amalungelo abo baqashe emva kwendlu kwaye abancedi kangako xa besiya kufuna uncedo xa iinkono zinqunyulwa. Bambalwa abaqashisi bezindlu kunye nabanini bamakhaya abanolwazi ngamalungelo kunye noxanduva lwabo, kwaye uninzi alwazi ukuba lubhenela phi ukuze lufumane ulwazi kunye nenkxaso. Ngokomzekelo, akukho mthethweni ukuba abanini-mhlaba banqumle iinkono okanye bakhuphe abantu ngaphandle komyalelo wenkundla. Uninzi lwabaqashi okanye abanxusi bazizisulu zokuxhatshazwa ngenxa yokuswela ulwazi.

**“Siyoyika ukubuza imibuzo kuba kaloku thina singabenxusi. Abanikazi zindlu ngabo abanelizwi lokugqibela.”** (Umxusi utshilo ngelixa lo vavanyo)

### 3. Ukhuseleko kunye nozinzo ekuhlaleni

Uninzi lwabenxusi bahlala kwiindawo ezinezinga eliphezulu lolwaphulo-mthetho kunye nemisebenzi yemigulukudu. Ngokwesiqhelo, izakhiwo zangasemva azomelelanga kakhulu kwaye zophulwa ngokulula zizaphuli-mthetho. Abanxusi baphantsi komngcipheko omkhulu womlilo njengoko izakhiwo zabo zihlala zakhiwe ngezinto ezinokutsha kwaye zihlala zinomnyango omnye kuphela. Izinga lentswela-ngqesho liphezulu kakhulu



Ngoku lixesha lokuba uluntu lwabenxusi luhlangane kwaye luxhase ngokudibeneyo kwaye lukhuthaze abathathi-nxaxheba kwizigqibo zokwamkelwa komgaqo-nkqubo, kunye nokwandiswa kweenkono ezisisiseko ukuxhasa uluntu lwabenxusi bezindlu zabucala.

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**Umanyano ngamandla:** Ingxelo emalunga nemicimbi yomanyano kwintlalo yabenxusi. Le ngxelo isingise ekuphuhliseni abenxusi namatshantliziyo ngolwazi olunokusetyenziswa ukulwelwa izidingo nenkonzo zabenxusi.



## Uluntu oluthathe inxaxheba kule ngxelo:

Udliwanondlebe kunye nocweyo lwenziwe kunye nabanini bomhlaba abaqashisa (rentisa) ngomhlaba osemva kwezindlu zabo kubanxusi, kunye nabaqashi, abenxusi ukutsho (nangona abaqashi bebengaphezulu kakhulu kubanini bomhlaba). Inkokheli zasekuhlaleni kuquka namatshantliziyo nawo bebeyinxalenye lodliwano ndlebe nocweyo. Abathathi-nxaxheba babesuka kwezingqingqi zilandelayo kwidolophu yaseKapa, eziquka: i-Bellville South, i-Maitland Garden Village, Mitchell's Plain (ikakhulukazi i-Lenteguer, i-Tafelsig, i-Lost City Kunye Ne-Freedom Park), i-Eerste River, iManenberg, i-Bluedowns kunye neBonteheuwel.

phakathi kwabahlali basemva kwendlu kwaye abanye bafumana umvuzo ophantsi kakhulu okanye ongazinzanga kwicandelo elingacwangciswanga. Oku kwenza kube nzima kakhulu ukuba bahlawule irente rhoqo okanye bade balungiselele iziseko zeentsapho zabo.

### 4. Uthetha thethwano nesixeko SaseKapa

Isixeko SaseKapa asikhangela sizibandakanye kwaye sijonge izikhalo ezivezwa ngabantu abaqashe emba kwezindlu zabantu zabucala. Inxalenye yalo mngeni kukuba, ngokungafaniyo nemeko yokuhlala ngokungacwangciswanga, akukho sebe okanye iyunithi ethile kwisixeko saseKapa enegunya elithile lokujongana nemiba enxulumene nezindlu zangasemva. Oku kuthetha ukuba akukho sakhiwo sicacileyo okanye inkqubo yabamelu babahlali basemva kwendlu yokubandakanya uMasipala.

