

PORTFOLIO COMMITTEE :

COMMUNITY SERVICES

Chairperson :

Cllr G Cohen

Committee Members :

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

PORTEFEULJEKOMITEE :

GEMEENSKAPSDIENSTE

Voorsitter :

Rdl G Cohen

Komiteelede :

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

COMMUNITY SERVICES PORTFOLIO COMMITTEE
GEMEENSKAPSDIENSTE PORTEFEULJEKOMITEE

19 October 2021

I N D E X

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APPLICATIONS FOR LEAVE OF ABSENCE

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

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**AGENDA of the
Portfolio Committee : Community Services
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

**1.
BENEFICIARIES: INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME
(IRDP): SITE C1, SWARTDAM ROAD, ZWELIHLE**

17/5/4/1

FW Frans

Manager: Housing Administration

10 Augustus 2021

(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 list of potential beneficiaries served before the Executive Mayor on 24 February 2021 as set out in Table 1 below:

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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	126	0	0	0
TOTAL POTENTIAL BENEFICIARIES	276	1	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.

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:

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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%).

Discussion

The table below provides a summary of the status as on 10 August 2021 with regard to the approval of beneficiaries for the available 150 housing opportunities. A total number of 130 subsidy applications had been processed and submitted to the Provincial Department of Human Settlements (DOHS). A number of 57 beneficiaries have been approved as per the table below, with an available 93 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	276	1	20	0
MINUS Number of approved beneficiaries	(57)	0	(3)	0

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<u>MINUS</u> Potential Beneficiaries failed Deed Search	(1)	0	0	0
<u>MINUS</u> Application forms sent back	(7) *	0	0	0
<u>MINUS</u> Application on hold	(1) *	0	0	0
<u>MINUS</u> Failed persal	(1) *	0	0	0
<u>MINUS</u> Failed population	(8)	0	0	0
<u>MINUS</u> Failed UIF	(8)	0	0	0
<u>TOTAL</u> BALANCE OF POTENTIAL BENEFICIARIES	193	1	17	0

Note:

1. A total number of 19 subsidy applications, not included in the above figure, had been submitted to DOHS and sent for processing.
2. Fifteen (15) potential beneficiaries from Mount Pleasant must still be processed for subsidy approvals.
3. The subsidy applications of 9 (nine) potential beneficiaries marked with an asterisk in the above table will be considered for review.

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 was noted by the Council, the lists of potential beneficiaries were referred to the Provincial Department of Human Settlements in March 2021 for notification. Completed subsidy applications will be submitted by MCape (Pty) Ltd to the mentioned housing department for approval.

7. Financial Implications

None

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8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

None

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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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
19 OCTOBER 2021, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

N/A