

GENERAL NOTICES ALGEMENE KENNISGEWINGS

NOTICE 1088 OF 2013



LEGAL NOTICE 01/2013

ATTENTION: ALL SHI, NON-COMPLIANT SHI, THE PUBLIC & HOUSING INSTITUTIONS

The Social Housing Regulatory Authority ("Regulatory Authority" or "SHRA") is the regulator of social housing in the Republic. The Regulatory Authority derives its mandate from the Social Housing Act 16 of 2008 ("the Act" or "this Act") and the Social Housing Regulations ("Regulations"). The mandate of the Regulatory Authority is to invest in projects in the social housing sector ("the sector") and regulate all projects in the sector which were funded with institutional subsidies and/or the capital grant (herewith collectively referred to as public funds).

In terms of regulation 4, chapter 2;

"(1) The Regulatory Authority may request a previously provisionally accredited social housing institution contemplated in section 13(1) of the Act to submit to the Regulatory Authority any such information and documentation regarding housing developments developed or administered by the institution as may be prescribed by rules of the Regulatory Authority.

(2) A previously provisionally accredited social housing institution contemplated above, must apply in the manner and format" referred to in regulation 2 for accreditation as a social housing institution."

As such, all institutions that undertook housing development before the coming into operation of the Social Housing Act 16 of 2008, must kindly take note in terms of section 13(1) and (2);

" (1) all institutions having undertaken housing developments with the benefit of an institutional subsidy are provisionally accredited SHI for purposes of the Act, subject to the provisions of this Act and the powers of the Regulatory Authority.

(2) Provisional accreditation pursuant to subsection (1) lapses on the date prescribed by the Minister, which date may not exceed 12 months after the commencement of this Act."

All provisionally accredited institutions must please take note and be advised that such provisional accreditation has lapsed and must apply to the SHRA for accreditation.

The abovementioned application must in terms of the regulations, be accompanied by;

1. the institution's founding documents;
2. the institution's business plan;
3. the institution's operational policies; and
4. such information and documentation as may be prescribed by rules of the Regulatory Authority in order to assess the applicant's;
 - (i) arrangements for good governance;
 - (ii) financial sustainability;
 - (iii) effective tenant management; and
 - (iv) efficient property-management capacity.

Accordingly the SHRA is hereby issuing the following directive to all SHIs and institutions that have undertaken the housing development projects listed below using public funds or whose names appear on the list below, to submit their applications for accreditation.

Housing institutions that have not received institutional subsidy for the development of housing projects from government or have complied with the Social Housing Act but are however on this list are to make representations to the SHRA.

Should Housing institutions that re listed above or whose housing projects are listed below fail to respond to this Notice the SHRA will institute intervention proceedings in terms of section 12 of the Act, which proceedings may include but are not limited to the following;

- Transfer of housing stock to other accredited SHIs;
- Apply to the High Court for the suspension of the chairperson, members of the board; manager or executive or senior staff of the institution for the period of the investigation;
- Appoint suitably qualified persons to manage the institution's affairs in their place pending the findings of the forensic audit report.
- The seizure and photocopying of such records and documentation as may be required for investigation;
- Where appropriate, institute legal proceedings for the winding up of the institution;

In order for housing institutions to apply for accreditation, Please take note that;

The accreditation window will be open as from the 25TH October 2013 – 11TH December 2013.