**“Amalungelo ezindlu aquka umsebenzi wokuthethathethana noluntu, ingakumbi oomasipala. Oku kwandisa umsebenzi wokubandakanyeka okunentsingiselo phakathi koomasipala kunye noluntu ngakumbi kwimeko yokusikelwa umda kwamalungelo, kubandakanya iimeko zokugxothwa ezinokubangela wokungabi namakhaya.”** (Isandla 2022)

## 5. Ukunqongophala kwentshukumo ebahlalini nakumatshantliziyo malunga nemiceli mngeni yabenzusi kwisixeko jikelele.

Ngokungafaniyo nemeko yabahlali basezidolophini kunye nabahlali basezimbacwini okwangoku akukho ntshukumo yesixeko yabaqeshi basezidolophini abahlala kwiizindlu zabucala. Oku kwenza ukuba kube nzima ukuba abenzusi beve amazwi abo ngamajelo eendaba, uluntu ngokubanzi kwaye, okona kubaluleke kakhulu, urhulumente. Kukho imibutho yasekuhlaleni embalwa ejongana nemicimbi yangasemva kwendlu, kodwa ezi zihlala zisebenza zodwa.

“Intshukumo eyomeleleyo yangasemva kwendlu ayikho-yipokotho yamaqela amele iingxaki ezifanayo. Omnye udubula ngale ndlela omnye udubula ngaloo ndlela, kodwa basalandela ikhondo elifanayo. Oku kudlala indima ethile kubo ukuba bangabonwa. Kukho intshukumo echazwe ngakumbi yabantu abahlala ngokungacwangciswanga, kodwa oku akuguquli kwintshukumo yangasemva.” (CORC)



## 6. Ukufikelela kumathuba ezindlu

Abenzusi baziva bengabekwa phambili kwizindlu ezakhiwe nguRhulument phantsi komgaqo we- Breaking New Grounds (BNG) Policy, kwaye uninzi lukuluhlu lwabantu ababhalisele ukufumana izindlu yaye mininzi iminyaka besemlindweni. Bambalwa abazi ezinye iindlela zokuhlala ezinokufaneleka. Urhulumente kufuneka aqwalasele ukubeka phambili abenzusi kwindawo yokwabiwa kwezindlu ze-BNG ukuba bayafaneleka. Abenzusi kufuneka baziswe ngezinye iindlela zezindlu ezikhokelwa ngurhulumente abanokufaneleka kuzo ezinje ngezindlu zentlalo (Social Housing) okanye Uncedo Lokuqala Lwezemali Kunye Nenxaso-Mali (First Home Finance & Subsidy Assistance).



“Kukho isidingo sokwenza isebe lesixeko elijongana ngqo nemicimbi yabenzusi. Nokuba iyunithi encinci, ukuba nje inegunya elithile.” (CORC)

## Indima yamacandelo karhulumente ekuqhubeleni phambili i-ajenda yokukhuthaza umanyano kwabo bangabenzusi emva kwezindlu

Xa kuziwa ekujonganeni nemiceli mngeni kunye neemfuno zabo baqashe emva kwezindlu zabucala, isigaba ngasinye sikarhulumente – Oomasipala, Amaphondo Kunye Nesizwe-sineembopheleleko ezahlukeneyo (nangona ezo mbopheleleko ngamanye amaxesha zidlula). Xa usebenzisana namagosa aseburhulumenteni avela

kumacandelo ahlukeneyo, kuyanceda ukuqonda ukuba zeziphi iimbopheleleko zabo. Le tshati ilandelayo ibeka imiba echongiweyo kusetyenziswa nabenzusi kunye noxanduva lwabo lokujongana nale miba kwisigaba ngasinye sikarhulumente.

