

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

21 May 2019

I N D E X

ITEM

**PAGE
NUMBER**

APPLICATIONS FOR LEAVE OF ABSENCE

**STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE
CHAIRPERSON**

- | | | |
|-----------|--|-----------|
| 1. | AFFORDABLE HOUSING: 22 SERVICED SITES, MOUNT PLEASANT | 1 |
| 2. | HOUSING: PROGRESS REPORT ON TRANSFER OF PROPERTIES TO
VARIOUS BENEFICIARIES OF LOW COST HOUSING IN THE
OVERSTRAND AREA FOR THE PERIOD JULY 2018 TO MARCH 2019 | 20 |

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

**1.
AFFORDABLE HOUSING: 22 SERVICED SITES, MOUNT PLEASANT**

17/5/4/1

**FW Frans & FR Williams
24 April 2019**

(028) 313 8144

Hermanus Administration

1. Executive Summary

The purpose of the report is to recommend to Council the names of potential beneficiaries for, 22 affordable serviced sites, Mount Pleasant in terms of the Finance Linked Individual Subsidy Programme (FLISP) for purpose of the submission of aforementioned names to the Department of Human Settlements for consideration and subsidy approvals.

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

None

5. Legal Requirements

Constitution of the Republic of South Africa, 1996
Housing Act, 1997 (Act 107 of 1997)
The National Housing Code, 2009

6. Background/Discussion/Evaluation/Conclusion

Background

The National Government introduced the Finance Linked Individual Subsidy Programme (FLISP) in November 2011. The programme was thereafter amended in April 2012 as set out in the policy for FLISP. An overview of FLISP as set out in the policy is as follows:

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

One of the objectives of the Government's housing programme is to provide assistance to households who are unable to independently access mortgage finance to acquire a residential property. Typically these households earn too little to qualify for mortgage finance on the one hand and on the other their monthly income exceeds the maximum income limit applicable to Government's "free basic house" Housing Subsidy Scheme. The particular market segment is generally referred to as the "affordable" or the "gap market".

Hence, the Finance Linked Individual Subsidy Programme (FLISP) provides a subsidy to qualifying beneficiaries who have secured mortgage finance to acquire an existing house or a vacant residential serviced stand linked to a house construction contract. The objective of the Programme is to reduce the initial mortgage loan amount to render the monthly loan repayment instalments affordable over the loan repayment term and/or to make good any shortfall between the qualifying loan amount and the total product price subject to the conditions of the Programme.

Income Categories:

The FLISP provides for subsidy opportunity to applicants with household income between R3,501 - R22,000 per month, as amended by Human Settlements: MINMEC on 28 July 2018 and communicated by the National Department of Human Settlements on 5 October 2018 (*Refer to Annexure A*). Those households in the income group R3,501 - R7,000 per month may apply for a serviced site developed as part of the Integrated Residential Development Programme (IRDP), without any charges as a once off subsidy according to the July 2018 amendment of FLISP, "*Province will be allowed to construct houses for the FLISP subsidy beneficiaries*". The Directorate: Infrastructure and Planning will obtain clarity on the matter from Province and also report to Council.

The households in the income group of R7,001 - R22,000 must firstly obtain approval;

- for a mortgage bond from an accredited financial institution, where after an application for subsidy can be submitted. or
- non-mortgage funding options, namely short-term loan facility, short term loans and savings linked schemes, including pension/Provided Fund Bucked Loans and Government Employees Housing Subsidy Scheme (GEHS).

The 2018 amendment of FLISP also provides for a "Deed of Sale transaction" option, whereby a written agreement can be entered into, in order to purchase a residential property in monthly instalments over an agreed period. The particular option is however in contradiction with Section 164(i)(c)(iii) of the

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

Municipal Finance Management Act no. 53 of 2005 (MFMA), whereby a municipality is not allowed to grant a loan to members of the public.

It was determined from the Department of Human Settlements: Western Cape that consideration can be given for participation in serviced sites project by applicants on the Western Cape Housing Demand Database (WCHDDDB) exceeding the threshold for FLISP to the amount of R22,000 (monthly gross household income) (*Refer to Annexure B*).

The particular applicants must be assisted by purchasing an erf at a market related price to be determined by a service provider. The affected applications must however comply with the qualifying criteria set out in this report.