All enquiries and/or applications must be forwarded to the SHRA as provided hereunder;

Post: Social Housing Regulatory Authority
Postnet Suite 240

Private Bag X30500
Houghton

Hand delivery: Ground Floor, Building 8
Sunnyside Office Park
32 Princess of Wales
Terrace Parktown,
Johannesburg, 2193

Fax: 086 720 2484
E mail: regulation@SHRA.org.za
Tel: 011 274 6200
(Contact persons: Memory / Gregory)

(LIST OF PROJECTS WITHIN GAUTENG PROVINCE ONLY)

Project Description	Local Authority	Name of entity / institution	Physical address of project
Protea Glen EXT 11	City of Johannesburg Metropolitan Council	Affordable Housing Company (AFHCO)	Soweto
Phumula Housing Project	City of Johannesburg Metropolitan Council	Johannesburg Social Housing Company	
Wesley Trust	City of Tshwane Metropolitan Council	Yeast City Housing (Pty) Ltd	407 Corner Andires and Burgerspark, Pretoria
Ellof Building	City of Tshwane Metropolitan Council	Housing Company Tshwane (HCT)	
Tokyo Inn Housing Project	City of Tshwane Metropolitan Council	Yeast City Housing (Pty) Ltd	Erf 751 of 323 Minnaar Street, Pretoria
Sun City Hostel	Ekurhuleni Metropolitan Council	Leamohetswe Hae Housing Association	
Grinaker Site	City of Tshwane Metropolitan Council		
Dinwiddie Village Park	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	
FriendshipTown	Ekurhuleni Metropolitan Council	Affordable Housing	

		Company (AFHCO)	
Georgetown Court	Ekurhuleni Metropolitan Council	FEFE Property	
Fitwell Centre	Ekurhuleni Metropolitan Council	FEFE Property	
Boikutsong	City of Johannesburg Metropolitan Council		
CE3/CE4HI	Sebideng District Municipality	Affordable Housing Company (AFHCO)	
Dolphin Square	City of Johannesburg Metropolitan Council		
Grootkerk Building	City of Tshwane Metropolitan Council	Yeast City Housing (Pty) Ltd	
Tanganani Project	City of Johannesburg Metropolitan Council		
Shaft 17	City of Johannesburg Metropolitan Council	The 17 Shaft Housing Cooperative Ltd	Portion 136 (a portion of portion 2 of the farm Diepkloof 319, 4.12 hectares in extent, Soweto)
Louis Square	Sebideng District Municipality	MOTHEO Group	
Roodepoort Inner City Social Housing Project	City of Johannesburg Metropolitan Council	MOTHEO Group	Erf 1865, Erf 1980, Erf 2096, portion 77 of Erf 1841, Erf 948 - 955, Erf 2163, Erf 2165, Erf 2083 Roodepoort and Ef 2123 - 2136 Roodepoort Ext 2
Randburg Social Housing Project	City of Johannesburg Metropolitan Council	Johannesburg Social Housing Company (JOSHCO)	
Klippoortjie Park	Ekurhuleni Metropolitan Council		
Windsor Gardens	City of Johannesburg Metropolitan Council		
Nkosi's Haven	Sebideng District Municipality	The Nkosi Johnson Aids Foundation	Erf Portion 33 of 323 Eikenhof, Lohoud
Anchor Towers	City of Johannesburg Metropolitan Council	The Nkosi Johnson Aids Foundation	

Kliptown (Klipspruit Ext 9)	City of Johannesburg Metropolitan Council		
Sparrows Rainbow Village	West Rand District Municipality		
Cornelius House PH 1	City of Johannesburg Metropolitan Council	Sparrow Ministries	Erf 815, Marshalltown Johannesburg
Skyways	City of Johannesburg Metropolitan Council	Johannesburg Trust for the Homeless	Erf 2585 Johannesburg Township
Rand Executive	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	Erf 3177, Berea, Johannesburg township
Bridgepoort/Crestview/Westbrook	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	
Cornelius House PH 2	City of Johannesburg Metropolitan Council		
Decti Financial Services	City of Johannesburg Metropolitan Council		
San Jose	City of Johannesburg Metropolitan Council		
Thirlestane Court	City of Johannesburg Metropolitan Council		Erven 517 and 519, Orange Grove, Johannesburg Township
Dudley Heights	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	
Esselen Towers	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	
Hoffman New Yorker	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	
Alveda	City of Johannesburg Metropolitan Council		
Masana HA	City of Johannesburg Metropolitan Council		Protea Glen Extension 12
Vlakfontein Ext.2	City of Johannesburg Metropolitan Council	Masana Housing Association (Pty) Ltd	
Boston	City of Johannesburg Metropolitan Council		
Fezpro	City of Johannesburg Metropolitan Council		
Alexandra Re-generation	City of Johannesburg Metropolitan Council		

