

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2015
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

**7.
PEARLY BEACH: ELUXOLWENI LOW COST HOUSING DEVELOPMENT:
TECHNICAL CLOSE OUT REPORT**

17/5/5/2/12

A Cairns

(028) 316 3724

Hermanus Administration

02 June 2015

1. Executive Summary

This report serves to inform Council that the Eluxolweni low cost housing projects in Pearly Beach, Gansbaai, consisting of 183 subsidised houses and 28 enhanced serviced sites (wetcores), have been completed and that hand overs to the beneficiaries have been concluded successfully.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning;
Engineering Services

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
The encouragement of structured community participation in the matters of the municipality
Promotion of tourism, economic and social development

4. Delegated Authority

None

5. Legal Requirements

National Housing Code, 2009

6. Background/Discussion/Evaluation/Conclusion

Background, Discussion & Conclusion

Conditional approval for the installation of civil services for the Eluxolweni project was received from the Department of Human Settlements (DoHS) during February 2012 and Planning Approval (LUPO) was received from Council during July 2012. Copies are attached as Annexures A & B, respectively.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2015
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

A Site Availability Agreement was entered into between the Implementing Agent (Motlekhar Overstrand) and the Municipality on 9 October 2012 for the installation of civil services on 211 sites.

An application for the construction of top structures was submitted to DoHS and approval for 211 top structures were received during December 2012. A request for the adjustment of the subsidy in terms of the new quantum was submitted to DoHS in February 2013 and a revised resolution was received during August 2013.

During the process of allocating beneficiaries, an application was submitted to DoHS for the reduction of the approved 211 top structures to 183, and providing only Wetcores (toilet structure and wash basin) on the remaining 28 sites. Copies of the revised and final Resolutions are attached as Annexure D.

Construction of the civil services and top structures was completed during 2014 and all the top structures have been handed over to beneficiaries. Registration of the Title Deeds has been lodged at the Deeds Office during February 2015. The 28 enhanced sites have also been occupied by non-qualifiers who rent it at a minimal tariff per month.

The project is now in its final stage and final certification is expected as soon as all the snags have been dealt with by the contractor. A copy of the final Close Out Report, which has been submitted to DoHS, is attached as Annexure E, for your perusal and information.

7. Financial Implications

Funding for the project was received from Department of Human Settlements and can be summarised as follow:

Services: R10 641 420.00
183 Top Structures: R17 229 816.00
Total Project Cost: R27 871 236.00

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

N/A

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2015
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

10. Annexures

- Annexure A: Conditional Approval
- Annexure B: LUPO Approval
- Annexure C: Final Resolutions
- Annexure D: Final Close Out Report

RECOMMENDATION TO THE COUNCIL:

that it **be noted** that the Eluxolweni Low Cost Housing Project has been completed and all top structures have been handed over to beneficiaries.

RESPONSIBLE OFFICIAL :	A CAIRNS
TARGET DATE FOR IMPLEMENTATION :	OCTOBER 2015
TARGET DATE TO INFORM APPLICANT :	OCTOBER 2015

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2015
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

**7.
PEARLY BEACH: ELUXOLWENI LOW COST HOUSING DEVELOPMENT:
TECHNICAL CLOSE OUT REPORT**

17/5/5/2/12

A Cairns

(028) 316 3724

Hermanus Administration

02 June 2015

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
22 SEPTEMBER 2015, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RECOMMENDATION TO THE COUNCIL:

that it **be noted** that the Eluxolweni Low Cost Housing Project has been completed and all top structures have been handed over to beneficiaries.

