



Inombolo yefayili: 17/2/2/1  
Isalathiso: 20240618-4690

ISetyhula: 0018/2024  
Umhla wokuphelelwa: Awukho

Iya: KumaSekela Balawuli-Jikelele, kuBalawuli abaziiNtloko, kuBalawuli, kumaSekela Balawuli beeNkonzo zeZiko kwiZithili, kuBaphathi beeSekethe, kwiiNtloko zoLawulo noKuphathwa kwaMaziko, kwiiNqununu nakooSihlalo bamabhunga olawulo azo zonke izikolo zikarhulumente

Isishwankathelo esifutshane: *Izilungiso kuMthetho weZikolo zaseMzantsi Afrika, ezithi zinike amabhunga olawulo ezikolo amalungelo osetyenziso (usage rights) ngokumalunga nepropathi engenakushenxiseka yesikolo (school's immovable property)*

**Isihloko: Izilungiso kuMthetho weZikolo zaseMzantsi Afrika, ezithi zinike amabhunga olawulo ezikolo amalungelo osetyenziso (usage rights) ngokumalunga nepropathi engenakushenxiseka yesikolo (school's immovable property)**

1. Le setyhula itshitshisa yaye ithathe ngokupheleleyo indawo yeSetyhula 0031/2022 yomhla we-15 Septemba 2022.
2. Injongo yale setyhula kukecebisa nokukhumbuza izikolo zeSebe leMfundo leNtshona Koloni (WCED) ezimi kumhlaba karhulumente nezikwizakhiwo zikarhulumente ngeembopheleleko zamabhunga olawulo ngokumalunga nesiqendu 36 soMthetho weZikolo zaseMzantsi Afrika, 1996, (uMthetho 84 ka-1996).
3. UMthetho oFakela iZilungiso kwiMithetho yeMfundo esiSiseko, 2011, (uMthetho 15 ka-2011) (*The Basic Education Laws Amendment Act, 2011 (Act 15 of 2011)*), njengoko upapashiwe kwiGazethi kaRhulumente No. 34620 yomhla we-19 Septemba 2011, wafakela phakathi kwezinye izinto, isiqendu 36 se-SASA ngokufakela ezi qendwana zilandelayo:

“(4) (a) Ibhunga lolawulo linokuthi, ngemvume yeLungu leBhunga leSigqeba—

- (i) liqeshise, lisebenzise, liguqule okanye litshintshe ipropathi engenakushenxiseka yesikolo ukwenzela ukulungiselela imisebenzi yesikolo okanye ukongeza kwingxowa-mali; yaye
- (ii) livumele nabani na ukuba aqhube naliphi na ishishini kwipropathi yesikolo ukongeza kwingxowa-mali.

(b) Ibhunga lolawulo alinakuvumela nawuphi na umsebenzi (*activity*) kwipropathi yesikolo ongaba yingozi kubafundi okanye sisiphazamiso kubafundi okanye othintelweyo ngulo Mthetho.

(5) Ukulungiselela iinjongo zesiqendwana (4), ukuthi ‘ipropathi yesikolo’ kuthetha ipropathi engenakushenxiseka karhulumente kubandakanywa nepropathi echatshazelwe kwiziqendu 13 no-55 kunye nayiphi na ipropathi engenakushenxiseka ethengwe sisikolo ngemali yesikolo okanye ngeziphomali eziyiminikelo yesikolo.”

4. ISebe i-WCED liyalivuma ilungelo lezikolo zalo, ngokungqinelana namaqandelo 13(2) no-36(1) eSASA, lokuma kumhlaba yaye zisebenzise ipropathi engenakushenxiseka karhulumente ukuze kuzuze isikolo ukulungiselela iinjongo zemfundo, kwakunye nomsebenzi oluxanduva webhunga lolawulo wokuthatha onke amanyathelo afanelekileyo, ukongezelela izibonelelo ezibonelelwa ngurhulumente ukwenzela ukuphucula umgangatho wemfundo ebonelelwa sisikolo kubo bonke abafundi baso.