Phaphamang Village	West Rand District Municipality		
Marulelo Housing Association	City of Johannesburg Metropolitan Council		
Villa Bianca	City of Johannesburg Metropolitan Council		
Park Mews	City of Johannesburg Metropolitan Council		Erf 3563 Johannesburg Township
Roseneath Mansions	City of Johannesburg Metropolitan Council	Connaught Properties (Pty) Ltd	
Midhill Gardens	City of Johannesburg Metropolitan Council	Connaught Properties (Pty) Ltd	Erf 3061, Corner Ockerse and Edith Cavell, Hillbrow
Curzon Court	City of Johannesburg Metropolitan Council	Connaught Properties (Pty) Ltd	
Morgenster	City of Johannesburg Metropolitan Council	Connaught Properties (Pty) Ltd	
Metro Mall Housing Co	City of Johannesburg Metropolitan Council	Connaught Properties (Pty) Ltd	
Mandeville Court	City of Johannesburg Metropolitan Council		Erf 1286, Yeoville Township
Lowliebenhof	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	Erf 4391 Johannesburg Township
Fortesque Mansions	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	Erf 111 and 112 Harley Street, Yeoville Township, Johannesburg
Malvin Court	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	Erf 93 and 94, Berea, Johannesburg
Ainsley Place	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	
Tanganani	City of Johannesburg Metropolitan Council	Ithemba Property Trust (Pty) Ltd	
Steenberg	City of Johannesburg Metropolitan Council		
Stellenberg	City of Johannesburg Metropolitan Council		

Sediba House	City of Tshwane Metropolitan Council		
Fairview M.E.S.	City of Johannesburg Metropolitan Council	Yeast City Housing (Pty) Ltd	stand 113 to 124, Fairview, Johannesburg
Carr Gardens Phase 3	City of Johannesburg Metropolitan Council	Metropolitan Evangelical Services	
Randfontein Rental Housing Project	West Rand District Municipality	Johannesburg Housing Company Limited	
Kibler Park	City of Johannesburg Metropolitan Council		
Bricksfield	City of Johannesburg Metropolitan Council		
J N Consortium	City of Johannesburg Metropolitan Council		
Braemar Court	City of Johannesburg Metropolitan Council		
Elias Court	City of Johannesburg Metropolitan Council		
Waterford	City of Johannesburg Metropolitan Council		Erf 4092 Johannesburg
Witberg	City of Johannesburg Metropolitan Council	Vusanimadolobha Housing Company	
Plumridge	City of Johannesburg Metropolitan Council		
Finsbury	City of Johannesburg Metropolitan Council		
Terrace Road Phase 2	City of Johannesburg Metropolitan Council		
Khululeka Housing Association	City of Johannesburg Metropolitan Council	COPE Housing Association	
Masivuke Housing Association	City of Johannesburg Metropolitan Council		
Sonqoba Housing Association	City of Johannesburg Metropolitan Council		
Zibuse Housing Association	City of Johannesburg Metropolitan Council		
Highpoint Housing Association	City of Johannesburg Metropolitan Council		
Octavia Hills	City of Johannesburg Metropolitan Council		
Kanana Mental Health Care Centre	Sebideng District Municipality		

