



— January - March —  
**Issue 1**

# NWHC NEWS CONNECT



**NWHC REVEALS NEW  
BRAND IDENTITY**

**MEC CWAILE CALLS FOR UNQUALIFIED  
AGSA OUTCOME**

**NWHC RESOLVED TO SEE OWNERSHIP  
FOR MAFIKENG FLATS TENANTS**

**RUSTENBURG AND MOSES KOTANE  
RESIDENTS RECEIVES TITLE DEEDS**

**MOGWASE RESIDENTS RECEIVES TITLE DEEDS**

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# OVERVIEW

Synopsis of the general status of the Corporation and its plans for the financial year 2020/2021.

The Board has commercialised the Corporation to become a property bank. This will assist communities of the North West to access funding in a form of a loan for housing. The Corporation has further reclaimed its position as the economic engine for housing and commercialised properties in the North West Province.

We set to introduce mixed development projects and Mega Cities throughout the Province and in particular in the following areas: Madibeng – Lanceria, Mogwase, Rustenburg, Garankuwa, Potchefstroom and Mafikeng.

The Board has further prioritized a student accommodation through a phased-out project of 10 000 beds.

## REVENUE COLLECTION FOR TENANTS IN THE FLATS

An intensive plan has been implemented to legitimise the current tenants through the following processes: signing of lease agreements, registration of sectional titles to all offered tenants for legal ownership of the units in the flats.

## ORGANISATIONAL DESIGN

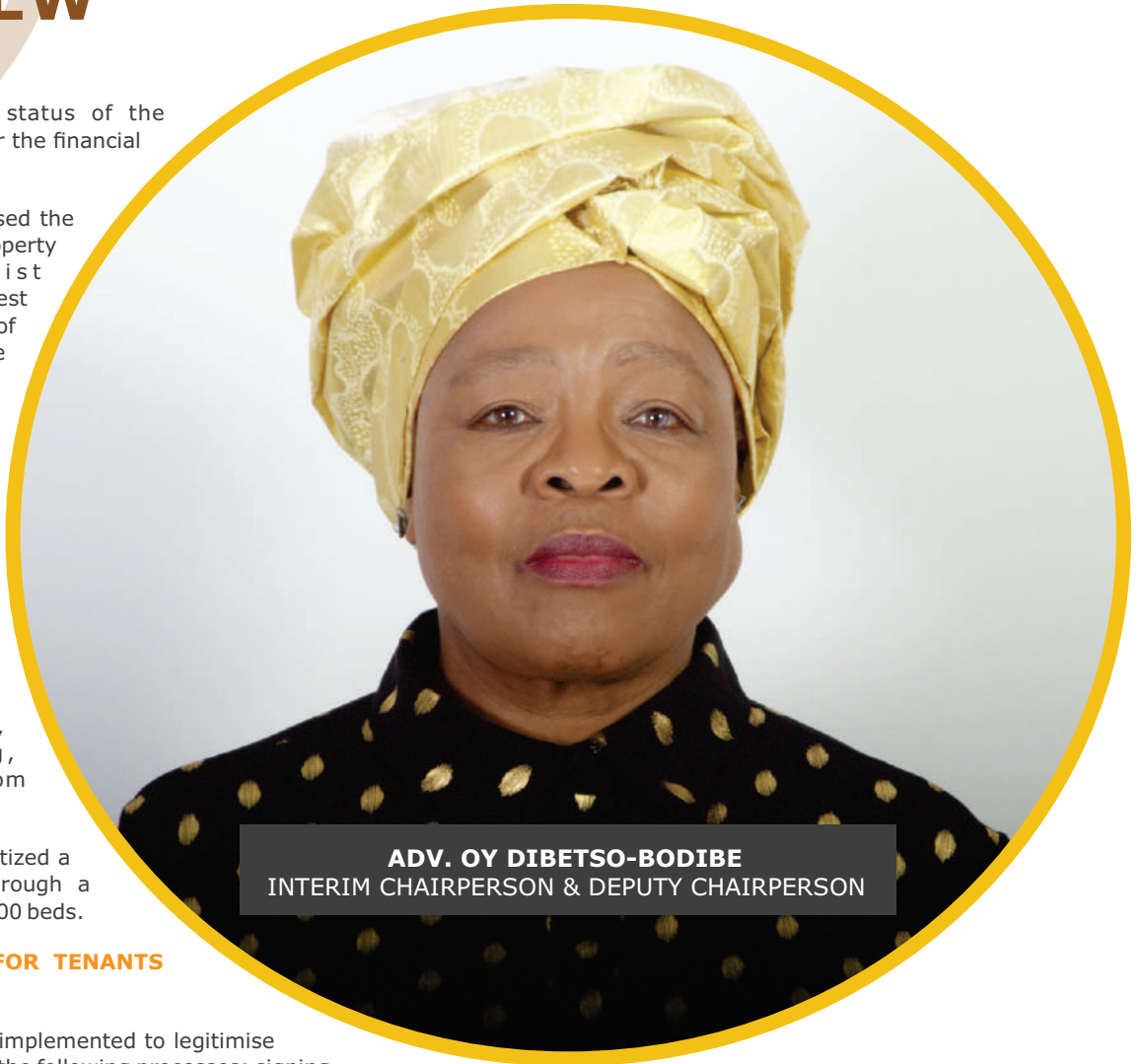
The Corporation is now operating under an approved organisational design with most of the senior executive management positions fully functional under the leaderships of the Chief Executive Officer (CEO).