5. Nakuba kunjalo, iSebe i-WCED liqwenela ukuba onke amabhunga olawulo neenqununu zezikolo zikarhulumente eziqhelekileyo nezezikolo zemfundo eneemfundo ezizodwa zikarhulumente ezikwipropathi karhulumente, zikuthathele ingqalelo oku kulandelayo:

#### 5.1 Igunya loMphathiswa weMfundo wePhondo

NgumPhathiswa wezeMfundo wePhondo onegunya lokukuvuma oku ukulungiselela iinjongo zokuphumeza isiqendu 36(4) seSASA. Amagunya anikwe umPhathiswa wezeMfundo wePhondo isiqendu 36(4), abekela imida igunya lebhunga lolawulo lokuqeshisa, ukusebenzisa, ukuguqula okanye ukutshintsha ipropathi engenakushenxiseka yesikolo.

#### 5.2 Imisebenzi eluxanduva yebhunga lolawulo

5.2.1 Ngokwesiqendu 16(2) seSASA, “*ibhunga lolawulo limi kwindawo yentembeko esikolweni*”. Kulindeleke ukuba onke amabhunga olawulo athathe inxaxheba ngokwemigaqo yokuphathwa kweziko eyamkelekileyo xa esenza imisebenzi yawo. Ibhunga lolawulo malenze ngenyameko elindelekileyo nawuphi na umsebenzi oneziphumo ezichaphazela ulawulo nokuphathwa kweemali zesikolo.

5.2.2 Ibhunga lolawulo maliqinisekise ukuba amalungu angabafundi akabotshelelwanga zizo naziphi na iimvumelwano (*contracts*) ezinokusayinwa libhunga lolawulo.

5.2.3 Isiqendu 20(1) seSASA sicacisa sithi “*maliphathe yaye lilawule ipropathi yesikolo nezakhiwo nemihlaba (grounds) esimi kuyo isikolo, kubandakanywa neehostele zezikolo, kodwa ukusetyenziswa kweli gunya makungaze kuphazamisane okanye kuthintele ukuphunyezwa kwesigqibo esenziwe liLungu leBhunga leSigqeba okanye yiNtloko yeSebe ngokwawo nawuphi na umthetho okanye nawuphi na umgaqo-nkqubo.*”

5.2.4 Zonke izigqibo ezithathwe libhunga lolawulo mazibe zilungiselela abafundi ngeyona ndlela ibhetele.

5.2.5 Apho ibhunga lolawulo linenjongo yokuvumela ukusetyenziswa kwesikolo ngeenjongo zoshishino.

- (a) maliqeshe abo baziingcali zomthetho nezemali abayimfuneko ukuncedisa kwiimfuno zeemvumelwano;
- (b) maliqinisekise ukuba imvumelwano ethi isayinwe ayisimisi kakubi isikolo kwixa elizayo (oku kunokuchaphazela ukuvumelana ngoqikelelo lwengeniso esusela kwizigqibo ngezemali ezivokothekileyo (*sound financial considerations*);
- (c) malithethane nomasipala wengingqi okanye nebhunga lesixeko ukuqinisekisa ukuba liyayithobela imithetho kamasipala okanye yebhunga ngakumbi emalunga nokucandwa kwakhona;
- (d) malithathele ingqalelo imiba eneziphumo ezichaphazela ukhuseleko lwabafundi nabo bonke abaqeshwa esikolweni ngokuthathela ingqalelo isiqendu 36(4)(b) salo Mthetho;
- (e) maliqinisekise ukuba izizathu zesicelo ekubhekiswa kuso kumhlathi 4.4.1 apha ngezantsi zicaciswa ngokuthe gca ukwenzela ukuba uMphathiswa wePhondo abe nako ukwenza izigqibo enolwazi; yaye
- (f) apho ibhunga lolawulo lenza isicelo sokutshintshwa okanye sokuguqulwa kwepropathi karhulumente, malingenise iiplani ezineenkukacha zesakhiwo, neendleko zaso, kunye nesicelo eso.

