

**AGENDA of the  
Portfolio Committee : Community Services  
19 November 2019  
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

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**2.  
BENEFICIARIES: 378 HOUSING PROJECT HAWSTON**

17/5/4/1

FW Frans

25 October 2019

Manager: Housing Administration

(028) 313 8144

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**1. Executive Summary**

This report is to inform Council of the progress of additional potential beneficiaries for the Hawston affordable housing project and the status with regard to the approval of 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  
The National Housing Code. 2009  
Overstrand Municipality : Housing Selection Policy for Beneficiaries in  
Ownership-based Subsidy Project

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

**Background**

A total number of 378 serviced sites are in the process of being developed for potential beneficiaries who qualify in terms of the national criteria for affordable housing. The list of potential beneficiaries served before the Executive Mayor in November 2017, with a subsequent list of additional names that served before the Executive Mayor in October 2018.

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**Qualifying criteria for affordable housing :**

Formal houses will be constructed 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.*

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

- *Persons must be married or habitually cohabit;*
- *Single persons must be 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:

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**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%).*

**Discussion**

The table below provides a summary of the status as on 14 January 2019 with regard to the approval of beneficiaries for the available 378 housing opportunities. As per the table below a number of 265 beneficiaries have been approved, with an available 113 opportunities to be finalised.

**TABLE 1: POTENTIAL vs APPROVED BENEFICIARIES**

	<b>ACTUAL</b> (Including quotas)	<b>DISABLED</b> 5%	<b>AGED</b> 15%	<b>FARM WORKERS</b> 5%
<b>INITIAL POTENTIAL BENEFICIARIES</b>	<b>378</b>	<b>0</b>	<b>20</b>	<b>0</b>
<b>POSSIBLE REPLACEMENTS (Additional 25%)</b>	<b>93</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>ADDITIONAL BENEFICIARIES (Council resolution 31 October 2018)</b>	<b>17</b>	<b>4</b>	<b>3</b>	<b>0</b>
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>488</b>	<b>4</b>	<b>25</b>	<b>0</b>
<b>MINUS</b> Number of approved beneficiaries	(265)	(4)	(19)	0
<b>MINUS</b> Potential Beneficiaries failed Deed Search	(17)	0	(3)	0
<b>MINUS</b> Potential Beneficiaries Id Nrs Incorrect	(2)	0	0	0
<b>MINUS:</b> Potential Beneficiaries Failed National Database	(1)	0	0	0

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MINUS: Potential Beneficiaries on hold	8	0	0	0
MINUS: Potential Beneficiaries Application Forms Sent Back	(39)	0	(3)	0
MINUS: Non-responsive invites	(129)	0	0	0
<b>TOTAL</b> <b>Balance of potential beneficiaries</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>

Note:

1. A number of 17 subsidy applications are in the process of approval.
2. Seven (7) beneficiaries that were in dispute with the service provider have since been resolved.
3. The 39 beneficiaries whose application forms were sent back, are currently under review with the Subsidy Manager.
4. Progress made with regard to the 10% for surrounding areas, is as follows:
 

Approvals: Zwelihle	=	3
Gansbaai	=	1
Mount Pleasant	=	1
Still to respond	=	4

### **Additional beneficiaries**

The administration embarked on a pre-screening process in August 2017 whereby the potential beneficiaries and the broader public were given the opportunity to scrutinise the housing demand database (waiting list) for Hawston and lodge any concerns regarding the potential beneficiaries. The advertisement placed in the local newspaper with regard to the pre-screening is attached per annexure A. A number of 25 people responded to the advertisement after the pre-screening was completed. It was then determined from the investigations that the names of 16 people that submitted their names were not on the provincial housing demand database due to a technical challenge that was experienced in 2014 when the Overstrand file was electronically imported in the aforementioned database. Only a number of 16 people came forward to update their information and their records were also restored on the provincial housing demand database. One other applicant's date of application was incorrectly verified as 2007 and not the second application in 2016. During the verification in November 2018 applicants on the housing demand database updated their information with the result that applications that were dormant on the database became active.

It is recommended that the additional number of 100 applicants also be considered as potential beneficiaries.

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**TABLE 1: ADDITIONAL POTENTIAL BENEFICIARIES**

	<b>ACTUAL</b> (Including quotas)	<b>DISABLED</b> 5%	<b>AGED</b> 15%	<b>FARM WORKERS</b> 5%
<b>TOTAL: BALANCE OF POTENTIAL BENEFICIARIES</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>POSSIBLE REPLACEMENTS</b>	<b>100</b>	<b>0</b>	<b>4</b>	<b>0</b>
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>143</b>	<b>0</b>	<b>4</b>	<b>0</b>

**NOTE:**

1. A number of 29 potential beneficiaries are 40 years and older.

**Processing of applications**

Potential beneficiaries will be formally invited to complete subsidy application forms. It is recommended that in the event of no response after the first written notice of 30 days, a second and final written notice of 7 days be issued. After successful notification by Council, the list of potential beneficiaries will be communicated to MCape (Pty) Ltd for the completion subsidy applications of potential beneficiaries per the indicated ranking order.