## NWHC ASSET REGISTER AS THE HUB OF OUR MANDATE

The Board is at the helm of ensuring that the Corporation's properties which were held in trust by various provincial municipalities are transferred back to the Corporation. This will solidify the asset register and strengthen the legal ownership of the said properties by the Corporation.

## PROPERTIES OF THE CORPORATION SITUATED BEYOND THE JURISDICTIONAL BORDERS OF THE NORTH WEST PROVINCE

There are currently engagements regarding the selling of the Corporation's properties situated beyond the jurisdictional borders of the North West. Though this matter is historical, we have escalated the matter to an exigency amidst the fact that it is almost impossible to manage these properties and the continued



**ADV. OY DIBETSO-BODIBE**  
INTERIM CHAIRPERSON & DEPUTY CHAIRPERSON

illegal invasion of some of those properties we'll have serious legal ramifications if not remedied timeously.

The effect of discarding these properties beyond our borders means more revenue investment for the developments which will ultimately benefit our local communities.

## LEGISLATIVE REVIEW OF THE LEGISLATION GOVERNING THE CORPORATION

The legislation governing the Corporation is underway. The reviewed legislation will maximise the mandate of the Corporation and regularise its operations to be in line with the constitutions of the republic of South Africa and other primary legislations such as the Public Finance Management Act and Housing Act. Once again, my sincere gratitude and that of the Board goes to the members of the shareholder, the Board, NWHC executive management, staff, and stakeholders for their commitment towards the entity as we continue to serve.

Regards

**INTERIM CHAIRPERSON OF THE BOARD,  
ADV. OY DIBETSO-BODIBE**

# EDITORIAL

Welcome to the new look and feel newsletter at NWHC titled **"NWHC News Connect"**

2021 has been a very successful year for the Entity, and we're proud to tell you all about it in this newsletter. We are very excited about what 2022 has in store for all of us. This will be a year of growth and new opportunities for everyone at NWHC.

Our reputation is our most treasured asset and the foundation on which we have built our entity. Everyone at NWHC knows that the only way to protect and improve our reputation is to exceed the client's expectations, meet our commitments, innovate in our business, and deliver excellence.

One of our major achievements in the past year has been our ability to settle in our new office environment, receiving improved Audit outcomes for the year 2020/2021, rebranding with updated web presence (new website), stabilise and strengthen our existing client relationships, the launch of mixed housing development and regularising as well as selling of Mafikeng flats.

## **The new look and feel**

As some of you might have noticed over the last few months, NWHC is sporting a brand-new logo. It's an exciting era for the Entity, our steady growth has brought new opportunities and will restore stability and sustain growth. It's indeed a great time for NWHC!

You'll see it's not just our logo that is changing. We've changed our website, our social media, our messaging, and our focus to better reflect the way we help our clients. To find out more about our new brand identity see our Corporate Identity manual on our website [www.nwhc.co.za](http://www.nwhc.co.za)

I am still honoured to be given the opportunity to lead this growing state-owned Entity. We aim to forge ahead to promote a more inclusive and an effective property development and management systems that embraces outcome number 8 on sustainable Human Settlement and improved quality of household life.

NWHC is committed to delivering excellence and aspiring to be a world class provider of housing. We hope you enjoy reading this updated and improved **"NWHC News Connect"** and we look forward to your feedback so we can continuously improve this along the way.

**Best wishes to you and your families for a glorious 2022 from all of us at NWHC management and corporate teams.**

Sincerely

**Bishop Sello Mogodiri**  
**NWHC CEO**



**BISHOP SELLO MOGODIRI**  
CHIEF EXECUTIVE OFFICER

## NEWLY APPOINTED MEC



MEC for Cooperative Governance, Human Settlement  
& Traditional Affairs,

— **Hon Lenah Miga** —

# NWHC *B*OARD MEMBERS



**OY DIBETSO-BODIBE**  
INTERIM CHAIRPERSON - DEPUTY CHAIRPERSON



**HT MOSELANE**  
BOARD MEMBER



**DN TSAGAE**  
BOARD MEMBER



**BS KHUKHELE**  
BOARD MEMBER



**TS LEREFOLo**  
BOARD MEMBER



**A KEKESI**  
BOARD MEMBER



**R RAWAT**  
BOARD MEMBER



**KA DIKGOLE**  
BOARD MEMBER



**M MOGANO**  
INDEPENDENT CHAIRPERSON  
AUDIT AND RISK COMMITTEE  
(ARC)

# BUDGET VOTE SPEECH FOR 2021/22

## FOR THE DEPARTMENT OF COOPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS UNDER NORTH WEST HOUSING CORPORATION

The North West Housing Corporation (NWHC) is strategically positioned as a housing development and management arm of the Department to execute some of the subsidy programs such as the Finance Linked Individual Subsidy Program (FLISP), which focuses on the gap market while the Department continues to eradicate homelessness through its other programmes.