Subsidy Quantum:

In July 2018 the FLISP subsidy quantum has been revised with a minimum subsidy of R27,960 and a maximum subsidy of R121,626 (*Refer to Annexure A*). In terms of the policy amendments in 2014 the prescribed maximum property value to the amount of R300,000 has also been removed.

Exemption of FLISP for Provisions of Section 10A and 10B of Housing Act:

It was also agreed that the sales restriction provisions under Section 10 of the Housing Act, 1997 (Act No. 107 of 1997) hampers the successful implementation of FLISP and should not be applied on all properties acquired through a FLISP. However, it was confirmed that the provisions under section 10(B)5 provides an alternative relief and must be applied retrospectively whilst the matter is addressed by means of an amendment to the Housing Act, 1997.

The mentioned sections as per the Housing Amendment Act, 2001 provides for a pre-emptive right for a period of eight years to be registered against the particular property developed with government subsidy in favour of the relevant Provincial Department of Human Settlements. Section 10B(5) of the Housing Amendment Act, 2001 states that, “An MEC may grant exemption from the provisions of subsection (1), either conditionally or unconditionally, in respect of any dwelling or site to which the provisions of that subsection apply”.

Purpose of FLISP:

The policy furthermore states that FLISP is available to qualifying beneficiaries who:

- *acquire ownership of existing improved residential properties;*

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

- *obtain vacant serviced residential stands which are linked to house building contracts with home builders registered with the National Home Builders Registration Council (NHBRC); or*
- *construct a new residential dwelling through a house building contract entered into with a homebuilder that is registered with the NHBRC, on a serviced residential stand, that is already owned by the beneficiary.*

In order to ensure that a proper and effective subsidy application process is implemented and executed, the Municipal Administration posed questions of clarity to the Director: Project and Subsidy Administration, Western Cape: Department of Human Settlements.

22 Serviced Sites, Mount Pleasant,

The 22 serviced sites, Mount Pleasant was initially developed as affordable housing, part of an Integrated Residential Development Programme (IRDP) project in October 2017. The mentioned erven were however included in a project new for serviced sites in terms of FLISP, approved by the Department of Human Settlements: Western Cape on 30 November 2018.

Discussion

Qualifying Criteria:

In order to qualify for a FLISP subsidy, all the applicants must comply with the following:

- (a) is a lawful resident 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;
- (b) legally competent to contract (i.e over 18 years of age or older or legally married/divorced and of sound mind);
- (c) has not yet benefited from government assistance. Neither the person nor his/her spouse has previously derived benefits from the housing subsidy scheme which conferred benefits of ownership, leasehold or deed of grant or the right to convert the title obtained to either ownership, leasehold or deed of grant;
- (d) must not have owned fixed property. Current residential property owners will not qualify for a FLISP subsidy. This requirement does not apply to a qualifying beneficiary who only owns a vacant stand acquired through his/her own resources and wishes to make use of a FLISP subsidy to construct a top structure on the same site;

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

- (e) must be married or cohabiting. He/she is married in terms of Civil Law or Customary Marriage or habitually cohabits with any other person. It is required that the property be registered in the names of both spouses in the Deeds Office;
- (f) must be single with financial dependants. If not married he/she must have proven financial dependants. A financial dependant refers to any person who is financially dependent on the subsidy applicant and who permanently resides with the housing subsidy applicant; and
- (g) monthly household income. The gross monthly household income must be within the range as depicted in the adjustments to the finance linked individual subsidy programme.

Provincial Circular 10/2015:

The households income category R3,501 - R7,000 must also comply with the criteria per Provincial Circular 10/2015, as amended, namely:

An applicant must be registered on the Western Cape Housing Demand Database for a 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.

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

- *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 who are affected by disabilities (quota 5%);*
- *selection of households according to registration as a farmworker (quota 5%).*

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

Priority Rating Criteria:

In all household categories the following rating criteria will apply namely:

- (i) That potential beneficiaries be considered for an affordable erf in order from the earliest date to the latest date of application for housing (as per the application form);

All potential beneficiaries in the household income category R3,501 - R7,000 must furthermore be prioritised in terms of the following with reference to Circular C10/2015, namely:

- (ii) That a applicant is registered on the Western Cape Housing Demand Database for a minimum period of three (3) years;
- (iii) Preference is given to the aged (60 years and older), permanently disabled and farmworkers;
- (iv) Application of age-based criteria in accordance with the following categories, namely:
 - (a) potential beneficiaries \pm 40 years of age and older;
 - (b) potential beneficiaries 35-39 years of age; and
 - (c) potential beneficiaries 30-34 years of age.