Siyakhula Orphanage Home	City of Johannesburg Metropolitan Council		Erf 2038 to 2040, Lakeside Space Extension, Space 1, Johannesburg
Family Worship Centre Social Housing Project	City of Johannesburg Metropolitan Council		Erf 90 - 4 Riebeeck street and Erf 286 Corner Harmony and Serpentine Street, Hursthill, Johannesburg
Ikhaya Labantu	City of Johannesburg Metropolitan Council	Family Worship Center	
Temple Court	City of Johannesburg Metropolitan Council		
Dundonald Mansions	City of Johannesburg Metropolitan Council		
The Friends of Sterkfontein	City of Johannesburg Metropolitan Council		
Century Plaza	City of Johannesburg Metropolitan Council		
Manners Mansions	City of Johannesburg Metropolitan Council		
Anchor Towers Gym	City of Johannesburg Metropolitan Council		
City Housing Company	City of Johannesburg Metropolitan Council		
Fox Lake	City of Johannesburg Metropolitan Council		
Golden West	West Rand District Municipality		
Mimosa	City of Johannesburg Metropolitan Council		
Marlboro Gardens Social Housing Project	City of Johannesburg Metropolitan Council		
Westlake Social Housing Project	City of Johannesburg Metropolitan Council	ASHCO	
Bombani Shelter for Abused Women & Children Clayville Ext.28	City of Johannesburg Metropolitan Council		
Vanderbijl Gardens	Sebideng District Municipality		
Europa Hotel Social Housing Project	City of Johannesburg Metropolitan Council		
Tsutsumani Village Social Housing Project	City of Johannesburg Metropolitan Council		

Frankenwald Social Housing Project	City of Johannesburg Metropolitan Council		
Mimosa Hotel	City of Johannesburg Metropolitan Council		
Kliptown Golf Course Social Housing Project	City of Johannesburg Metropolitan Council		
Walter Sisulu Square	City of Johannesburg Metropolitan Council	Johannesburg Social Housing Company ()	
Resdoc Building	City of Johannesburg Metropolitan Council		
Stanhope Social Housing Project	City of Johannesburg Metropolitan Council	Madulamoho Housing Association	60 Plein Street, Johannesburg
Rondebosch Social Housing Project	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	Corner Pietersen and Edith Cavell Streets, Hillbrow, Johannesburg
Gaelic Social Housing Project	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	18 Van de Merwe Street, Hillbrow
Smitshof Social Housing Project	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	1 Hospital street, Hillbrow, Johannesburg
Cresthill Social Housing Project	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	Corner Pietersen and Claim Streets, Hillbrow, Johannesburg
Aa House	Ekurhuleni Metropolitan Council	Johannesburg Housing Company	
AA House Social Housing Project	City of Johannesburg Metropolitan Council		
Atkinson House Social Housing Project	City of Johannesburg Metropolitan Council		
Barclays House Social Housing Project	City of Johannesburg Metropolitan Council		
Brickfields Social Housing Project	City of Johannesburg Metropolitan Council		
Sentinel	City of Johannesburg Metropolitan Council		
Pirrowville Phase 1	Ekurhuleni Metropolitan Council		Erf 3 and 5 Germiston Ext 3, Erf 803 South Germiston ext, 3, Erf 564 South Germiston Ext 2, Erf 1400, 1415, 1417, 1418 and 1419
		Connaught Properties (Pty) Ltd	

			South Germiston Ext. 12, Erf 421 to 425 South Germiston Ext 13, Erf 808 South Germiston, Erf 450 and 451 of the farm Elandsfont Erf 1583 Toekomsrus, Gauteng
Randfontein	West Rand District Municipality	Greater Germiston Inner City Housing Corporation	
Ehlanzeni Flats	Ekurhuleni Metropolitan Council	Randfontein Community Housing Company	
Payne Park	Ekurhuleni Metropolitan Council		Queen Street, Germiston
River Park	City of Tshwane Metropolitan Council	The Greater Germiston Inner - City Housing Association (Pty) Ltd	
All Africa Games	City of Johannesburg Metropolitan Council		
Potters House & Litakoem Hof	City of Tshwane Metropolitan Council		
Immaculata Hall	City of Johannesburg Metropolitan Council		Portion "A" of Lot number 125, Sturdee Avenue Rosebank, Remaining extent of Lot 127, Sturdee Avenue Rosebank
		Yeast City Housing (Pty) Ltd	
Badiri House	City of Johannesburg Metropolitan Council	The Trustees for the tim being of the Convent of the sisters of Mercy in Johannesburg, RSA, operating Immaculata Hall, Rosebank	
Vukuzakhe	City of Johannesburg Metropolitan Council	Badiri Housing Association	
Navarone/Everest Court Social Housing Project	City of Johannesburg Metropolitan Council	Vusanimadolobha Housing Company	Stand 3182 Johannesburg