The Housing Corporation with the assistance of the shareholders is conducting a review of the North West Housing Corporation Act, Act 24 of 1982, as amended, to align it with current housing policies, other applicable legislation and the Public Finance Management Act, Act 1 of 1999 (PFMA). This will enable the NWHC to take over responsibilities in line with its legislative mandate.

The Corporation is working on registering the first Public Private Partnerships (PPP) in the Province with an effort to develop mixed developments and smart cities in the following areas: Mahikeng, Madibeng-Lanseria, Potchefstroom, Rustenburg, Marikana and Mogwase. To this effect, supply chain management processes are under way to do feasibility studies and Treasury will be helping in the registration of such Public Private Partnerships.

The Housing Corporation is further preparing to lodge an application for organizational accreditation with Social Housing Regulatory Authority (SHRA), with a purpose of unlocking social housing potential in the Province. Treasury has been approached to allow registration of a non-profit special purpose vehicle to enable the Housing Corporation to achieve this goal. It is further resuscitating a 30-unit rental housing project located in Mahikeng at Unit 14, for implementation in the current financial year. This rental accommodation is aimed at civil servants who need accommodation.

Furthermore, Corporation will continue to intensify the implementation of the Title Deeds Restoration program, in support of their portfolio of properties. Properties of the Housing Corporation that are located in cross-border municipalities continue to pose serious challenges and attract undesired audit findings due to disputed ownership invasion and illegal occupation and sales by municipalities. The National Department of Human Settlements, Water and Sanitation is facilitating a process of making a submission to the Minister to find a solution and put this matter to rest.

We would like to motivate that the housing and accommodation asset portfolio located in other public entities be transferred with funds, to the Housing Corporation in order to re-align and streamline the housing mandate under one public entity; to agree that the Housing Corporation submit to the shareholder, for approval, a list of its assets held in title by the shareholder, to be transferred in its own name; and to agree that Provincial Treasury provide funding for the conveyance and related costs associated with the transfer of properties from the various Local Municipalities and Provincial Government Departments back to the Housing Corporation.

Mmusa-kgotla, go botlhokwa go itsise ntle eno ka kakaretso gore North West Housing Corporation fela jaaka ditheo tse dingwe e nale dikgwetlho mme fela ba leka ka natla go tla ka manaane a athusang go tokafatsa; programs such as the improvement on collection rate and generation of revenue despite Covid-19 conditions around the country. Further to that, a Debt Collection Company has been appointed and has started work in earnest. Current tenants signed lease agreements and are billed; cleaning and updating the debtors' books to invoice installment debtors and those who have perpetually been renting these properties without payment are in place. This process is envisaged to help generate more income for the organization.

## SELOSESHA VERIFICATION PROCESS

A meeting was held at Mangaung Metro Municipality to discuss a physical verification process in September 2021. The meeting was attended by NWHC officials, Mangaung Metro Municipality HOD for Human Settlements, Moroka Attorneys, title deeds restoration program National Facilitator and affected ward councillors.

The aim of this project is to assist the Entity in identifying the status of 1419 houses and vacant lands at Selosesha unit 1 which were discovered through deed searches.

The project was implemented after Manguang Metro Municipality signed a Memorandum of agreement (MOA) with NWHC to transfer back properties to NWHC. Following the signing of the MOA, NWHC made a commitment to the Municipality to conduct a physical verification that will lead to the promotion of home ownership through the title deeds restoration program.



**NOTICE**  
**TO RESIDENTS OF SELOSESHA UNIT 1**

The North West Housing Corporation will embark on a service delivery campaign (physical verification process) to Residents of Selosesha Township located in the Mangaung Metro Municipality.

This campaign will be on Friday (17 September 2021) to Thursday (23 September 2021) from 9h00 to 16h30. Among others, the following activities will be conducted:

The Corporation's employees will embark on a door-to-door campaign inspecting the houses.

Beneficiaries are humbly requested to have their ID copies ready to get assistance:

To find more information on this project please visit:

- the social media platforms of NWHC and Mangaung Metro Municipality (Facebook and Twitter)
- Also listen to the Community Radio Stations located in Selosesha.

**FOR MORE INFORMATION PLEASE CONTACT:**

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North West Housing Corporation Head Office

**Ms Yolanda Mfana**  
051 400 5314  
Mangaung Metro Human Settlement

**HEAD OFFICE:** 23 First Street, Industrial Site, Rustenburg, 2745 - Tel: (018) 381 5028/4071/4998 Fax: (018) 381 5947 - email: [trac@nwhc.co.za](mailto:trac@nwhc.co.za) [www.nwhc.co.za](http://www.nwhc.co.za)

**TOGETHER, WE CAN BEAT THE COVID-19 VIRUS!**

## NORTH WEST HOUSING CORPORATION RESUSCITATED



MEC for Local Government and Human Settlements Collen Maine informed the North West provincial legislature that the current administration has taken a decision to reverse the winding down process of the North West Housing Corporation. MEC Maine said the gesture will resuscitate the corporation with the main aim of addressing current challenges of housing and proper settlement of communities within the province.