An application will be lodged to the Department of Human Settlements, Western Cape by the Administration to accommodate potential beneficiaries younger than 30 years old, resident in the affected catchment area (local neighbourhood/town), if more potential beneficiaries must be considered.

Additional Priority Rating Criteria:

It is recommended to Council that the applicants on the WCHDDB for Mount Pleasant, who physically reside in Mount Pleasant be given preference to participate in the FLISP project before opportunity is given to applicants on the WCHDDB for the broader Overstrand Municipal area. The request is in line with the view by the Minister of Human Settlements: Western Cape, that the local residents of Mount Pleasant be the beneficiaries of the services sites in terms of FLISP.

Subsidy application procedure:

The potential beneficiaries with household income of R3,501 - R7,000 apply for subsidy as per normal BNG subsidy application process. The FLISP subsidy applicants with a household income of R7,0001 - R22,000 firstly obtain approval for a mortgage bond/non-mortgage loan thereafter submit the subsidy application directly to the National Housing Finance Corporation

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

(NHFC) or to be appointed National Implementing agent (*Refer to Annexure A*). A final directive is to be provided by Department of Human Settlements: Western Cape.

The own contribution requirement has been waived. This means that the FLISP does not require beneficiaries to make financial contributions. FLISP can be used to meet any deposit requirements of the Bank.

Sale of Properties:

The beneficiary may not sell or otherwise alienate his property for a period (currently eight years) prescribed by the Housing Act, 1997 from the date of transfer into his/her name, prior to offering the property to the Provincial Government.

Transfer of properties:

The costs, expenses and charges to be incurred in the transfer of the property (the legal fees), including the registration of a mortgage bond must be financed by the beneficiary, except for beneficiaries with household incomes between R3,501 - R7,000.

22 Serviced Sites, Mount Pleasant: Potential Beneficiaries:

The following potential beneficiaries residing in Mount Pleasant were identified from WCHDDDB for Overstrand Municipality.

TABLE 1: POTENTIAL BENEFICIARIES: 22 SERVICED SITES, MOUNT PLEASANT:

DESCRIPTION	R3,501 - R7,000				R7,001 - R22,000	ABOVE R22,000	TOTAL
	Disabled (5%)	Aged (15%)	Farm Workers (5%)	Other			
Potential Beneficiaries	1	3	1	5	11	1	22
Possible Replacements (50%)	0	0	0	8	3	0	11
TOTAL	1	3	1	13	14	1	33

NOTE: The list of Potential Beneficiaries is attached per *Annexure C*.

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

The applicants with the rating (*earliest dates of application*) that are not recommended as potential beneficiaries due to the following reasons are listed (*Refer to Annexure D*) for information:

- assisted in terms of housing subsidy scheme;
- not first time-home owners;
- not residing in Mount Pleasant.

The following public participation process commenced with the announcement of the Minister of Human Settlements: Western Cape at a public meeting on 15 January 2019.

ACTIVITIES		DATE
1.	Advertised list of 33 potential beneficiaries for public comments. Advertisement closed on 26 January 2019.	18 January 2019
2.	Received a request at an informal gathering from public on 18 January 2019 and Task Team on 26 February 2019 to advertise list of all applicants recorded on the WCHDDB.	-
3.	Public Ward Committee meeting attended by Director Williams.	11 February 2019
4.	Last mentioned list of 344 names were advertised for public comment. Advert closed on 15 March 2019.	1 March 2019
5.	A number of 68 comments on activity 1 and 120 comments on activity 3 were subsequently received and investigated/scrutinized.	29 March 2019
6.	An overview of comments received on activity 1 and 3 was discussed at a meeting held with Ward Councillor, 2 local PR Councillors, Ward Committee Members and Task Team members.	11 April 2019
7.	Discussion of FLISP project at Ward Committee Meeting for Ward 4.	11 April 2019
8.	Preparation of draft item to Council for consideration of potential beneficiaries for 22 erven agreed upon at meeting held on 11 April 2019.	-

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

9.	Draft item discussed as part of consultation at a meeting to be held with Councillors, Task Team and Ward Committee members.	23 April 2019
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The comments received on the list of 344 participants on WCHDD will be adjusted with the Department of Human Settlements: Western Cape.

