

PORTFOLIO COMMITTEE :

COMMUNITY SERVICES

Chairperson :

Cllr F Africa

Committee Members :

**Cllrs J Orban, C May,
V Pungupungu & S Kalolo**

PORTEFEULJEKOMITEE :

GEMEENSKAPSDIENSTE

Voorsitter :

Rdl F Africa

Komiteelede :

**Rdle J Orban, C May,
V Pungupungu & S Kalolo**

COMMUNITY SERVICES PORTFOLIO COMMITTEE

GEMEENSKAPSDIENSTE PORTEFEULJEKOMITEE

19 June 2018

I N D E X

ITEM

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**AGENDA of the
Portfolio Committee : Community Services
19 June 2018
(Also the agenda for the Mayoral Committee Meeting : 27 June 2018)**

**1.
BENEFICIARIES: UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME
(UISP): 100 ERVEN: BEVERLEY HILLS, GANSBAAI**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

25 May 2018

1. Executive Summary

This report is to inform the Executive Mayor of potential beneficiaries for the upgrading of the UISP project in Beverley Hills, Gansbaai.

2. Service Delivery and Budget Implementation Plan - IGNITE

Directorate: Community Services
Department: Housing Administration

3. Compliance with Strategic Priorities

Provision of democratic and accountable governance.
Provision and maintenance of municipal services.

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Constitution of the Republic of South Africa, 1996
Housing Act 107 of 1997
Local Government: Municipal Systems Act 32 of 2000
Local Government: Municipal Finance Management Act 56 of 2003
National Housing Code. 2009
Overstrand Municipality: Housing Selection Policy for Beneficiaries in
Ownership-based Subsidy Project

6. Background/Discussion/Evaluation/Conclusion

6.1 Background

Upgrading of Informal Settlements Programme

The key objective of the **Upgrading of Informal Settlements Programme (UISP)** is to facilitate the structured *in situ* upgrading of

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informal settlements as opposed to relocation to achieve the following complex and interrelated policy objectives:

- **Tenure security:** to enhance the concept of citizenship, incorporating both rights and obligations, by recognising and formalising the tenure rights of residents within informal settlements;
- **Health and Security:** to promote the development of healthy and secure living environments by facilitating the provision of affordable and sustainable basic municipal engineering infrastructure to the residents of informal settlements. This must allow for scaling up in the future; and
- **Empowerment:** to address social and economic exclusions by focusing on community empowerment and the promotion of social and economic integration, building social capital through participative processes and addressing the broader social needs of communities.

(National Housing Code. 2009. Volume 4. Part 3. P13)

The following sites have been developed for the provision of 100 serviced sites in Beverley Hills:

No	Vacant Land	Type of project	Estimated new number of sites
1	Beverley Hills, Gansbaai	Serviced sites	100
	TOTAL SITES		100

Qualifying criteria for the UISP

The following criteria are applicable for participation in terms of the UISP, namely:

- *Households that comply with the with the housing Subsidy Scheme qualification criteria*
- *Households / persons with a monthly income exceeding the maximum income limit as approved by the Minister from time to time;*
- *Households headed by minors, who are not competent to contract in collaboration with the Department of Social Development;*
- *Persons who are not first – time home owners;*

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- *Persons who have previously received assistance and who previously owned and / or currently own a residential property. Assistance may be considered that access to the benefits of the programme will be considered on a case basis to determine the facts and the approval of access in accordance with the provisions of the implementation guidelines of the programme; and*
- *Illegal immigrants on the conditions prescribed by the Department of Home Affairs on a case basis.*
- *Persons classified as aged. Aged persons who are single without financial dependants may also apply for subsidisation. Aged persons can be classified as male and female persons who have attained the minimum age set to qualify for government's old age social grant.*

(National Housing Code. 2009. Volume 4. Part 3. P16)

6.2 Discussion

Status quo in Beverley Hills

A survey done by Implementing Agent indicates that 90 families are residents in Beverley Hills :(**Annexure A**) The administration analysed the list and determined the property ownership of the families, namely

Potential first time owners	68
Own houses in Overstrand area	7
Own houses in rest of Overberg district	4
Own houses outside Overberg district	1
Foreign nationals	2
Potential beneficiaries with no Identity documents	8
Total	90

Potential beneficiaries

In order to upgrade and formalise the informal settlement, preference must be given to current inhabitants to become beneficiaries in the project. This will ensure that the informal settlement will be eradicated.

However residents in informal settlement that are owners of properties elsewhere in Overstrand municipal area and rest of the Republic of South Africa, not be allowed to participate in UISP but that the process be implemented to ensure that affected residents move to their original housing opportunity or alternative accommodation.

