

**AGENDA of the
Portfolio Committee : Community Services
2 February 2022
(Also the agenda for the Mayoral Committee Meeting : 21 February 2022)**

**2.
BENEFICIARIES: INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME
(IRDP): SITE C1, SWARTDAM ROAD, ZWELIHLE**

17/5/4/1

FW Frans

Senior Manager: Corporate Services

13 January 2022

(028) 313 8144

1. Executive Summary

This report is to inform the Executive Mayor of the progress to date with the procedure to finalise subsidy applications for potential beneficiaries.

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

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Constitution of South Africa, 1996
Housing Act 107 of 1997
Local Government: Municipal Finance Management Act No 56 of 2003
Overstrand Municipality: Housing Selection Policy for Beneficiaries in
Ownership-based Subsidy Project

6. Background/Discussion/Evaluation/Conclusion

Background

A total number of 150 housing units are in the process of being developed for potential beneficiaries who qualify in terms of the national criteria for Integrated Residential Development Programme (IRDP) housing opportunities. The Items with lists of potential beneficiaries served before the Council/Executive Mayor at the following meetings:

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- 24 February 2021: 5.1 Beneficiaries: Integrated Residential Development Programme (IRDP): Site C1, Swartdam Road, Zwelihle
- 31 March 2021: 2. Beneficiaries: Mount Pleasant Catchment Area: Integrated Residential Development Programme (IRDP): Site C1, Swartdam Road, Zwelihle
- 28 April 2021: 1. Beneficiaries: Additional List (Replacements) Integrated Residential Development Programme (IRDP): Site C1 (150 Erven), Swartdam Road, Zwelihle.

The Executive Mayor furthermore approved a recommendation on 20 October 2021 for a further two potential beneficiaries that are physically disabled. Copies of respective resolutions are attached.

TABLE 1: POTENTIAL BENEFICIARIES: ZWELIHLE AND MOUNT PLEASANT CATCHMENT

	TOTAL (PROPOSED)	DISABLED 5%	AGED 15%	FARM WORKERS 5%
Zwelihle: 90% opportunities	135	1	20	0
Surrounding areas: 10% opportunities (Mount Pleasant)	15	0	0	0
TOTAL HOUSING OPPORTUNITIES	150	1	20	0
ADDITIONAL BENEFICIARIES	128	2	0	0
TOTAL POTENTIAL BENEFICIARIES	278	3	20	0

Qualifying criteria

Formal houses will be built for residents that qualify for housing subsidy in terms of the National Housing Code 2009 criteria namely:

- Lawfully reside in South Africa (i.e. citizen of the Republic of South Africa or in possession of a permanent residence permit). Certified copies of the relevant documents must be submitted with the application;
- Are legally competent to contract (i.e. over 18 years of age or legally married or legally divorced or declared competent by a court of law and sound of mind);
- Neither the applicant nor his or her spouse has previously benefited from government housing assistance;
- Have not yet owned fixed residential property; and
- Have previously owned fixed residential property but such a person may only qualify for the purchase of a vacant serviced site.

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In addition to the above, the following criteria must also be satisfied:

- Persons must be married or habitually cohabit;
- Single persons must have financial dependants;
- Single aged person, disabled persons and military veterans without financial dependant may be assisted. Aged persons refer to, must comply with the criteria on the aged as defined by the Department of Social Development;
- Households must earn a monthly income in the range as annually approved; and
- Persons who have benefited from the Land Restitution programme and who satisfy all other relevant criteria may also be assisted.

In terms of Provincial Circular 10/2015, as amended, the following criterion must also be satisfied:

An applicant must be registered on the housing demand database for minimum period of three (3) years.

Relevant definitions

Farm residents: Person whose ordinary residence is a farm, including a farm worker with ordinary residence on the farm.

Permanent disability: The following characteristics apply to households affected by permanent disability:

A household with at least:

- one adult member (in the core household) having a permanent disability or
- a financial dependant with a permanent disability.

Selection of beneficiaries

The selection of potential beneficiaries will be done in the following order:

- The application of the 90/10 rule with regard to the catchment area (project town) and the surrounding areas;
- selection according to the registration date of the households;
- selection of households containing an adult member of 60 years and older (quota 15%);
- selection of households according to registration as a farmworker (quota 5%).

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Discussion

The table below provides a summary of the status as on 14 January 2022 with regard to the approval of beneficiaries for the available 150 housing opportunities. A total number of 175 subsidy applications had been processed and submitted to the Provincial Department of Human Settlements (DOHS). A number of 100 beneficiaries have been approved as per the table below, with an available 50 opportunities to be finalised.