The envisaged actions for example relates to applicants who benefitted from housing subsidy scheme before. Due to the expenditure with regard to a deed search the last mentioned will only be done if applicants must be considered for a particular housing project.

Administrative Process:

The following administrative process to be implemented, namely:

- (i) pre-screening of potential beneficiaries registered on WCHDDB that applied for housing opportunity in community where stands are developed;
- (ii) erf prices (including market related prices where/when necessary), to be provided by the Department Housing Planning, Directorate: Infrastructure and Planning;
- (iii) submission of list to the Executive Mayor;
- (iv) inform potential beneficiaries of their participation in the projects in order to obtain pre-approval for approval for a mortgage bond/non-mortgage funding/proof of non-approval for financial assistance;
- (v) provisional allocation of the actual erf numbers in random order;
- (vi) submission of list of potential beneficiaries to the Provincial Department of Human Settlements for notification and service provider for completion of subsidy applications in respect of household income group R3,501 - R7,000;
- (vii) completion and submission of subsidy applications for potential beneficiaries with household incomes between R3,501 and R7,000, from the lowest to the highest number;
- (viii) assisting potential beneficiaries with completion of subsidy applications with household incomes between R7,001 and R22,000 after proof has been provided of an approved mortgage bond, non-mortgage loan, in line with priority rating of potential beneficiaries;

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

- (ix) sign deed of sale with approved subsidy holder (Household Income between R3,501 - R7,000);
- (x) provide occupation to approved beneficiaries;
- (xi) monitor and assist to effect transfer of affordable stands to beneficiaries, who do not have a loan/mortgage bond;

7. Financial Implications

The disposal of erven will have to be accounted for at the selling price.

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Manager: Property Administration: Anja Le Roux

Chapter 2 of the Municipal Asset Transfer Regulations, 2008, (Regulations to the Municipal Finance Management Act, no. 56 of 2003) deals with the transfer or permanent disposal of non-exempted capital assets (the latter including land and buildings) and stipulates the processes to be followed. However, regulation 4(3)(b) clearly stipulates that the procedures for the transfer or disposal of non-exempted capital assets as stipulated in the said chapter are *“not applicable to the transfer of housing on municipal land and the transfer of municipal land for the poor to beneficiaries of such housing”*. This means that where Housing legislation and criteria are applicable to the transfer of the property, it is not necessary to follow a competitive process.

The market related value for the 22 erven was obtained in 2015, where it was valued as unserviced erven. In 2018 the erven were sold to Mcape at the value of the services (R45 000.00 per erf VAT excluded) alone and the land value and electricity costs were waived by Council, however, this deed of sale was cancelled by Council. In order to proceed with the sale and transfer of these erven, the erven must be valued again as serviced erven.

It must be noted that these erven are already registered in the Deeds Office as an endorsement against Erf 11843 Hermanus and thus already exists.

Senior Manager: Expenditure and Assets: Mr J Vorster

The erven will be dealt with in a report to Council in due course.

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

Senior Manager: Engineering Services: Mr D Hendriks:

Available Sites:

The available sites planned for the Mount Pleasant area is approximately 280 erven, depending on the feasibility of the different areas. The sites of the erven will vary from 100m², 125m², 150m² and 300m² approximately. The 22 stands in lower Mount Pleasant were registered on the housing pipeline dated 23 March 2017 as FLISP Units, it was therefore change to 22 serviced sites.

National Home Builders Registration Council (NHBRC):

Each potential beneficiary must appointment a registered builder for the construction for their house.

Building plans:

The Administration will make available three building plan options for potential beneficiaries.

Wetcores:

An application has been launched with the Provincial Human Settlement Department for the provision of a wetcores which consist of a toilet and wash basin.

Erf Prices:

The erf prices to be finalised and presented to Council in a separate report.