According to MEC Maine the pronouncement was made by Premier Supra Mahumapelo, during the State of the Province Address. He said that a task team has been established to conceptualise the status the corporation should take such as either a housing agency or entity.

It is envisaged that the corporation would be used as an alternative housing programme to expedite housing delivery particularly on Social Housing and Financially Linked Individual Subsidy Programme. The institution will also be utilised to establish and develop new cities in response to the call made during the State of the Province Address. "Engagements within the sustainable human settlements sector are still ensuing to avoid any potential duplication," said MEC Maine. About R15 million has been set aside for functionality of the North West Housing Corporation in this maiden financial year.

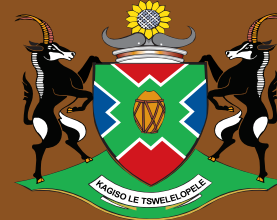
### 2020/2021 HIGHLIGHTS OF THE ACHIEVEMENTS OF THE ENTITY

During the year under review the NWHC made a concerted effort to implement the three strategic programmes, namely, administration, housing property development, and property management.

- Refurbishment of Segarona Building in which new air conditioners were installed, fire extinguishers installed and serviced, and toilets were fixed.
- The announcement of new Mega Projects to be built in Mafikeng, Mogwase, Marikana, Rustenburg, Madibeng – Lanseria and Potchefstroom. Procurement of professionals to conduct feasibility study for the development of mining cities, mega cities, smart cities and student accommodation is under way.
- The Entity issued 247 title deeds to the residents of Tlhabane and Lehurutshe.
- NWHC has finally settled the matter with the occupants of Mmabatho flats. The Entity has signed 112 lease agreements with the tenants of Wimpy and Kagiso flats.
- Tenants that were subletting have been handed to Rental Housing Tribunal (RHT). The total number of 11 flats are being addressed by the RHT.
- NWHC started the process of Sectionalisation of Mafikeng flats, a draft Sectional Plan has been received, and currently a structural report is being compiled to accompany the sectional plans for lodgement with Surveyor General.
- Number of properties sold for 2020 – 2021 financial year is 37.
- The appointment of the new Chief Executive Officer (CEO) and senior managers, especially in finance department brought with it several milestones. Several senior permanent appointments were made during the financial year to bring stability to the management of the Entity.

### STATE OF THE PROVINCE ADDRESS (SOPA)

By Prof Tebogo Job Mokgoro  
On North West Housing Corporation



North West Housing Corporation (NWHC) has issued title deeds to communities in Atamelang, Mogwase, Lehurutshe and Tlhabane in the 2020/21 financial year. These are communities that have been occupying houses for decades without ownership. We are now planning to issue over 1000 title deeds across the Province, to communities in order to improve their livelihood in the 2021/22 financial year.

Further to that, all the North West Housing Corporation flats in Mahikeng are being sectionalized to enable tenants to purchase the individual units.

A culture of non-payment of rental and services remains a strategic threat to service delivery. Even though the Department of Human Settlements, in their business plan, has already provisioned for development of Mixed Human Settlements, EXCO will as a matter of urgency conclude the policy framework thereof.

We are also in the process of applying for the Social Housing Regulatory Authority accreditation in order to improve our capacity to implement social housing and rental stock. This will enhance the ability of the North West Housing Corporation to execute its mandate of providing housing for the gap market, which is in dire need.

## NWHC REVEALS NEW BRAND IDENTITY



North West Housing Corporation announced the launch of its new corporate brand identity, redesigned logo, colours and strategy. These changes come at a time when the Entity is evolving its service that includes amongst others the implementation of mixed development Human Settlement programmes that will enable the provision of housing and shelter in the province.

We believe the new look better matches what we have become since 1982, a provider of housing to the people of North West Province through housing development and property management as a public entity of the Department of Human Settlement.

According to the CEO, Sello Mogodiri, the design goal of the new brand was to better match how the Entity look to its values and the communities it serves. The new identity had to satisfy all the existing expectations of what our original identity stands for while simultaneously moving the brand forward.

He explained that the new logo signifies growth, strength, and leadership. "A small team inside the Entity worked to find something that appeared approachable, smart, friendly, and connected. You will see the new look anywhere we are out in public spaces like our website, Facebook, Twitter, LinkedIn and YouTube; very soon you will see it in all our products as well".

He added that striving to maintain the iconic and recognisable logo was a primary goal. "This was achieved by carefully deconstructing the existing logo and studying its fundamental shapes, angles, and weight. This process informed our work and perspective as we approached the challenge of defining a new "NWHC", concluded Mogodiri.

To find out more about our new brand identity see our Corporate Identity manual on our website [www.nwhc.co.za](http://www.nwhc.co.za)

### North West Housing Corporation

23 first street, Segarona Building, Industrial Site

Mafikeng, 2745

Tell: 018 381 5029

## FORMER MEC CWAILE CALLS FOR UNQUALIFIED AGSA OUTCOME

MEC for Human Settlements Mmoloki Cwaile has welcomed and congratulated the North West Housing Corporation which is an agency of Human Settlements on improved Audit outcomes for the year 2020/2021. The entity has been receiving disclaimers for the past decades, and recently the AG's report reflected a move from disclaimer to qualified report.

