

**AGENDA of the  
Portfolio Committee : Community Services  
22 August 2017  
(Also the agenda for the Mayoral Committee Meeting : 30 August 2017)**

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**5.  
REPORT : OVERSTRAND MUNICIPALITY : TITLE DEED RESTORATION PROJECT**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

10 July 2017

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**1. Executive Summary**

This report is to inform Council of funding procured to fast track the roll out of title deeds to approved beneficiaries of housing projects developed between the years 2010 to 2014.

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Community Services  
Housing Administration

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Provision and maintenance of municipal services  
Creation and maintenance of a safe and healthy environment

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

Constitution of the Republic of South Africa, 1996  
Housing Act, Act 107 of 1997  
Local Government: Municipal Finance Management Act, Act 56 of 2003

**6. Background/Discussion/Evaluation/Conclusion**

**Background**

The National Department of Human Settlements has initiated the Title Deeds Restoration Project in an attempt to address the historic backlog of transfer of ownership to approved beneficiaries of government housing subsidies.

Not only is the delay in transfer placing an additional burden on the limited resources available for local governments, but it deprives the affected households of security of tenure with reference to title deeds. The Department

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of Human Settlements has ring-fenced funding from the Human Settlements Grant to address the above-mentioned challenge.

On 05 December 2016 a meeting was attended by an official from the Department of Human Settlements (hereinafter referred to as DOHS) and officials from the Overstrand Municipality to discuss challenges with regards to outstanding title deeds for the period 2010 – 2014. The official from DOHS also indicated that the DOHS was prepared to avail funding to assist with the payment of conveyancing attorneys to expedite the transfer of properties in the names of the approved beneficiaries of the respective housing projects. (The attached summary, Annexure A, of projects refers).

### **Discussion**

A total number of 570 properties still need to be transferred for projects developed between 2010 and 2014 which is 16% of the total numbers of properties.

An application was submitted to the DOHS for the amount of R1 140 000.00 spread over three consecutive financial years, being 2017/18; 2018/19; 2019/20. The required funding is R2 000.00 per property and can be divided into:

- Beneficiary administration : R1 000.00
- Conveyancing cost : R1 000.00

## **7. Financial Implications**

### Source of Funding Operating Budget Provisions

Unique Key	: 20170526063634
Cost Account	: 1290016465000
Item Description	: Human Settlement Development
Budget Provision 2017/18 – 2019/20	: R1 140 000.00
Spent to Date/Committed	: R 0.00
Balance Available	: R1 140 000.00
Funds Required for 2017/18	: R 212 000.00

## **8. Staff Implications**

None

## **9. Comments from other Departments, Divisions and Administrations**

None

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**10. Annexures**

Annexure A: Summary of projects

Annexure B: Resolution: Provincial Department of Human Settlements

**RECOMMENDATION:**

that the report in respect of funding for the Title Deed Restoration Project **be noted.**

**RESPONSIBLE OFFICIAL :**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION :**

**IN PROGRESS**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
22 AUGUST 2017, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