5.2.6 Ibhunga lolawulo malithathe onke amanyathelo afanelekileyo ukuqinisekisa ukuba kuya kugcinwa ucwangco phakathi kwabahlali abangamelwane abangqonge isikolo kangangoko oku kunokwenzeka.

### 5.3 Indima yeSebe iWCED nokucandwa kwakhona (*rezoning*) komhlaba

5.3.1 ISebe leZiseko zoPhuhliso (*Department of Infrastructure (DOI)*) lingumgcini wayo yonke ipropathi karhulumente kwiphondo, yaye iSebe iWCED alinawo amagunya asemthethweni (*legal power*) okushenxa kumalungiselelo akhoyo ngoku okucandwa kwakhona komhlaba, nongumsebenzi oluxanduva lweBhunga leSixeko okanye lomnye umasipala wengingqi ochaphazelekayo.

5.3.2 Kuhlala kungumsebenzi wesikolo esichaphazelekayo ukuqinisekisa ukuba akukho kushishina okanye kurhweba kwenziwayo ngokuchasene nemimiselo nemithetho yoomasipala yokucandwa kwesiza.

5.3.3 Ukuba isicelo esikhankanywe kumhlathi 5.4.1 apha ngezantsi, sinokuba yimbangi yesicelo sokucandwa kwakhona kwesiza, uMphathiswa wePhondo naye uya kufuna imvume yoMphathiswa weSebe leZiseko zoPhuhliso ngokumalunga noku.

#### 5.4 Isicelo esiya kuMphathiswa wePhondo ngokwesiqendu 36(4)

5.4.1 Ibhunga lolawulo malingenise isicelo kuMphathiswa wePhondo sokuqeshisa, sokusebenzisa, sokuguqula okanye sokutshintsha ipropathi engenakushenxiseka yesikolo okanye sokuvumela nabani na ukuba aqhuba naliphi na ishishini kwipropathi yesikolo.

5.4.2 Isicelo esikhankanywe kumhlathi 5.4.1 apha ngentla:

- (a) masinike izizathu ezaneleyo zokwenza isicelo eso ukwenzela ukuba uMphathiswa wePhondo abe nako ukwenza isigqibo enolwazi;
- (b) masibonise ubungakanani benzuzo enokufunyanwa sisikolo kwingeniso eqikelelwayo okanye kwinzuzo enokufunyanwa kulowo oza kuba ngumqeshiselwa (*potential lessee*);
- (c) ukuba oko kuchaphazela ukutshintshwa okanye ukuguqulwa kwayo nayiphi na ipropathi karhulumente, masihambe kunye neeplani ezineenkukacha zesakhiwo, neendleko zaso;
- (d) masibandakanye ikopi yemvumelwano yokuqeshisa okucetywayo, yokusebenzisa okucetywayo kunye neyeshishini lokurhweba/lokuthengisa elicetywayo, nemigqaliselo ecace gca ecacisa, phakathi kwezinye izinto,
  - (i) onke amalungelo neembopheleleko ezingamatyala (*liabilities*) zamaqela angena kwimvumelwano;
  - (ii) injongo nobude bethuba lemvumelwane; kunye
  - (iii) nomgqaliselo wokuba umsebenzi awuyi kuba yingozi okanye sisiphazamiso kubafundi okanye uthintelwe yiSASA; nokuba
- (e) masibandakanye inkcazo emfutshane yokuba imvumelwano ecetywayo iya kuziqinisekisa njani na iifundo zesikolo zethuba elizayo okanye ukulondolozwa kwaso ithuba elide.