**Approval by Provincial Department of Human Settlements**

After the report is noted, the lists of potential beneficiaries will be referred to the Provincial Department of Human Settlements for notification. Completed subsidy applications will be submitted by MCape (Pty) Ltd to the mentioned housing department for approval.

**7. Financial Implications**

None

**8. Staff Implications**

None

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

None

**10. Annexures**

- Annexure A: Advertisement for the pre-screening of beneficiaries
- Annexure B: List of additional 100 potential beneficiaries

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**RECOMMENDATION:**

1. that the lists of additional potential beneficiaries for the housing project in Hawston **be approved**;
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 complete their subsidy application documentation; and
  - (b) that the potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days
3. 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 :**

**01 DECEMBER 2019**

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**FW Frans**

**25 October 2019**

**Manager: Housing Administration**

**(028) 313 8144**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
19 NOVEMBER 2019, WHICH COMMITTEE SUPPORTED THE  
RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION :**

**01 DECEMBER 2019**

## ANNEXURE A



**HOUSING PROJECT: HAWSTON  
VERIFICATION OF BENEFICIARIES**

As a registered applicant on the Housing Demand Database for Hawston, you are hereby invited to check your name on the waiting list.

The broader public and applicants are also afforded an opportunity to submit any objections against applications that are on the aforementioned database who do not meet the minimum criteria for Breaking New Ground (BNG) housing subsidy as published in Provincial Circular 10/2015.

The housing demand database and the criteria (including Circular 10/2015) will be placed at the Hawston Thusong Centre. The closing date for any objections is 31 August 2017.

**IPROJECT YEZINDLU: HAWSTON  
UKUQINISEKISA ABAHLALI**

Njengomntu ubafake isicelo kuluhlu lwezindlu zase Hawston, uyacelwa uzojonga igama lakho kuluhlu lwabalindlelweyo.

Abahlali kunye nabafaki zicelo banikezwaithuba lokuba bafake iziphakamiso ezikhona abafaki zicelo abangekho sekungekweni ukuba bangaxhamla kwizindlu zesibonelelo sikamulumente njengoko kukhankanywe kumthetho wePhondo Circular 10/2015.

Uluhlu lwabantu abafake izicelo kunye nimitheho elawula ukukumana izindlu kuhlulumente izakuxhonywa eHawston Thusong Centre. Kuzokuvulwa nge 31 August 2017 ukwamkela iziphakamiso ezicasayo.

**BEHUISINGSPROJEK: HAWSTON  
VERIFIKASIE VAN BEGUNSTIGDES**

U, as geregistreerde aansoeker op die Behuisingsdatabasis vir Hawston, word hiermee uitgenooi om u naam op die databasis is te verifieer.

Die breër publiek en aansoekers op die behuisingsdatabasis word ook die geleentheid gebied om skriftelik beswaar aan te teken teen aansoekers op die voormelde databasis wat nie voldoen aan die minimum kriteria vir "Breaking New Ground (BNG)" laekoste behuising soos gepubliseer in Provinsiale Sirkulêr 10/2015 nie.

Die behuisingsdatabasis en die kriteria (insluitend Provinsiale Sirkulêr 10/2015) sal beskikbaar wees by die Hawston Thusong Sentrum. Die sluitingsdatum vir enige besware is 31 Augustus 2017.