Imiba	Oomasipala	Iphondo	Isizwe
<b>Ukuphuculwa kweziseko zophuhliso kwiindawo ezixineneyo (kubandakanya apho kukho indawo ephezulu yezindlu zangasemva)</b>	Ukusetyenziswa kwezibonelelo zeziseko ezingundoqo zikamasipala (ngesebe lezokuhlaliswa Koluntu).	Ukuxhasa oomasipala ekuphumezeni ezo zibonelelo nokuphuhlisa iziseko ezingundoqo ezongezelelweyo.	Ukunikezelwa kwezibonelelo zeziseko ezingundoqo koomasipala.
<b>Ulwazi ngamalungelo noxanduva</b>	Kufuneka kumiselwe Amaziko Olwazi Lwezindlu. Abasebenzi bakamasipala kufuneka baziswe ngcono ukuze baxhase abenzusi.	I-Western Cape Rental Housing Tribunal inoxanduva lokufundisa uluntu (abanini-mhlaba nabaqeshi).	Uxanduva lwemithetho yokuhlala (kubandakanywa neendawo ezihlala abenzusi)
<b>Ukungafihli nto kwiifisi zikarhulumente nezoomasipala</b>	Ukungafihli kwinkxaso yemicimbi yabenzusi, inkcitho kwiziseko zophuhliso, iyunithi ethile egxile kubenzusi.	Ukuphuhlisa Kwesakhelo/ Isicwangciso-Qhinga sabenzusi.	Ukuphuhlisa Umgaqo-Nkqubo Wesizwe wabenzusi (Isebe lezokuhlaliswa Koluntu).
<b>Ukufikelela kwiindawo ezinikezelweyo ukuze abantu bazakhele izindlu zabo.</b>	Ukuphuhlisa kweendawo zeenkonziso kunye nokwabiwa kwazo kubantu abafanelekileyo.	Ukwabiwa kwemali koomasipala ukuphuhlisa iindawo ezineenkonziso.	Inkxaso-mali yokuphuhlisa amanxwama anikezelweyo (njengoko kuthenjisiwe ngo-2020).

<b>Inkxaso yokuzakhela</b>	<b>Ukuphuhlisa Amaziko Enkxaso Yezindlu (HSCs)</b> ukunceda abanini ukuba baphucule izakhiwo zangasemva.	Ukunceda ukuphuhlisa i-HSC ngokubonelela ngezibonelelo zamaziko kunye nenkxaso.	Ukwenza i-HSCs zibe yinxalenye yomgaqo-nkqubo wesizwe.
<b>Ukhuseleko kunye nozinzo ekuhlaleni</b>	Amasebe asebenza kunye ukuphucula ukhuseleko lwabamelwane.	Inkxaso ye-Neighborhood watch eza kuxhotyiswa ukuxhasa ubuthathaka babanzusi (ngesebe Lokhuseleko Loluntu) Isebe Lophuhliso Loluntu kufuneka lazi ngakumbi malunga nobungozi kunye neemfuno zabenzusi.	Ukwenza Icandelo lamapolisa oMzantsi Afrika likuqonde ngakumbi ukuba sesichengeni koluntu lwaseemva kwendlu.
<b>Izikhewu zolwazi kunye nokuphunyezwa kwemigaqo-nkqubo yezindlu</b>	Imfuno yokuqhubela imigaqo-nkqubo yokwabiwa kwezindlu, ukubekwa phambili kwabanzusi kwamathuba ezindlu		Ukwamkelwa kokuba iindawo zabenzusi kufuneka zibekwe phambili kumathuba ezindlu

## Yintoni elunokuyenza uluntu?

- Umbutho ngamnye wabahlali othatha inxaxheba kufuneka babeyinxalenye yeekomiti ezokumela uluntu kuthetha thethwano no rhulumente.
- Iqonga Le-WhatsApp kufuneka lenziwe ukunceda ukudibanisa abantu abathetha egameni labenzusi.
- Amalungu emibutho kufuneka asebenzele ukuncedana ukuba anyulwe kumabhunga amancinci ukuze anyuse imiba yabenzusi nokusebenzela ukubayi nxalenye yee komiti zeewadi.
- Ubudlelwane obomeleleyo kufuneka bakhiwe nooceba beewadi ukuqinisekisa ukuba bayayiqonda ngcono imiba yabenzusi.