10. Annexures

- Annexure A: FLISP: Subsidy Quantum Table, 28 July 2019
- Annexure B: Western Cape Government: Department of Human Settlements, FLISP: Income exceeding R22,000, letter dated 13 March 2019;
- Annexure C: List of Potential Beneficiaries; and
- Annexure D: List of applicants not recommended as potential beneficiaries

RECOMMENDATION TO THE COUNCIL:

1. that, given the support by the Minister of Human Settlements: Western Cape and the letter of support by the DOHS, potential beneficiaries exceeding the threshold for FLISP to the amount of R22,000 monthly gross house hold income be approved to participate in the project under FLISP, subject to the qualifying criteria for FLISP (excluding income threshold) and Western Cape Provincial Circular 10/2015;

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

2. that approval be granted to potential beneficiaries exceeding the threshold for FLISP to the amount of R22,000 monthly gross house hold income, to purchase serviced sites from the Municipality subject to:
 - (a) the site being sold at a market-related price in accordance with the municipal statutory requirements, and
 - (b) the candidate being informed that he/she will therefore not be receiving any FLISP subsidy assistance from the Department.
3. that the applicants on the Western Cape Housing Demand Database for Mount Pleasant, who physically reside in Mount Pleasant, be given preference to participate in the FLISP project before opportunity is given to applicants on the Western Cape Housing Demand Database for the broader Overstrand Municipal area;
4. that the list of 22 potential beneficiaries with the list of 11 potential replacements be noted;
5. that, after pre-approval letters for potential beneficiaries referred to in recommendation 4 above with regard to mortgage/non-mortgage funding (income category R7,001 - R22,000) and non-approval letters (income category R3,501 - R7,000) have been provided, the respective subsidy applications for the final list of potential beneficiaries be processed;
6. that the following procedure for potential beneficiaries to finalise subsidy applications, be approved:
 - (a) that potential beneficiaries be given 30 days written notice to obtain letters for approval of mortgage/non-mortgage bonds/non approval letters as set out in recommendation 5 above;
 - (b) that potential beneficiaries be given 30 days written notice to complete their subsidy application documentation; and
 - (c) that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days.
7. that, 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:

IN PROGRESS

**AGENDA of the
Portfolio Committee: Community Services
21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

**1.
AFFORDABLE HOUSING: 22 SERVICED SITES, MOUNT PLEASANT**

17/5/4/1

FW Frans & FR Williams

(028) 313 8144

Hermanus Administration

24 April 2019

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
21 MAY 2019, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RECOMMENDATION TO THE COUNCIL:

1. that, given the support by the Minister of Human Settlements: Western Cape and the letter of support by the DOHS, potential beneficiaries exceeding the threshold for FLISP to the amount of R22,000 monthly gross house hold income be approved to participate in the project under FLISP, subject to the qualifying criteria for FLISP (excluding income threshold) and Western Cape Provincial Circular 10/2015;
2. that approval be granted to potential beneficiaries exceeding the threshold for FLISP to the amount of R22,000 monthly gross house hold income, to purchase serviced sites from the Municipality subject to:
 - (a) the site being sold at a market-related price in accordance with the municipal statutory requirements, and
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**AGENDA of the
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21 May 2019
(Also the agenda for the Mayoral Committee Meeting: 29 May 2019)**

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RESPONSIBLE OFFICIAL:

FW FRANS

TARGET DATE FOR IMPLEMENTATION:

IN PROGRESS

A1/2

Finance-linked Individual Subsidy Programme
Subsidy Quantum Table
Implementation date: 28 July 2018