TABLE 2: POTENTIAL vs APPROVED BENEFICIARIES: ZWELIHLE AND MOUNT PLEASANT CATCHMENT

	ACTUAL (Including quotas)	DISABLED 5%	AGED 15%	FARM WORKERS 5%
TOTAL POTENTIAL BENEFICIARIES	278	3	20	0
<u>MINUS</u> Number of approved beneficiaries	(100)	(1)	(4)	0
<u>MINUS</u> Potential Beneficiaries failed Deed Search	(8)	0	0	0
<u>MINUS</u> Application forms sent back	(0) *	0	0	0
<u>MINUS</u> Application on hold	(3) *	0	0	0
<u>MINUS</u> Failed persal	(1) *	0	0	0
<u>MINUS</u> Failed population	(14)	0	0	0
<u>MINUS</u> Failed UIF	(13)	0	0	0
<u>TOTAL</u> BALANCE OF POTENTIAL BENEFICIARIES	139	(2)	16	0

Note:

1. A total number of 35 subsidy applications, not included in the above figure, had been submitted to DOHS and is in process of being approved.
2. Of the fifteen (15) potential beneficiaries from Mount Pleasant, eight (8) subsidy applications have been approved with a further seven (7) that must still be processed for subsidy approvals.
3. The subsidy applications of 9 (nine) potential beneficiaries previously reported had been reviewed with three (3) applications on hold and one (1) application marked with an asterisk in the above table failed persal.

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7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: Report that served before Council on 24 February 2021

Annexure B: Report that served before Council on 31 March 2021

Annexure C: Report that served before Council on 28 April 2021

Annexure D: Approval by Executive Mayor on 20 October 2021

RECOMMENDATION:

that the progress report with regard to the beneficiary subsidy status in the Site C1, Swartdam Road, Zwelihle, **be noted**.

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

N/A

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**2.
BENEFICIARIES: INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME
(IRDP): SITE C1, SWARTDAM ROAD, ZWELIHLE**

17/5/4/1

FW Frans

Senior Manager: Corporate Services

13 January 2022

(028) 313 8144

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
2 FEBRUARY 2022, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

N/A

5. CONSIDERATION OF RECOMMENDATIONS MADE BY THE EXECUTIVE MAYOR TO COUNCIL, IN TERMS OF SECTION 160(2) OF THE CONSTITUTION, 1996, AND SECTION 59(1)(a) OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT 2000 (ACT 32 OF 2000)

5.1

BENEFICIARIES: INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP): SITE C1, SWARTDAM ROAD, ZWELIHLE

(ITEM 2, PAGE 6 : COMMUNITY SERVICES PORTFOLIO - MAYORAL COMMITTEE MEETING : 24 FEBRUARY 2021)

CLLR S TEBELE CALLED FOR A POINT OF ORDER IN TERMS OF RULE 22(1) OF THE STANDARD BY-LAW ON RULES OF ORDER FOR INTERNAL ARRANGEMENTS WHILE CLLR M MHANA WAS HOLDING THE FLOOR. THE SPEAKER RULED THE MOTION TO BE GOOD.

THE AFRICAN NATIONAL CONGRESS REQUESTED A CAUCUS AT 11:35

THE MEETING RESUMED AT 11:45

CLLR S TEBELE, SECONDED BY ALD M SAPEPA, SUBMITTED A MOTION IN TERMS OF RULE 36 OF THE STANDARD BY-LAW ON RULES OF ORDER FOR INTERNAL ARRANGEMENTS, THAT NO FURTHER DEBATE TAKE PLACE ON THIS MATTER.

WHEN PUT TO THE VOTE, NO PERSON WAS OPPOSED TO THE MOTION AND THE ORIGINAL RECOMMENDATION WAS CARRIED.

RESOLVED (SUPPORTED BY 25 COUNCILLORS):

1. that the lists of potential beneficiaries from the housing demand database, Zwelihle **be noted**;
2. that the 10% of housing opportunities reserved for potential beneficiaries residing outside the catchment area of Zwelihle be allocated to potential beneficiaries on the housing demand database for Mount Pleasant;
3. subject to approval of recommendation number 2, that preference be given to excess number of 20 beneficiaries approved in 2016 for the Mount Pleasant housing development;
4. that the following procedure for potential beneficiaries to finalise subsidy applications, **be approved**:

- (a) that potential beneficiaries be given 30 days written notice to complete their subsidy application documentation;
 - (b) that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days; and
5. in the event of any applicants not responding within the mentioned period of 7 days, the available housing opportunities be given to identified additional beneficiaries (replacements).

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

01 MARCH 2021

2.

BENEFICIARIES: MOUNT PLEASANT CATCHMENT AREA: INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP): SITE C1, SWARTDAM ROAD, ZWELIHLE

17/5/4/1

FW Frans

24 February 2021

Manager : Housing Administration

(028) 313 8148

EXECUTIVE SUMMARY

This report is to inform the Executive Mayor of potential beneficiaries for the Site C1, Zwelihle affordable housing project from the Mount Pleasant catchment area, and for approval of the procedure to finalise subsidy applications for potential beneficiaries.