According to MEC Cwaile, the implementation of systems and good governance led to the recent findings by the AGSA. He called on the entity to work harder to make sure that it achieves unqualified report when the AG releases the next outcome. "I want to encourage all employees of the entity and its management to remain compliant and adhere to regulations. Where there is a need for consequence management, processes must be followed and those at fault must be held accountable," said Cwaile.

MEC Cwaile's sentiments were echoed by the NWHC interim chairperson Adv Okgabile Dibetso-Bodibe, who dedicated the achievement to the teamwork and adherence by the entity in implementing the audit outcome recommendations by the Auditor General. "We had an improved audit interaction and engagement with the AGSA and ensured that the information required is submitted within the stipulated time. We also responded to all communication of all findings. Our internal audit and audit committee ensured compliance on all financial processes, and that's how we got it right" said Adv Dibetso-Bodibe.

She said that the entity has optimised its systems to ensure that available funds are efficiently, effectively and strategically used for delivering services to the citizens and communities of the North West Province. She further said that the audit outcome is a reflection of the entities continued commitment to putting the needs of the people first.

The corporation has thus far committed to work tirelessly within its mandate of ensuring the provision of housing in the North West Province, and further ensure financial and performance management. According to its CEO Sello Mogodiri, the improved audit opinion is a testimony that the NWHC's responsible, efficient and effective use of funds generated internally, and funds received from the Department of Human Settlements is in line with its legislative mandate.

The CEO commended the entire staff of the entity, the board, and its management for the positive step in the right direction. He called on everyone involved to aim at achieving unqualified report in the next audit findings. "My appreciation goes to the entire staff and their steadfast commitment to maintain the highest level of governance, while contributing towards building a better province through the promotion of homeownership," concluded Mogodiri.

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Legae la batho is published by Media and Communications Unit of North West Housing Corporation. If you have any news or information which you would like to publish, please email it to [media@nwhc.co.za](mailto:media@nwhc.co.za) or call Ext 224. Comments and opinions expressed in the newsletter do not necessarily represent the views of the NWHC Board nor its Shareholder. All rights and reproduction of all reports, photographs, drawings, and all materials published in this newsletter are hereby reserved in terms of Section 12 (7) of the copyright Act No 96 of 1978 and any amendments thereof.

# NWHC REVEALS NEW BRAND IDENTITY



The public has been given a chance to participate in the logo selection campaign that started in April.

Rebranding flyers were distributed around Mafikeng LM, Ditsobotla LM, Lehurutshe LM, Moses Kotane LM and Gauteng

The rebranding flyer was featured on The Mail newspaper as an advert.

The new logo selection campaign included a prize to be won by 2 participants. Most people do not respond to surveys simply because they do not see what is in it for them. Surveys are time-consuming, and it does not help that most survey designs seem impersonal

The two prize winners who will be announced on our social media platforms to encourage customer engagement and word of mouth marketing for our brand. This will also show the transparency of the campaign

North West Housing Corporation (NWHC) is embarking on the move to restore and change its image through a re-branding exercise. Therefore, we value your inputs and recommendation that would suit the Corporation's new identity.

This serves as an invite to the public and NWHC employees to rate the 6 logo's where the one with the most votes will be considered the new Corporate logo.



Your participation will be highly appreciated!

Send the following and stand a chance to **WIN A Prize:**  
**Name & Surname, Location, Number? (which logo you like)**

email: <mailto:nmaja@nwhc.co.za> or Office : 018 381 5029  
or WhatsApp : 063 704-2038

## RUSTENBURG AND MOSES KOTANE RESIDENTS RECEIVES TITLE DEEDS



Residents of Monakato, Madikwe and Rustenburg (Tlhabane) staying in houses they received during the former homeland of Bophuthatswana were given guarantee of ownership of what has been their homes for decades and across generations. Over 400 residents were given title deeds during a ceremony held in Monakato Community hall recently.

Among the recipients was a 63-year-old Rre Moeti who has been staying in his house for almost three decades with her three children. He expressed his excitement by remembering his late wife, who passed on earlier this year. The father of three said that it's unfortunate that his wife passed on before they could receive guarantee that they have a home, that will remain in the family name for more generations to come.

"What government has done, is a clear confirmation of my ownership, of the home I have been staying in with my wife for almost three decades. We raised our children in that house, and I hope my children will raise my grandchildren and generations to come. My only regret is that my wife is not here to celebrate with me. We now have a home, and I will sleep peacefully just like she is. We both know that we own that property. I want to thank government and the North West Housing Corporation for making this possible," said Moeti.

MEC Lena Miga handed over about 400 title deeds to Monakato, Tlhabane and Madikwe residents who were mostly elderly people. The gesture is part of the government's title deed restoration programme, which is aimed at restoring the dignity and guaranteeing ownership among communities that owned houses from the then Bophuthatswana regime.