Upper limit	R 121 626.00
Lower Limit	R 27 960.00

Step Number	Increment Band		Quantum
	Lower	Higher	
1	R 3 501.00	R 3 700.00	R 121 626.00
2	R 3 701.00	R 3 900.00	R 120 585.00
3	R 3 901.00	R 4 100.00	R 119 545.00
4	R 4 101.00	R 4 300.00	R 118 504.00
5	R 4 301.00	R 4 500.00	R 117 463.00
6	R 4 501.00	R 4 700.00	R 116 422.00
7	R 4 701.00	R 4 900.00	R 115 382.00
8	R 4 901.00	R 5 100.00	R 114 341.00
9	R 5 101.00	R 5 300.00	R 113 300.00
10	R 5 301.00	R 5 500.00	R 112 259.00
11	R 5 501.00	R 5 700.00	R 111 219.00
12	R 5 701.00	R 5 900.00	R 110 178.00
13	R 5 901.00	R 6 100.00	R 109 137.00
14	R 6 101.00	R 6 300.00	R 108 097.00
15	R 6 301.00	R 6 500.00	R 107 056.00
16	R 6 501.00	R 6 700.00	R 106 015.00
17	R 6 701.00	R 6 900.00	R 104 974.00
18	R 6 901.00	R 7 100.00	R 103 934.00
19	R 7 101.00	R 7 300.00	R 102 893.00
20	R 7 301.00	R 7 500.00	R 101 852.00
21	R 7 501.00	R 7 700.00	R 100 811.00
22	R 7 701.00	R 7 900.00	R 99 771.00
23	R 7 901.00	R 8 100.00	R 98 730.00
24	R 8 101.00	R 8 300.00	R 97 689.00
25	R 8 301.00	R 8 500.00	R 96 648.00
26	R 8 501.00	R 8 700.00	R 95 608.00
27	R 8 701.00	R 8 900.00	R 94 567.00
28	R 8 901.00	R 9 100.00	R 93 526.00
29	R 9 101.00	R 9 300.00	R 92 486.00
30	R 9 301.00	R 9 500.00	R 91 445.00
31	R 9 501.00	R 9 700.00	R 90 404.00
32	R 9 701.00	R 9 900.00	R 89 363.00
33	R 9 901.00	R 10 100.00	R 88 323.00
34	R 10 101.00	R 10 300.00	R 87 282.00
35	R 10 301.00	R 10 500.00	R 86 241.00
36	R 10 501.00	R 10 700.00	R 85 200.00
37	R 10 701.00	R 10 900.00	R 84 160.00
38	R 10 901.00	R 11 100.00	R 83 119.00
39	R 11 101.00	R 11 300.00	R 82 078.00

A2/2

40	R 11 301.00	R 11 500.00	R 81 038.00
41	R 11 501.00	R 11 700.00	R 79 997.00
42	R 11 701.00	R 11 900.00	R 78 956.00
43	R 11 901.00	R 12 100.00	R 77 915.00
44	R 12 101.00	R 12 300.00	R 76 875.00
45	R 12 301.00	R 12 500.00	R 75 834.00
46	R 12 501.00	R 12 700.00	R 74 793.00
47	R 12 701.00	R 12 900.00	R 73 752.00
48	R 12 901.00	R 13 100.00	R 72 712.00
49	R 13 101.00	R 13 300.00	R 71 671.00
50	R 13 301.00	R 13 500.00	R 70 630.00
51	R 13 501.00	R 13 700.00	R 69 590.00
52	R 13 701.00	R 13 900.00	R 68 549.00
53	R 13 901.00	R 14 100.00	R 67 508.00
54	R 14 101.00	R 14 300.00	R 66 467.00
55	R 14 301.00	R 14 500.00	R 65 427.00
56	R 14 501.00	R 14 700.00	R 64 386.00
57	R 14 701.00	R 14 900.00	R 63 345.00
58	R 14 901.00	R 15 000.00	R 62 304.00
59	R 15 001.00	R 15 200.00	R 61 264.00
60	R 15 201.00	R 15 400.00	R 60 223.00
61	R 15 401.00	R 15 600.00	R 59 182.00
62	R 15 601.00	R 15 800.00	R 58 141.00
63	R 15 801.00	R 16 000.00	R 57 101.00
64	R 16 001.00	R 16 200.00	R 56 060.00
65	R 16 201.00	R 16 400.00	R 55 019.00
66	R 16 401.00	R 16 600.00	R 53 979.00
67	R 16 601.00	R 16 800.00	R 52 938.00
68	R 16 801.00	R 17 000.00	R 51 897.00
69	R 17 001.00	R 17 200.00	R 50 856.00
70	R 17 201.00	R 17 400.00	R 49 816.00
71	R 17 401.00	R 17 600.00	R 48 774.90
72	R 17 601.00	R 18 000.00	R 47 734.00
73	R 18 001.00	R 18 200.00	R 46 693.00
74	R 18 201.00	R 18 400.00	R 45 653.00
75	R 18 401.00	R 18 600.00	R 44 612.00
76	R 18 601.00	R 19 000.00	R 43 571.00
77	R 19 001.00	R 19 200.00	R 42 531.00
78	R 19 201.00	R 19 400.00	R 41 490.00
79	R 19 401.00	R 19 600.00	R 40 449.00
80	R 19 601.00	R 19 800.00	R 39 408.00
81	R 19 801.00	R 20 000.00	R 38 367.60
82	R 20 001.00	R 20 200.00	R 37 327.00
83	R 20 201.00	R 20 400.00	R 36 286.00
84	R 20 401.00	R 20 600.00	R 35 245.00
85	R 20 601.00	R 20 800.00	R 34 205.00
86	R 20 801.00	R 21 000.00	R 33 164.00
87	R 21 001.00	R 21 200.00	R 32 123.00
88	R 21 201.00	R 21 400.00	R 31 082.00
89	R 21 401.00	R 21 600.00	R 30 042.00
90	R 21 601.00	R 21 800.00	R 29 001.00
91	R 21 801.00	R 22 000.00	R 27 960.00