**OVERSTRAND MUNICIPALITY****HAWSTON**

30 September 2019

40 years and above

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	SuburbName
1	600079	1999-02-23	CLOETE	JEFFREY HERMAN PETER			HAWSTON
2	600293	1999-08-10	SLABBERT	SUZZANE			HAWSTON
3	600412	1999-12-06	WILLIAM	OCTOBER			HAWSTON
4	696637	2000-07-31	JACOBS	NORMAN (0799565870)			HAWSTON
5	592442	2006-03-23	OCTOBER	JOHN BERNARD			HAWSTON
6	594602	2006-06-06	ADENDORF	DANVILLE			HAWSTON
7	594665	2006-09-11	SAMPSON	ADRIAAN			HAWSTON
8	594691	2006-12-04	GOUWS	CHRISTINE			HAWSTON
9	594883	2007-09-05	SOLOMONS	CHARMAINE			HAWSTON
10	300827	2008-09-11	PLATJIES	HENRI RIKARDO			HAWSTON
11	597892	2010-09-13	THOMAS	GERHARDUS JOHN	THOMAS	MELISA	HAWSTON
12	598096	2010-09-16	KOOPMAN	ALBERT			HAWSTON
13	693208	2010/09/21	ANTHONY	ISAK			HAWSTON
14	637364	2015-07-17	BECKER	HELENA			HAWSTON
15	637896	2015-07-30	HENEKE	ROCHELLE			HAWSTON
16	637994	2015-08-03	FISHER	JONATHAN	FISHER	ROLIEN	HAWSTON
17	533464	2015-09-16	VAN KERWEL	JOHAN	VAN KERWEL	DEBRA JOE-ANN	HAWSTON
18	653932	2016-02-04	KONSTABEL & ORAAI	LORETTA	KONSTABEL	MIKE	HAWSTON
19	650460	2016-06-06	ALBERTYN	ANDRE			HAWSTON
20	654159	2016-07-20	DAMPIES	JACOBUS			HAWSTON
21	675487	2016-10-05	GROENEWALD	ESTELLE PENNY			HAWSTON

## OVERSTRAND MUNICIPALITY



## HAWSTON

30 September 2019

35-39 Years

No	RegNo	App Date	AppSurname	AppFirstName	PartSurname	PartFirstName	Subur Name
1	593866	2006-04-06	FREDERICKS	NANINE	FREDERICKS	JUAN	HAWSTON
2	664459	2006-04-07	MANUEL	LINFERD GEORGE			HAWSTON
3	695057	2007-10-07	ALBERTYN	VENESIA ELRIKA			HAWSTON
4	596176	2008-07-31	BLANKENBERG	ANTHEA			HAWSTON
5	596612	2008-09-28	HESS	EMMERENTHIA MERLLYN FREDA			HAWSTON
6	596648	2008-09-29	SWARTS	MELISSA	BOOYSEN	OZWILL DESMOND	HAWSTON
7	596746	2008-09-30	SLABBERT	HERLENA PETRONELLA	GILLION	GREGSTON CECIL	HAWSTON
8	596776	2008-09-30	MENTOOR	PETER			HAWSTON
9	596777	2008-09-30	KLEINSMIDT	ABIGAIL DORIS			HAWSTON
10	596747	2008-09-30	FISHER	TARRYN ROBBYN			HAWSTON
11	596801	2008-10-02	JANTJIES	JAN GERALD ANTHONY	MARTIN	MAGDA	HAWSTON
12	596832	2008-10-16	BOOYSEN	CHRISTA ANTIONETTE			HAWSTON
13	596882	2009-01-12	PIETERSEN	NEVILLE MICHAEL			HAWSTON
14	596906	2009-05-06	ROBERTS	FRANCELINE FRANCES			HAWSTON
15	596919	2009-06-11	SWART	JOACHIM	SWART	ZINNIA	HAWSTON
16	596919	2009-06-11	SWART	ZINNIA PETRONELLA	SWART	JOACHIM REGAN	HAWSTON
17	597093	2010-05-03	RUDOLPH	BIANCA MONIQUE			HAWSTON
18	597095	2010-05-04	JAFTHA	JO-ANN FELANCIA	JAFTHA	MARLIN CHARLES	HAWSTON
19	597108	2010-05-10	HENN	CORNELIA JUANITA			HAWSTON
20	597107	2010-05-10	ALEXANDER	ALFONICA			HAWSTON
21	597117	2010-05-17	HENEKE	CHANTAL			HAWSTON
22	597126	2010-06-02	SLABBERT	MARIA MAGDALENA CHRISELDA			HAWSTON
23	597551	2010-09-03	PHILLIPS	SAMANTHE LEE			HAWSTON
24	597675	2010-09-08	FIGAJI	JAYME BRUNHILDA			HAWSTON
25	597911	2010-09-13	SAMUELS	DESMARIE	DREYER	BYRON KIRK	HAWSTON
26	597910	2010-09-13	JACOBS	LEIGH ADRI			HAWSTON
27	597891	2010-09-13	BOOYSEN	ANIKA ELOUISE ELIZABETH			HAWSTON
28	597912	2010-09-13	SWARTZ	MURIEL ADELAIDE			HAWSTON
29	597950	2010-09-14	CLOETE	HADLEY RUSTAM			HAWSTON
30	597927	2010-09-14	BREWELL	CLIVE SHERLOCK	BREWELL	SHAMIEMA	HAWSTON
31	598010	2010-09-14	ARENDSE	LEATICIA ROZANNA			HAWSTON
32	597963	2010-09-14	JACOBS	ELDROWIDA			HAWSTON
33	654163	2010/09/14	JOSUA	MARSHALINE MARY-JOAN			HAWSTON
34	598055	2010-09-15	ARRIES	HELIOSE ISODORE			HAWSTON
35	598079	2010-09-15	APRIL	CHERYL			HAWSTON
36	598080	2010-09-15	GREEFF	NICOLENE SHIRLEY			HAWSTON
37	598131	2010-09-16	MATINKA	SUE-ANN DOREEN			HAWSTON
38	598235	2010-09-17	ARENDS	MORNE RALPH			HAWSTON
39	598392	2010-09-20	ESAU	AUDREY ADELLE			HAWSTON
40	598369	2010-09-20	KLEINSMITH	ABIGAIL LEE-ANN			HAWSTON
41	598386	2010-09-20	HANS	JEAN MARGARET			HAWSTON
42	598549	2010-09-21	GABRIELS	DIANA GERALDINE			HAWSTON
43	598553	2010-09-21	ESAU	ANTHONY JAMES			HAWSTON
44	598680	2010-09-22	SWARTS	JOSEPH			HAWSTON
45	598761	2010-09-22	GILLION	GERARD LINDZAY			HAWSTON
46	598746	2010-09-22	DU PLESSIS	NICOLENE JOAN			HAWSTON
47	598705	2010-09-22	LUTZ	CHRISTINE CHARLENE			HAWSTON
48	598653	2010-09-22	AUGUST	NICOLENE JOLANDE			HAWSTON
49	598676	2010-09-22	ARENDSE	LEONA			HAWSTON
50	598678	2010-09-22	WYNGAARD	WENDY ALFREDA			HAWSTON
51	598967	2011-02-25	LIEDEMAN	CHARLENE			HAWSTON