- Amajelo eendaba ezentlalo kufuneka asetyenziswe ukunceda ukukhulisa ulwazi malunga nemicimbi yabenzusi.
- Imiba engundoqo kufuneka ithathelwe ingqalelo kumajelo osasazo abanzi (afana ne-SABC kunye nabanye).
- Unyulo lukazwelonke oluzayo (2024) kufuneka lusetyenziswe njengethuba lokunyusa ulwazi ngemicimbi yabenzusi. Abaviwa bamaqela amakhulu kufuneka kujoliswe kubo, kungekhona nje iqela elilawulayo.

## Singafunda ntoni kwiintskukumo zangaphambili ze- Western Cape Backyarders Network (WCBN).

Ngeminyaka yoo-2000, iqela lamatsha-ntliziyo labenzusi eManenberg ahlala kwizindlu ezizezesixeko, lasungula Inethiwekhi Ye-Western Cape Backyarders Network (WCBN). Uninzi lwabaqeshi lwaluhlala kumgangatho ophantsi, kwizakhiwo ezixineneyo kwaye lwalungafikeleli kumanzi, umbane kunye neenkonziso zogutyulo. Injongo YE-WCBN yayikukukhuthaza ngokudibeneyo Kwisixeko SaseKapa ngenjongo yokwandisa ezo nkonzo Kubenzusi kunye nokuphucula iimeko ngokubanzi.

I-WCBN yayinezibonelelo ezimbalwa, kodwa babezimisele ukufezekisa iinjongo zabo. Bamkela isiqubulo esithi “oko sifuna ukukwenza, oko sinako, noko sinako, apho sikhoyo”, esagxininisa kwisigqibo sabo sokwenza konke okusemandleni abo ukuphucula iimeko zabo zokuphila nangona bengenazo kangako ngoxa bejamelene nemiqobo emikhulu.

Okubalulekileyo kukuba, I-WCBN yaseka umanyano Nee-NGO ezimbini: I-Informal Settlements Network kunye Ne-Community Organisation Resource Centre (CORC). Ngo-2011, ngenkxaso yale mibutho mibini, I-WCBN

yathatha uludwe olubanzi (uphando) lwabanzusi eziphantsi Kwesixeko ETafelsig, eAthlone naseManenberg. Ukongeza ekuqokeleleni ulwazi olubalulekileyo lweemeko zokuphila zabenzusi kwiindawo ezintathu, amanani asebenza njengesixhobo sokuhlenganisa kunye nokuququzelela abaqeshi baseyadini kunye nokuzisa abanye abadlali ababalulekileyo ukuxhasa iinjongo zabo.

Exhobe ngolwazi olubalulekileyo malunga necandelo elingemva kwendlu efunyenwe ngokubala kunye nokwakha intshukumo yabenzusi ngenkxaso yale mibutho mibini, I-WCBN yaqala ukuphemelela Isixeko Sasekapa ukuba siyiqonde imeko yabo kwaye sithathe amanyathelo okuphucula iimeko zabo zokuhlala. Emva kothethathethwano oluninzi, Isixeko savuma ukuphuhlisa inkqubo ejolise ekwandiseni ngokuthe ngcembe iinkonziso ezibalulekileyo kubenzusi kunye nokuphuculwa kwezinto ezonakalisiweyo.

**“Ukuzibandakanya okunentsingiselo kuyanceda. Asikokusebenzela urhulumente; kukusebenza norhulumente.”**

(Umnikazi wendawo yangasemva)