RESOLVED:

1. that the lists of potential beneficiaries from the Mount Pleasant catchment area, **be noted**;
2. that the following procedure for potential beneficiaries to finalise subsidy applications, **be approved**:
 - (a) that potential beneficiaries be given 30 days written notice to accept participation in the 150 houses IRDP: Site C1 Swartdam Road, Zwelihle and or complete their subsidy application documentation; and
 - (b) that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days; and
3. in the event of any applicants not responding within the mentioned period of 7 days, the available housing opportunities be given to identified additional beneficiaries (replacements).

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

01 APRIL 2021

MINUTES OF THE MAYORAL COMMITTEE MEETING**28 APRIL 2021**

1. BENEFICIARIES: ADDITIONAL LIST (REPLACEMENTS) INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP): SITE C1 (150 ERVEN), SWARTDAM ROAD, ZWELIHLE

17/5/4/1

FW Frans

Manager : Housing Administration

31 March 2021

(028) 313 8148

EXECUTIVE SUMMARY

This report is to inform the Executive Mayor of an additional list of potential beneficiaries (replacements) for the Site C1 (150 erven), Zwelihle IRDP housing project and for approval of the procedure to finalise subsidy applications for potential beneficiaries.

RESOLVED:

1. that the list of additional and consolidated list of potential beneficiaries (replacements) from the housing demand database for, Zwelihle **be noted**;
2. that preference be given to the additional potential beneficiaries older than 60 years of age in recommendation 1 as possible replacements in the housing project;
3. that the following procedure for potential beneficiaries to finalise subsidy applications, **be approved**:
 - (a) that potential beneficiaries be given 30 days written notice to complete their subsidy application documentation; and
 - (b) that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days.
4. in the event of any applicants not responding within the mentioned period of 7 days, the available housing opportunities be given to identified additional beneficiaries (replacements).

RESPONSIBLE OFFICIAL :**FW FRANS****TARGET DATE FOR IMPLEMENTATION :****01 MAY 2021**

MEMORANDUM**OFFICE OF THE SENIOR MANAGER: HOUSING & COMMUNITY SERVICES**

Munisipaliteit • U-Masipala • Municipality

OVERSTRAND

VERBODEN TOEGANG

**TO : EXECUTIVE MAYOR
MUNICIPAL MANAGER
DIRECTOR: COMMUNITY SERVICES**

Date : 15/04/2022
Reference: 4/5/2/2

FROM: F FRANS
Senior Manager: Corporate Projects

RE : SITE C1, ZWELIHLE: ADDITIONAL BENEFICIARIES

Paragraph 5.2(c) of the Housing Selection Policy (the "Housing Policy") for beneficiaries in Ownership-based Subsidy project refers which reads as follows: "A quota of 5% preference be granted to households "affected by permanent disability". A total number of 135 opportunities are reserved for potential beneficiaries residing in the catchment area (Zwelihle). The aforementioned 5% quota equates to 6 potential disabled beneficiaries. Four sites have been served for disabled beneficiaries.

The potential beneficiaries below are not included in the list of potential beneficiaries that served before the Portfolio Committee on 28 April 2021.

SURNAME	NAME	DATE OF APPL	IDENTITY NR	COMMENT
Cimela	Onke	2015/11/02	9201175980080	Disabled. Due to his medical condition, finds difficulty in walking.
Gova	Veliswa	2018/11/30	8301151175084	Visually impaired. Not the required minimum three years on the housing database.
Qholani	Nomandithini Priscilla	2002/03/01	760403071086	Married to a foreigner. Divorced in Febr 2018. Information on the housing database updated during October 2021.

RECOMMENDATION:

1. that the beneficiaries listed below be considered for the housing project:

- ✓ Mr Oncke Cimela and
- ✓ Ms Nomandithini Priscilla Qholani.

2. That Ms Veliswa Gova **not be** considered for the housing project.

Regards,



MR FW FRANS
SENIOR MANAGER: CORPORATE PROJECTS

SITE C1, ZWELIHLE: ADDITIONAL BENEFICIARIES

Recommendation Supported/Not Supported



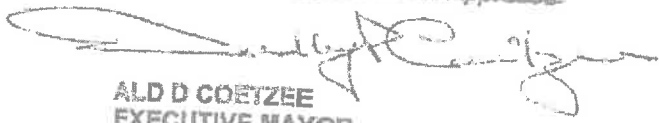
MR R WILLIAMS
DIRECTOR: COMMUNITY SERVICES
20 / 10 / 2021

Recommendation Supported/Not Approved



MR D O'NEILL
MUNICIPAL MANAGER
20 / 10 / 2021

Recommendation Approved/Not Approved



ALD D COETZEE
EXECUTIVE MAYOR
 / / 2021