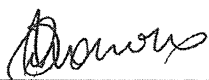
Turkish Baths	City of Johannesburg Metropolitan Council	Everest Court Housing Association	Erf 1726 to 1731 Johannesburg
Jeppeshtown Oval	City of Johannesburg Metropolitan Council	The Turkish Baths Partnership	
Angus Mansions	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	268 Jeppe Street, Johannesburg
San Martin	City of Johannesburg Metropolitan Council	Philani Ma-Afrika Housing Association	Erf 2145 Johannesburg
Tower Hill	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	Erf 3639, 3640 and 3641 Johannesburg
Tasnim Heights	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	Erf 1975 Johannesburg
Phutaditjaba House	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	
Darwin Mansions	City of Johannesburg Metropolitan Council	The Northern Metropolitan Local Council	Erf 704 Johannesburg
Douglas Rooms	City of Johannesburg Metropolitan Council	Darwin Mansions (Pty) Ltd	
Seven Buildings	City of Johannesburg Metropolitan Council		multiple properties within Jhb
Woolworths	City of Johannesburg Metropolitan Council	The Seven Buildings Company (Pty) Ltd	
Florence House Social Housing Project Troyville	City of Johannesburg Metropolitan Council		stand 4952, 4 Esselen Street, Hillbrow
Simunye Housing	City of Johannesburg Metropolitan Council	Learn and Earn Trust	
Alexandra Ext. 7	City of Johannesburg Metropolitan Council	Simunye Housing Association	Erf 4879, 36 Claim Street, Joubert Park, Johannesburg Township
Germiston Phase 2	Ekurhuleni Metropolitan Council		Erf 3 and 5 Germiston Ext 3, Erf 803 South

			Germiston ext, 3, Erf 564 South Germiston Ext 2, Erf 1400, 1415, 1417, 1418 and 1419 South Germiston Ext. 12, Erf 421 to 425 South Germiston Ext 13, Erf 808 South Germiston, Erf 450 and 451 of the farm Elandsfontein 108 IR Erf 254 and 255 Johannesburg
Parkzicht	City of Johannesburg Metropolitan Council	Greater Germiston Inner City Housing Corporation	
Albert Street	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	
Ansteys/Joubert Park	City of Johannesburg Metropolitan Council		
Harrison Reef	City of Johannesburg Metropolitan Council		
Newton Village	City of Johannesburg Metropolitan Council		Erf 4507 (consolidation of portion 1 of Erf 4362, the remainder of Erf 4362 and Erf 4361, Burghersdorp. Western Portion of the Newtown Housing Precinct Burgersdorp (Stand 4361)
		Connaught Properties (Pty) Ltd	
Carr Gardens	City of Johannesburg Metropolitan Council	COPE Housing Association	
Fedics	City of Johannesburg Metropolitan Council	Johannesburg Housing Company Limited	
SANCA	City of Johannesburg Metropolitan Council		
Wolbane	City of Johannesburg Metropolitan Council		Erf 2154 Johannesburg
Bertrams 1 Development Social Housing Project	City of Johannesburg Metropolitan Council	Nkhensani Housing Association	

Thanking you

Kind regards

SIGNATURE: _____



CEO: MR. B MOHOLO (For and on behalf of the SHRA)

DATE: _____

21/10/2013