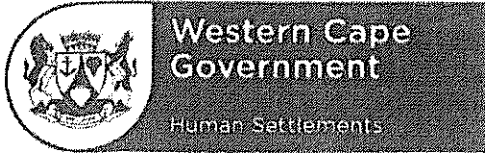
**RESPONSIBLE OFFICIAL : FW FRANS**

**TARGET DATE FOR IMPLEMENTATION : IN PROGRESS**



OVERSTRAND : SUMMARY OF SUBSIDY HOUSING SCHEMES 2010-2014

NO	PROJECT NO	PROJECT PHASE AND DESCRIPTION	TOTAL NO OF PROPERTIES	NO. OF REGISTRATIONS	OUTSTANDING DEEDS	IMPLEMENTATION PLAN		
						2017/2018	2018/2019	2019/2020
1	W04070003/1	Hawston 182 Services and Top Structures	182	171	11	5	6	0
2	W04070003/2	Hawston 182 (102 Topstructures)	0	0	0			
3	W06020004/2	Stanford 88 (Phase II: 88 Top structures)	88	0	88	44	44	0
4	W06020005/2	structures)	0	0	0			
5	W95090001/1	Gansbaai 500 (Phase 1)	480	479	1	1		
6	W95090007/1	Hermanus: Zwellihle 283 (Phase 1)	221	156	65	10	40	15
7	W95090008/1	Hermanus consolidations 460 (Phase 1)	0	0	0			
8	W96010001/1	Buffeljachtsbaai 29 (Phase 1)	0	0	0			
9	W96050006/1	Stanford : Blomtuin/ erf 394-388 (Phase 1)	378	371	7	7		
10	W96090004/1	Hermanus: Mount Pleasant 350 (Phase 1)	350	342	8		8	
11	W97090003/1	Kleinmond 210 (Phase 1)	0	0	0			
12	W98070003/1	units (Phase 1)	20	11	9	4	5	
13	W98070003/2	units (Phase 2)	13	13	0			
14	W99040002/1	Hawston 350 (Phase 1)	293	282	11	5	6	
15	W99080004/1	Hermanus: Zwellihle 1578 (Phase 1)	1543	1173	370	30	270	70
		<b>TOTALS</b>	<b>3568</b>	<b>2998</b>	<b>570</b>	<b>106</b>	<b>379</b>	<b>85</b>



## SUB-DIRECTORATE: CONTRACT MANAGEMENT

REFERENCE: 16/1/1/2043/2

ENQUIRIES: Ms N Bobelo

The Municipal Manager  
Overstrand Municipality  
P O Box 20  
**HERMANUS**  
7200

**Attention: Mr Briand Louw**

**APPLICATION FOR THE APPROVAL OF FUNDING RESERVED FOR THE RESTORATION OF TITLE DEEDS FOR VARIOUS HOUSING PROJECTS (HSS NOs W04070003/1; W06020004/2; W95090001/1; W95090007/1; W96050006/1; W96090004/1; W98070003/1; W99040002/1 AND W99080004/1)**

I have the pleasure to inform you that your application has been approved per resolution number 17/43 dated 20 March 2017 as set out below:

- (a) The provisioning of funding for the Title Deed Restoration Project (TDRP) for various housing projects in the amount of R 1 140 000.00, as set out hereunder;

PROJECT NAME	HSS/ W-NUMBER	NUMBER OF SITES	AMOUNT REQUESTED	TOTAL
Hawston 182 Services & 80 Tops	W04070003/1	11	R 22,000.00	<b>R 1 140 000.00</b>
Stanford 88 Top structure	W06020004/2	88	R 176,000.00	
Gansbaai 500 - Phase 1	W95090001/1	1	R 2,000.00	
Hermanus Zwelihle 283 - Phase 1	W95090007/1	65	R 130,000.00	
Stanford: Blomtuin Erf 394-388	W96050006/1	7	R 14,000.00	
Mount Pleasant 350 Units - Phase 1	W96090004/1	8	R 16,000.00	
Betty's Bay Mooiuitsig 35 Units - Phase 1	W98070003/1	9	R 18,000.00	
Hawston 350 Units - Phase 1	W99040002/1	11	R 22,000.00	
Hermanus Zwelihle 1578 - Phase 1	W99080004/1	370	R 740,000.00	

**Note:**

The additional amount of R2000.00 per beneficiary, includes R1 000.00 for facilitation / survey fees and R1 000.00 for transfer costs and are the maximum costs but each project should be reconciled to confirm transfers already effected.

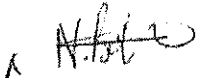
**WITH THE FOLLOWING CONDITIONS:-**

- (b) Your Council undertakes to submit quarterly reconciliation statements of the monies advanced to undertake the investigations and ultimate transfer of properties as per the Title Deeds Restoration project. The aforementioned statement is to include proof of payment in respect of investigations/surveys as well as proof of transfer per beneficiary;

**Note:** The transfer of property must only be affected where the beneficiary/ies are approved as per the Housing Subsidy System (HSS);

- (c) The effected projects shall be reconciled and closed-off once all transfers have been affected;
- (d) Your Council to note that any funding already claimed in respect of transfer fees must be offset against the maximum amount available and motivation must be submitted in instances where these amounts were re-issued;
- (e) All previous conditions to remain unchanged and in effect; and
- (f) The existing Contract Agreements in respect of the effected projects to be amended accordingly.

Yours sincerely



**HEAD OF DEPARTMENT: HUMAN SETTLEMENTS**

DATE: 23/03/2017