**Western Cape
Government**

Human Settlements

Preshane Chandaka
Regional Director: Cape Winelands &
Overberg Districts

Email: Preshane.Chandaka@westerncape.gov.za
tel: +27 021 483 0652

The Municipal Manager

Overstrand Municipality

P O Box 20

Hermanus

7200

By e-mail: mayor@overstrand.gov.za

Dear Mayor Coetzee,

FLISP: INCOME EXCEEDING R22,000

We acknowledge receipt of your letter dated 19 February 2019 with respect to the abovementioned project.

With respect to the Municipality's serviced sites in Mount Pleasant, we hereby confirm the following:

1. Potential beneficiaries on the Municipality's waiting list, who exceed the R22,000.00 per month household income bracket on the Finance-Linked Individual Subsidy Program (FLISP), may be offered the opportunity to apply for the purchasing of a serviced site from the municipality subject to:
2. The site being sold at a market-related price in accordance with the municipal statutory requirements, and,
3. The candidate being informed that he/she will therefore not be receiving any FLISP subsidy assistance from the Department.

Bz/2

Please feel free to contact the author should you require any further information in this regard.

Kind regards

A handwritten signature in black ink, appearing to read 'Preshane Chandaka', written over a horizontal line.

Preshane Chandaka

Regional Director: Cape Winelands and Overberg Districts

13 March 2019

Cc: Phila Mayisela,

Brian Denton,

Vusimuzi Dlamini

C111

OVERSTRAND MUNICIPALITY



MOUNT PLEASANT: 22 PLOTS FOR FLISP

29 March 2019

Age group: Above 40 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
1	596896	1996-06-08	VALLENTYN	DENVER	VALLENTYN	KAREN YOLANDI	R7001 - R22000
2	656352	1997/08/04	STENEVELDT	DARRYL NORMAN	STENEVELDT	ERNESTINE ANNE	R3501 - R7000
3	599737	1998-01-30	MULLER	SARAH			R3501 - R7000
4	690091	1998/01/30	MULLER	ANDRE VICTOR			R3501 - R7000
5	599892	1998-05-13	HANSEN	PETRUS CORNELIUS	HANSEN	MAGDELENA	R7001 - R22000
6	599955	1998-09-01	GRODES	RONIT	CIRODES	JOHAN	R3501 - R7000
7	600008	1999-01-05	HENDRICKS	FLORENITA	HENDRICKS	EDGAR BENJAMIN DAVID	R3501 - R7000
8	600025	1999-01-21	MATINKA	JOHNALEASE ANTONETTE			R7001 - R22000
9	600136	1999-04-12	FORTUIN	JACOB	FORTUIN	ROCHELLE MARGARET	R7001 - R22000
10	649949	1999/06/11	PHILLIPHS	SALOME			R3501 - R7000
11	600383	1999-10-06	OWIES	JOSEPH	OWIES	JOSEPHINE	R7001 - R22000
12	600549	2000-05-17	JOUBERT	DAWNENE DEBBIE	JOUBERT	DIRK	R7001 - R22000
13	600588	2000-07-14	MALAHLE	ZALISILE STANFORD	NOMPALWENI	YANDISWA	R7001 - R22000
14	600592	2000-07-24	NEWHAM	EBEN	NEWHAM	NATASHA GERALDINE	R7001 - R22000
15	600652	2000-11-16	MONTAGUE	NEVILLE	MONTAGUE	ELEANOR ANTOINETTE	R7001 - R22000
16	600987	2001-06-08	GARDINER	GARTH	GARDINER	FRANCILENE	ABOVE R22000
17	591743	2002-04-08	WESSELS	REMO			R3501 - R7000
18	590515	2002-04-24	OLIVIER	BRIAN NIEL	PIETERS	ELIZABETH	R3501 - R7000
19	590773	2004-10-05	SEPTEMBER	STEFANUS			R3501 - R7000