According to MEC Miga, the process was started by her predecessors, the late Gordon Kegakilwe, and Mmoloki Cwaile. She said handing over title deeds is the continuation of implementing on policy. She further called on the municipality to ensure that due diligence is conducted before title deeds are handed over, as government would not want to see situations where ownership is given to a wrong person.

"Municipalities must work together with the Department and North West Housing Corporation to ensure that the transfer process is done properly and ensuring that ownership is handed over to the right people. We are doing this to ensure that we continue to build better communities together," said Miga.

The North West Housing Corporation Interim Chairperson of the Board Advocate Okgabile Dibetso-Bodibe said that her institution will adhere to the MEC's call to ensure that they issue more title across the province. She said that they will also continue to work hand in hand with local municipalities in all areas where the NWHC owns properties. She further confirmed that due diligence is key in every hand over of title deeds, mainly to ensure that ownership is transferred to the right person.

Among dignitaries attending the handing over ceremony was the NWHC CEO Sello Mogodiri, delegates from both Moses Kotane and Rustenburg local municipalities.

## MAFIKENG FLATS TENANTS TO SEE OWNERSHIP

Mafikeng - As a background, North West Housing Corporation's intention is to provide shelter to North West residents with affordable and suitable housing. The main business of the Corporation is rental stock which includes flats as well as selling of vacant land and houses not only in North West Province but in cross border areas of Gauteng, the Northern Cape, and Free State Provinces. Block of flats that the Entity owns are found in Mafikeng, Tlhabane and Itsoseng townships and the Entity is currently administering Matlosana Community Residential Units (CRU) in Klerksdorp.



The NWHC took a decision to sell flats in Mafikeng namely, Kamogelo, Wimpy and Kagiso to existing tenants. The decision was taken after the NWHC Board took a resolution to take full charge of the flats followed by a verification process that legalised rightful occupants.

"People who will be given the first right of refusal and offer to purchase are tenants who were legalised and confirmed during last year's verification process. The process has unfortunately taken long with tireless and countless meetings with the Joint Tenant Committee (JTC) to come to an agreement with a way forward. We are pleased to have a good working relationship with the JTC as we are working together to see that this process yields positive results." said NWHC CEO, Sello Mogodiri.

He concluded that the signing of lease agreements has been completed and the process of Sectionalisation is underway, which

will afford individuals to have title deeds for their Units. Further to that the Entity has embarked on the installation of individual water metres. The Entity is certainly determined to enable tenants to purchase these individual units as announced by Premier of the Province during the 2021 SOPA.



## NWHC INTERVENES IN BOTHIBELELO FLATS

An intervention meeting was held at Bothibebelelo Flats in Rustenburg Local Municipality in September last year.

Bothibebelelo is one of the NWHC properties located at Rustenburg Local Municipality. The Corporation has over a long period of time not been effectively managing these properties, but now in the process of strengthening the relationship with tenants.

The purpose of the meeting was to address Bothibebelelo tenants with regards to the Corporation's plan to conduct a physical verification that will assist to legalise rightful tenants and get them to sign lease agreements.

The verification process is intended to facilitate proper management of the flats and come up with a strategy to improve the livelihoods of tenants. Part of the stakeholders in attendance were Housing Corporation and Provincial Department of Human Settlements officials.

During the meeting the tenants said they were experiencing a serious challenge when coming to electricity and water. They also requested that NWHC install a perimeter fence which will protect the integrity of the flats and provide security and safety for tenants.

A physical verification was conducted, and tenants were regularised. As promised, NWHC is currently planning to change the livelihoods of tenants by maintaining the flats and making sure that they are in a better condition.



## MOGWASE RESIDENTS RECEIVES TITLE DEEDS



The Moses Kotane Chamber in Mogwase recently came to a standstill as recipients of title deeds sang from the top of their voices. The singing was followed by dance and ululations as more recipients ascended to the stage.

Among the recipients was a 63-year-old Mmabatho Moanakwena who had been staying in her house for almost four decades with her three children. She says the awarding of the title deed by the MEC of Human Settlements Mmoloki Cwaile and the North West Housing Corporation will leave a lasting legacy for her family.

"What government has done, is a clear confirmation of my ownership, of the home I have been staying in for almost four decades. I raised my children and now my grandchildren. We now have a home and we will sleep peacefully knowing that we are owners of that property. I want to thank government and the North West Housing Corporation for making this possible," said Moanakwena.

Cwaile handed over about seventy title deeds to Mogwase residents who were mostly elderly people. The gesture is part of the government's title deed restoration programme, which is aimed at restoring the dignity and guaranteeing ownership among communities that owned houses from the then Bophuthatswana regime.

According to MEC Cwaile, the process was started by his predecessor, the late Gordon Kegakilwe and the handing over is the continuation of his legacy. He further called on the municipality to ensure that due diligence is conducted before title deeds are handed over, as government would not want to see situations where ownership is given to a wrong person.

"Municipalities must work together with the Department and North West Housing Corporation to ensure that the transfer process is done properly and ensuring that ownership is handed over to the right people," said Cwaile.