6. UMphathiswa wePhondo uya kusingatha izicelo ezo azijonge ngokwemeko yazo.

7. Makuqatshelwe ukuba ukwakhiwa okunxulumene nezicelo makubandakanye oku kulandelayo:
- (a) Ileta yesicelo ehamba nezizathu ezivokothekileyo ezicacisa imfuno yale projekthi
  - (b) Imizuzu esayiniweyo yentlanganiso yebhunga lolawulo eyivumayo iprojekthi
  - (c) Imizobo (*drawings*) esemgangathweni neyamkekileyo ngokwemigaqo yobume bezakhiwo kuquka neplani yesiza ecacileyo (*clear site plan*) ezibonisa iplani yesiza kuloo ndawo kwakhiwa kuyo equka zonke izakhiwo ezikhoyo (*footprint*), iindlela ezisondele ngakwipropathi yesikolo nendawo esiza kumiswa kuyo isakhiwo esicetywayo;
  - (d) Iplani yeprojekthi eneenkcukacha zokuba ngubani na oya kuhlawula iindleko nokuba yimalini ebhajethelwe le projekthi icetywayo
  - (e) Inkxaso ye-ofisi yesithili echaphazelekayo kule projekthi;
  - (e) IMvumelwano yeNtsebenziswano (*Memorandum of Agreement*) ukuba ngamaqela amaninzi aya kusebenzisa iifasilithi; kunye
  - (g) Neleta eyahlukeneyo enika izizathu zokuba kungani na kungalandelwanga umgaqo ngokumalunga nokwandiswa kwezakhiwo zesikolo notshintsho okanye ulungiso lwezakhiwo esele zenziwe.
8. Ukuba iprojekthi ixhaswa ngemali elityala, kufuneka isikolo senze isicelo kwi-ofisi yesithili echaphazelekayo ukufumana imvume yemvumelwano yemali-mboleko.
9. Ukufumana imvume yokuqeshisa isakhiwo, ikopi yengqeshiso elindekileyo ekuza kuvunyelwana ngayo mayifumaneke. Le kopi iya kubhalwa nakuxwebhu olungeniselwa ukuvunywa kuMphathiswa wePhondo. Iingqeshiso azimele kuba ngaphezu kweminyaka esithoba neenyanga eziyi-11 yaye kukhethwa amathuba amafutshane ukwenzela ukuba oko kungabi ngumthwalo kwipropathi ithuba elide kakhulu.
10. Uyacelwa uqaphele ukuba akukho msebenzi wokwakha unokuqala kwindawo ekwakhiwa kuyo de uMphathiswa wePhondo abe uyisayinele le projekthi ichaphazelekayo yaye neSebe i-DOI lizivumile iiplani zesakhiwo.
11. UMphathiswa wePhondo akayi kuzivuma izicelo zokwandiswa kwezakhiwo zezikolo notshintsho okanye ulungiso lwezakhiwo kwii-asethi zezikolo zethuba elidlulileyo. Zonke izicelo ezingenisweyo ukwenzela umsebenzi osele uqalisiwe okanye ezenziwe ngokupheleleyo, kuya kwenziwa uphando ngazo ukwenzela izizathu zokungathotyelwanga komgaqo zizikolo yaye zilandelwe ngazodwa.
12. Izicelo ezimalunga noku mazithunyelwe kule dilesi ye-imeyili ilandelayo:  
[SGBinfraprojects@westerncape.gov.za](mailto:SGBinfraprojects@westerncape.gov.za)

13. ISebe i-WCED linomgaqo-nkqubo weentsuku zokusebenza eziyi +/- 90 zokuqwalaselwa nokugqitywa kwenkqubo yesicelo. Sicela ukuba inkqubo yokuqwalaselwa nokugqitywa kwesicelo inikwe ixesha elaneleyo.
14. Ukuba kwiintsuku eziyi-30 usingenisile isicelo sakho akukho mbalelwano uyifumeneyo evela kwisebe, unganako ukulandelela isicelo sakho ngokuqhagamshelana negosa elijongene noku ukufumana inkcazelo ngokuqhubekayo kuso.
15. Le setyhula mayifundwe kunye nesikhokelo esichazwe **kwisiHlomelo A no-B** eziqhotyoshelweyo.
16. Kucelwa nazise okuqulethwe yile setyhula bonke abasebenzi namalungu ebhunga lolawulo ukwenzela ukuba bakuthathele ingqalelo.

**ISAYINWE:** NGU-B WALTERS

**INTLOKO:** YESEBE LEMFUNDO

**UMHLA:** 2024-06-26