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A rental agreement can be concluded between the Overstrand Municipality and a potential first time homeowners. A number of the tenants of Beverley Hills as set out above may also participate in BNG housing project in the area between Blompark and Beverly Hill. Successful beneficiaries must therefore vacate UISP in Beverly Hills and relocate to the envisaged new extension of Blompark.

That the remaining balance of erven after allocation to potential first time owner be kept vacant for possible future emergency housing i.e. evictions from farms.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: Families residing in the informal settlement, Beverley Hills.

RECOMMENDATION:

1. that the list of 90 families from the survey in Bevely Hills, where UISP development is progress, **be noted**;
2. that rental agreements be concluded with potential beneficiaries that comply with the criteria of UISP, with the follow exceptions:
 - persons who are not first-time home owners,
 - persons who have previously received assistance and who previously owned and/or currently own a residential property,
 - persons who do not have the official South African identity document excluding illegal immigrants that comply with the conditions prescribed by the Department of Home Affairs;
3. that residents in informal settlement that are owners of properties elsewhere in Overstrand Municipal area and rest of the Republic of South Africa, not be allowed to participate in UISP but that the process **be implemented** to ensure that affected residents move to thier original housing opportunity or alternative accommodation;

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4. That potential beneficiaries that are not in possession of an identity document be granted the opportunity to obtain proof of identification within a period of three months, from the approval date of this report before they enter into a rental agreement on a case by case basis, in respect of the UISP development; and
5. that all erven in Beverly Hills that remain or become vacant in future be utilised for emergency housing, **to be approved** on a case by case basis.

RESPONSIBLE OFFICIAL:

FW FRANS

TARGET DATE FOR IMPLEMENTATION:

N/A

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(UISP): 100 ERVEN: BEVERLEY HILLS, GANSBAAI**

**17/5/4/1
FW Frans (028) 313 8144 Hermanus Administration
25 May 2018**

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
19 JUNE 2018, WHICH COMMITTEE SUPPORTED THE RECOMMENTATION**

RESPONSIBLE OFFICIAL: FW FRANS

TARGET DATE FOR IMPLEMENTATION: N/A

OVERSTRAND MUNICIPALITY



BEVERLY HILLS

Potential first time owners

No	Structure No	Applicant Surname	First name	Spouse Surname	First Name
1	BB1	ADAMS	JAN		
2	BB2	LAMBERT/SWARTS	CATHLEEN	SWARTS	ISAK
3	BB3	SOMBRERO	MATEUS		
4	BB4	BOK	AUDREY	SNYMAN	JOHANNES
5	BB5	WAGNER	DIANE	PIETERS	JOHANNES
6	BB6	LOUW	PETRUS	FEMSTON	SELLEN
7	BB8	WILLEMSE	CAROL	NOVEMBER	FREEK
8	BB10	MAKAMPIES	WILLIAM		
9	BB11	FOURIE	CLOUDINE	JAKOBS	SAMPIE
10	BB12	KOCK	KAREN	WILLEMSE	MARTINUS
11	BB13	LOUW	MANIE	GOLIATH	ISABEL
12	BB15	VAN ROOYEN	JEREMIA	VAN ROOYEN	DINAH
13	BB16	RAISA	JOHANNA		
14	BB18	SAULS	JOHANNA		
15	BB19	MOSES	MONIQUE		
16	BB21	GAEGAKE	OSNEBILE	VISAGIE	MARIANA
17	BB22	TOBIAS	ANNELISA	LOUW	GRAIG
18	BB25	JAARS	LIZA		
19	BB26	SIMON	MOOS		
20	BB27	JOHNSON	JOLENE		
21	BB30	NEWMAN	PIETER	PLAATJIES	MARCELLE
22	BB33	ARMANDO	CHRISTINA		
23	BB34	HENDREK	ZUKISWA	WILLIAMS	JEAN -PIERRE
24	BB35	WILLIAMS	THELMA	BAARDMAN	JOHANNES
25	BB39	KOKER	SUSANNA		
26	BB40	SHOMOLELALE	TOENI	KULA	TOTO
27	BB43	MANUEL	KOOS	KOKER	MAGRIET
28	BB44	PETERS	GERT	DECEASED	
29	BB50	TEMMERS	CYRILDENE	DANIELS	JOSEPH
30	BB51	PETERSEN	LETESIA		
31	BB52	FOURIE	MYWIS		
32	B553	TITUS	HENRY	JOSEPH	RENE
33	BB54	PHEPENY	HLOPEKILE	KULA	DELIHLAZO
34	BB56	WYNGAARD	ANZIO		
35	BB57	RICHTER	ATHEL	EIMAN	ELRICO
36	BB59	DE VOS	SARAH	MKHUMBUZI	VUSUMZI
37	BB61	JAMES	WASHIDA	LAMBERT	WILLIAM
38	BB62	SAAL	ANNELIZE	ARENDS	WEAGON
39	BB63	KOK	ADAM	THOMPSON	AMELIA
40	BB65	VOOR	JACK	FELIX	DOLF
41	BB66	PIETERS	LOEWENDA		
42	BB67	PRETORIUS	MAGDALENA		
43	BB68	MENTOOR	ANDRE	ALBERTUS	SCHUMINE
44	BB69	MARAI	ASHLEY	FOURIE	CLASINA
45	BB70	NTAMO	JONGABELISI	PHEPENY	TSALEMANG
46	BB71	GABQATLHOLE	CONNIE	NTAMO	TEBAGO
47	BB72	HATTINGH	JOHANNES	SNYMAM	MARIA
48	BB75	DANSTER	COLLIN		
49	BB76	JULIES	JOHNY	JONKERS	CHRISTA
50	BB78	JACOBS	EVA		
51	BB79	JACOBS	MARYANNE	JACOBS	DANIEL PETRUS
52	BB80	MORRIS	NANAKIE		
53	BB81	JOUBERT	SUZETTE		
54	BB86	PRIMO	KAREL	JACOBS	CARMEN
55	BB90	FEMSTON	THEODORE		
56	BB91	JUMAT	DAWID	BELELIE	MARIA
57	BB92	SNYMAN	ANELIE	JAKOBS	SAMPIE
58	BB93	FLYNN	SHAUGIN		
59	BB94	HOFFMAN	DENISE	VAN RENSBURG	LLEWELLYN