The North West Housing Corporation Chairperson of the Board Advocate Okgabile Dibetso-Bodibe said that her institution will adhere to the MEC's call to ensure that they issue more title across the province. She said that they will also continue to work hand in hand with local municipalities in all areas where the NWHC owns properties. She further confirmed that due diligence is key in every hand over of title deeds, mainly to ensure that ownership is transferred to the right person.

Among dignitaries attending the handing ceremony were the NWHC CEO Sello Mogodiri, acting Moses Kotane Mayor Chonko Botlhokwane and other senior officials from the Moses Kotane Local Municipality.



# NWHC BIDS FAREWELL TO PAUL MOGOTLHE



North West Housing Corporation (NWHC) chairman, Paul Mogotlhe, has resigned with immediate effect on April 28. Mogotlhe, who was at the centre of the renewal project at the entity, joins the North West Office of the Premier as Director General. A farewell dinner was held for Mogotlhe at Mmabatho Palms recently, attended by eminent people including Kgosi Jeff Montshioa, investors and stakeholders of the NWHC.

Mogotlhe leaves at a time when the NWHC is embarking on a renewal drive to ensure good governance and stability for the entity. He had identified three areas of focus for the entity including programme administration; to ensure good governance, financial management and the management of the human capital for the entity amongst other issues.

The second area of focus is property development where plans are already in place to deliver a mixed human settlements project, a mega project (smart cities precinct in Rustenburg, Brits, Marikana and Potchefstroom) and the 10, 000 beds student accommodation project in Mahikeng. The third area of focus is property management where the entity is trying to recover properties belonging to the NWHC, and the unbundling of the cross-border properties tied up in administrative and ownership issues.

"The intention is to develop a new, differentiated identity in the minds of our clients, investors and other stakeholders especially as we seek funding for planned projects," Mogotlhe said in the current strategic plan report.

He continued to say that the current budget of the NWHC is not enough to address all the immediate challenges facing the entity. Additional funds must be made available if the entity is to effectively deal with such challenges and face the future with confidence."

In his speech during the function, Mogotlhe said "It gives me great pleasure, to be standing in front of everyone on this day, exiting my portfolio of the Board Chairman for the past three years. I have thoroughly enjoyed my tenure as the chairman and the level of

exposure I received would not be possible if I were not serving in this portfolio. My network grew so fast in various areas and stakeholders that the NWHC deals with. I will continue to support the entity, mentor, and give others an opportunity to grow like I received" he concluded.

North West Business Forum chairman, Fana Moraka, congratulated Mogotlhe's appointment as the Provincial Director General and said the decision is a step in the right direction. "Mogotlhe has extensive experience in public service and legal practice, and he is politically astute and grounded."

Advocate Okgabile Dibetso-Bodibe, the interim chairman of the entity has also wished Mogotlhe well. "We wish him well as the new Director General of the province and we thank him for the splendid job he has done in ensuring that the entity repositions itself in line with government's effort to change the lives of South Africans towards overhauling of the apartheid spatial planning and patterns of social exclusion."

CoGHSTA MEC Cwaile said Mogotlhe's previous record and achievement around clean audits speaks for itself. "On a continuous basis, Mogotlhe has ensured that the entity maintains strong financial management and present its affairs fairly in all material aspects. We wish him well on his new position in the office of the premier and hope that he continues to do well."





# RESTORATION OF THE COMMUNITY OF TLHABANE

The community of Tlhabane in Rustenburg local municipality celebrated early Christmas when the Former North West MEC for Cooperative Governance, Human Settlements and Traditional Affairs, Mmoloki Cwaile, accompanied by The North West Housing Corporation CEO, Sello Mogodiri, Executive Mayor of Rustenburg, Mpho Khunou handed over 250 title deeds.

MEC Cwaile said, "What we are doing is to restore the dignity of our people, as it is stipulated in the Freedom Charter that all people shall have the right to live where they choose, and to bring up families in comfort and security."

He further indicated that the mandate of the department is to provide people with houses, adding that the department has embarked on a programme to accelerate service delivery which include issuing of title deeds in the North West Province.

"This programme will continue until we have covered every part of our province to ensure that the people are happy," he concluded.





# LEHURUTSHE RESIDENTS RECEIVE LONG AWAITED TITLE DEEDS



Mahikeng – Elderly beneficiaries of Lehurutshe township in Ramotshere Moiloa were full of joy when the Acting MEC for Cooperative Governance, Human Settlements and Traditional Affairs, Mme Boitumelo Moiloa and North West Housing Corporation CEO, Rre Sello Mogodiri gave them their long awaited title deeds recently at Lehurutshe Civic Centre.

71 years old Mme Kelebogile Ratshikana could not hide her happiness when she received her title deed "I'm grateful to the department of COGHSTA, NWHC and all those who made it possible for my family and I to receive this title deed. I am now confident enough to say that I have secured a home for my children and grandchildren. My dignity has been restored and I am very proud and happy" remarked the overjoyed Kelebogile.