Age group: 35-39 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
20	600105	1999-03-15	JANSEN	VIVIAN CYRIL			R7001 - R22000
21	600513	2000-03-22	ARENDSE	SIMONIA			R3501 - R7000
22	601020	2001-07-16	JONKERS	COLIN	JONKERS	MARIA	R3501 - R7000

RESERVES

Age group: Above 40 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
1	590912	2005-01-28	HENDRICKS	MARCHEL REGINALD	HENDRICKS	ERINA CHARMAINE	R7001 - R22000
2	591243	2005-02-23	PETERSEN	ROWAN HEINRICH			R3501 - R7000
3	591500	2005-04-14	BAADJIES	NANCY CHARLENE	BAADJIES	WILFRED	R7001 - R22000

Age group: 35-39 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
4	590326	2003-06-04	STOLS	JOSEPH			R3501 - R7000
5	591190	2005/02/22	GOLIATH	RIGHARDT	GOLIATH	JOSELENE	R7001 - R22000
6	591517	2005-04-28	PITCHER	GUSTAV RANDOLPH	PITCHER	LEE-ANN JUANITA	R7001 - R22000
7	591635	2005-07-25	HULL	THEODORE			R3501 - R7000

Age group: 30-34 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
8	590618	2004-05-13	ABRAHAMSE	NATALIA	POOLE	ESTIANNE PHILLIP	R3501 - R7000
9	591453	2005-03-23	MAY	MONIQUE SUZETTE	MAY	MERVIN	R3501 - R7000
10	597632	2005/07/25	POOLE	MARION DULCIE			R3501 - R7000
11	591629	2005-07-25	ADONIS	RICHARD JONATHAN	BOOYSEN	WILMARI MARENAE	R3501 - R7000

NOTE:

- 1 No Disabled person could be identified
- 2 One Aged person listed as number 19
- 3 One Farmworker listed as number 22

OVERSTRAND MUNICIPALITY



MOUNT PLEASANT: 22 PLOTS FOR FLISP

29 March 2019

OWNERS OF PROPERTIES										
No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Own Property			
1	599219	1995-09-13	VISSER	ROBERT	VISSER	LIESBET	Yes			
2	599768	1998-02-26	BENJAMIN	MARIANNA WILMA			Yes			
3	600517	2000-03-27	VAN SCHALKWYK	ANDREW	JACOBS	DOROTHEA	Yes			
4	600554	2000-05-22	HUTTON	MALENIE INGRID			Yes			
5	593107	2000-07-10	VAN DEN BERG	MALCOLM	VAN DEN BERG	ABIGAIL	Yes			
6	600623	2000-09-05	BISHOP	ANTOINETTE MARTINA	BISHOP	HENRY ANTHONY	Yes			
7	601008	2001-07-06	OCTOBER	CLAUDINE	VAN DER WESTHUIZEN	THEODORE EUGENE	Yes			
8	601424	2002-02-14	PIETERSE	ADAM	PIETERSE	ELIZABETH	Yes			
9	590766	2004-09-15	LANGLEY	CHRISTINE ELOISE			Yes			
10	591404	2005-03-14	PIETERS	TREZANE			Yes			
11	591680	2005-07-28	STEVENS	PATRICIA	LE ROUX	BILLY CLESTON	Yes			

01/2

OVERSTRAND MUNICIPALITY

MOUNT PLEASANT: 22 PLOTS FOR FLISP

29 March 2019



NOT RESIDING IN MOUNT PLEASANT BUT PREFER TO BE ACCOMMODATED IN MOUNT PLEASANT							
No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Current resident suburb
1	599965	1998-09-08	SIEBRITZ	SHANE	SIEBRITZ	SARIE	HAWSTON
2	600538	2000-04-18	PIETERSEN	DELLICA SANTILE	ABRAHAMS	NAZEEM	BEACH CLUB
3	601020	2001-07-16	JONKERS	COLIN	JONKERS	MARIA	HAMILTON RUSSEL FARM
4	590744	2004-08-10	GARDENER	LAMBERT	GARDENER	MONA	BOUCHARD FINLAYSON
5	591455	2005-03-23	JUMAT	LEON CHRISTIAAN	JUMAT	MELENCHIA OKTAVIA	HEMEL EN AARDE
6	591536	2005-05-30	SAULS	BERENE			HAMILTON RUSSEL VINEYRDS
7	591600	2005-07-21	SAUL	JENIFER			CAPE TOWN