52	599512	2012-11-21	ANTHONY	SHANTOLL JOYAL			HAWSTON
53	610692	2013-03-23	HONCO	CHARICA JO			HAWSTON
54	650063	2016-06-01	JACOBS	DAWID			HAWSTON
55	655715	2016-08-29	MEYER	LORIANA			HAWSTON
56	655713	2016-08-29	WILLEMSE	JOHAN GABRIEL			HAWSTON

**OVERSTRAND MUNICIPALITY****HAWSTON**

30 September 2019

30-34 Years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	SuburbName
1	595767	2007-10-04	BROWN	JENNI-LEE BERYL			HAWSTON
2	595693	2007-10-04	DE BRUYN	VERONIC ELIZE			HAWSTON
3	596084	2008-02-18	GOLIATH	SIMON JOHANNES	GOLIATH	JUANITA BRENDA LINE	HAWSTON
4	596223	2008-09-03	BEUKES	JUSTIN	KOFF	KIM TANHEE	HAWSTON
5	596662	2008-09-29	BOOYSEN	WENDY-ANNE NINA			HAWSTON
6	596706	2008-09-30	RUITERS	CENTAINÉ CANDACE			HAWSTON
7	596812	2008-10-08	LOUW	JAKOBUS			HAWSTON
8	596824	2008-10-15	ALEXANDER	ASHRINAY-LEIGH			HAWSTON
9	596829	2008-10-16	MAY	LUCILLE MARGO			HAWSTON
10	596834	2008-10-17	DEUTSCHEN	GESMENE ELDENE	ALBERTS	MARK LESTER	HAWSTON
11	596890	2009-02-16	SCHOOR	TRACEY	SCHOOR	WAYLAND ASHLEY	HAWSTON
12	596892	2009-03-13	APPEL	SHIMONEY GENEVIEVE			HAWSTON
13	596964	2009-09-21	EAGER	ELMO DANIEL			HAWSTON
14	597030	2009-12-10	RYAN	THIRSTON DOMINIQUE	RYAN	SHUNIQUE AZALIA	HAWSTON
15	597086	2010-04-20	HUNTER	BRYAN CLARKE	JULIES	SINA MAGDELENA	HAWSTON
16	597097	2010-05-05	LEWIS	ANNEBEL-LEE CHESME	JOHNSON	RICHLEY DENWER	HAWSTON
17	597101	2010-05-06	GILLION	ROWENA ANSOLIN	MARAIS	MARC SHAUN	HAWSTON
18	597106	2010-05-10	FELIX	BENJAMIN	JANSEN	ANGELICA PRISCILLA	HAWSTON
19	597109	2010-05-10	GARDINER	LORRI-ZANE			HAWSTON
20	597112	2010-05-12	BEUKES	MELITA MAREE	BOOYSEN	ANDREW JACOBUS	HAWSTON
21	597128	2010-06-03	CUPIDO	CHARMAINE-GAIL			HAWSTON
22	597129	2010-06-03	PETERSON	DANIEL MARTIN			HAWSTON
23	597134	2010-06-17	GILLION	MELISSA			HAWSTON