Acting MEC for COGHSTA said, the issuing of title deeds is part of the department's core mandate of the creation of integrated human settlements and improved household's life. The objective of the hand-over of the title deeds programme is to facilitate the registration of the names of the housing beneficiaries, ensure provision of security of tenure for housing beneficiaries, ensure the lives of beneficiaries is continuously and economically improved through guarantees with the title deeds and satisfy the provision of legislation to provide title deeds to beneficiaries.

She added that the two departments will continue to strive towards accelerating human settlement delivery, so that we are better placed to grant beneficiaries security of tenure and make more residents in other townships legal homeowners by handing over these title deed.



## GO-GIRL' BECOMES A CHARTERED ACCOUNTANT



The NWHC chief financial officer, Sylvia Mokhadi, has done it. She is now a qualified chartered accountant. At 31, Sylvia has achieved greatness in a profession that many people find intimidating. Access to the accounting profession has limitations in terms of competencies. An Assessment of Professional Competency report released by South African Institute of Chartered Accountants (Saica) shows a declining pass rate among African candidates.

Sylvia is one of the few that got through the grueling competency test and board exam.

"The Assessment of Professional Competence is really challenging because there are no marks allocated," Sylvia says. "One needs to prove that they are competent in responding to the tasks provided." She says the Saica board exam is challenging as well.

"You use a laptop to respond and complete an 8-hour exam. As black people we were not exposed to laptops at an early age, I think I only started to use a laptop during my articles. So having to write an exam with a laptop is challenging," she says.

She says one of the contributing factors in low pass rate for African candidates is juggling work, family, and studies. "As I female I have a husband and two kids, so I have to balance between work, family and my studies, so for me personally I think those are some of the contributing factors to a low pass rate."

The CEO of NWHC, Sello Mogodiri congratulated Sylvia for her exemplary achievement at a party held to celebrate her achievement.

"We congratulate the CFO for being a qualified chartered accountant at the age of 31," he said.

"This is quite an achievement. This is to show that at the North West Housing Corporation, we take education serious and we believe that education is key in improving skills and knowledge of employees. It enhances capabilities and this should be the desired organisational culture. This means we build organic role models, and we invest in the youth because the future belongs to them."

The interim board chairperson of the NWHC, Adv Okgabile Dibetso-Bodibe gave words of encouragement to Sylvia and staff.

"Christians says you must count your blessings," she said. "By coming together to celebrate, you are partaking in one of the spiritual things called communion. And when you do that, it means you cannot poison yourselves with the lie that is there because when you partake together it simply means that you are trustees of

each other. It simply means that you cannot downplay your real life by being trivial, just playing for no reason. This situation must actually escalate excellence around yourselves."

She said she met Sylvia when she was also new in the corporation.

"When we met with 'go-girl', I was newly appointed as an interim chairperson," she said.

"She was also new in the corporation and while trying to find her feet there was a problem and we had to appoint her as CFO."

"I knew it was overwhelming for her," she said. "And I had to motivate her spiritually to say, 'go-girl' you just have to go, there is no other way. I can't think of any other person, you are the only person."

"While I was grooming her, critics were saying the corporation will not see the light of a clean audit opinion," she said. "But guess what, with all those critics she historically improved the negative opinion."

"What am I saying to you... When you are determined your age does not matter," she said. "The fact that you are new in a new position does not matter, you can make it. So, she became the CFO, she was a mother, she has a partner, her schedule was full but when you are determined in life your schedule will be managed according to your determination."

Sylvia started her undergraduate studies at the North West University Mafikeng campus with BCom in chartered accountancy.

"This was not my first choice," she says. "I was accepted at Wits University to study Mechanical Engineering, but I didn't get funding at Wits. I was offered a Thuthuka bursary at North West University so I opted for my second choice which was to be a CA."

But the road was not easy.

"Initially I struggled with accounting because I did my Matric at Letsatsing Science School and I was majoring with Maths and Physical science," she says. "But with hard work and dedication I managed to pass my degree in record time."

After completing her degree, Sylvia started her Saica articles at Maseng Viljoen Inc, a financial services firm that was based in Krugersdorp. "I only worked there for a year and joined the Auditor General of South Africa in 2013. I completed my Saica articles with the AGSA in 2015, and I was appointed as an Audit Supervisor."

While doing her articles, she continued to study.

"I did my CTA (postgraduate Diploma in Applied Science) while doing articles," she says. "And I must say it was really challenging to study and work at the same time. But I remained focused on my goals and completed my postgraduate degree."

In 2018 Sylvia joined Kreston North West, a consulting company based in Mahikeng. Her role included the preparation of financial statements, irregular expenditure investigations and audit support.

"During my appoint at Kreston I was seconded to National Treasury in 2019 where I was appointed as a Technical Advisor," she says. "I left National Treasury and joined North Housing Corporation in April 2020 where I was appointed as a Finance Manager."

Sylvia has shown that with conviction and determination, everything is possible.

# *V*ISION

To be the preferred provider of accommodation and shelter

# *M*ISSION

To provide integrated and sustainable shelter and property solution



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## SOCIAL MEDIA PLATFORMS

Connect with NWHC on the following social media spaces



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