OVERSTRAND MUNICIPALITY



BEVERLEY HILLS

Potential first time owners

No	Structure No	Applicant Surname	First name	Spouse Surname	First Name
60	BB95	MOKWENE	DIPUO		
61	BB96	JOEMAT	FLORINA		
62	BB97	MENTOOR	KATRIENA	KAMFER	ISAK
63	BB100	LAMBERT	GEORGE	DAVIDS	SUSAN
64	BB103	FORTUIN	ORICIA	JULIES	JOHANNES
65	BB105	MOSES	WILMA	MANUELS	DAVID
66	BB106	LEPHEANA	DIMAKATSO		
67	BB107	DELPORT	CHARDONNE	DELPORT	RUSTHOF
68	BB108	BELELE	FELICIA	ERASMUS	PERCEWILL

Verified list: 12(twelve) Owners of properties in Overstrand municipality area and rest of RSA

Own houses in Overstrand area					
1	BB7	FRANS	CATHARINA	DUNSDON	PIETER
2	BB14	SISWANA	TONNY	DYOLI	NOKWANGUYE
3	BB20	DICKSON	ADELE		
4	BB29	JUMAT	LOUISA	BELEWE	TIMOTHY
5	BB 41	PHETOE	AMOGELANG		
6	BB45	VERMEULEN	VERONICA	VERMEULEN	ISAAC
7	BB64	VISTER	SIENA	PIETERS	DANIEL
Own houses in Rest of Overberg district					
1	BB28	PIETERS	PETRUS	PIETERS	ELSIE
2	BB73	OCTOBER	HENDRIETT		
3	BB74	MUNTZ	EDMUND		
4	BB88	SPRINGBOK	CLAUDINE	SPRINGBOK	ALVINVELHELM
Own houses outside Overberg district					
1	BB85	MODISE	MASE	MODISE	LUKU

Foreign nationals					
1	BB31	KHALI	MALEBOHONG	MAHLOMI	SERAME
2	BB47	PHINDANI	WADZANAYI	PHINDANI	TSEPO

Potential beneficiaries with no Identity documents					
1	BB36	CHISINGA	NAMAZANI		
2	BB38	PHILANDER	SHAMAN		
3	BB55	PRETORIUS	PETRONELLA		
4	BB58	FEMSTON	PAULINA		
5	BB77	ARENDSE	JANINE		
6	BB83	MOURIES	ANTHONY		
7	BB84	PRETORIUS	ELIZE		
8	BB101	JUMAT	ABEL		

Age groups	
40 years and older	48
35-39 yrs old	11
30-34 yrs old	10
25-29 yrs old	6
24 and younger	5