RESPONSIBLE OFFICIAL :

A CAIRNS

TARGET DATE FOR IMPLEMENTATION :

OCTOBER 2015

TARGET DATE TO INFORM APPLICANT :

OCTOBER 2015



REFERENCE: 16/1/1/2106/1117
ENQUIRIES: Ms B Stevens

The Municipal Manager
Overstrand Municipality
P.O. Box 20
HERMANUS
7200

For attention: Mr. Briand Louw

OVERSTRAND MUNICIPALITY: PEARLY BEACH: ELUXOLWENI HOUSING PROJECT: APPLICATION IN TERMS OF THE UPGRADING OF INFORMAL SETTLEMENT PROGRAMME (UISP) FOR STAGES 1, 2 & 3 FOR THE PROVISIONING OF CIVIL ENGINEERING SERVICES TO 211 SITES AS RECEIVED FROM THE DEVELOPER: OVERSTRAND MUNICIPALITY: PROJECT NO: 1117

Your application in the above-mentioned regard refers.

Attached please find a copy of the **Resolution no. CDPD 12/11** as taken on **15 February 2012**, by the Department regarding the above-mentioned project.

Please contact Ms B. Stevens at the contact details indicated above should you have any enquiries.

Yours faithfully

A handwritten signature in black ink, appearing to be "P.P. J. M. Louw".

HEAD OF DEPARTMENT: HUMAN SETTLEMENTS
DATE: 17 February 2012

SUPPORTED/SUPPORTED AS AMENDED
NOT SUPPORTED/REFERRED BACK/
WITHDRAWN/DEFERRED/NOTED
ITEM NO. 5.2.1
MEETING: 1ST
DEPARTMENTAL PROJECT APPROVAL COMMITTEE
DATE: 23 JANUARY 2012

CONFIRMED/ CONFIRMED AS AMENDED/
REFERRED BACK / WITHDRAWN/
DEFERRED / NOTED

E. van Rensburg
1 CHIEF DIRECTOR: HUMAN SETTLEMENT PLANNING
~~MS J SAMSON~~ *E. van Rensburg*
DATE: 15/02/12

CDPD12/11. THE CHIEF DIRECTOR: HUMAN SETTLEMENT PLANNING CONFIRMS THE APPROVAL OF 08 FEBRUARY 2012 AS MADE BY THE HEAD OF DEPARTMENT: HUMAN SETTLEMENTS FOR OVERSTRAND MUNICIPALITY: PEARLY BEACH: ELUXOLWENI HOUSING PROJECT: APPLICATION IN TERMS OF THE UPGRADING OF INFORMAL SETTLEMENT PROGRAMME (UISP) FOR STAGES 1, 2 & 3 FOR THE PROVISIONING OF CIVIL ENGINEERING SERVICES TO 211 SITES AS RECEIVED FROM THE DEVELOPER: OVERSTRAND MUNICIPALITY: PROJECT NO: 1117. REF.NO. 16/1/1/2106/1117

Resolved that approval be granted for:

- (a) The Overstrand Municipality, for the Pearly Beach: Eluxolweni Housing Project, UISP Stages 1, 2 & 3, for the provisioning of engineering services to 211 sites, to an amount of R 6,978,278.00 (based on the 2011/2012 subsidy quantum);
- Approval in terms of paragraph 4.1 of the UISP policy (Incremental Interventions, Part 3 of the National Housing Code, 2009) for Phase 1: Project Application;
 - Paragraph 4.2 for Phase 2: Project Initiation and
 - Paragraph 4.3 for Phase 3: Project Implementation
- (b) The amount available to this project of R 6,978,278.00 as indicated below:

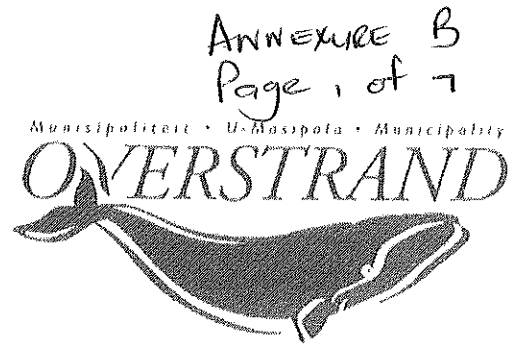
<u>STAGES 1 & 2</u>	<u>Site</u>	<u>Per site</u>	<u>Total Amount</u>
Geo-technical investigation	211	91.93	19,397.23
Pre-planning	211	788.81	166,438.91
Interim engineering services	211	2,966.74	625,982.14
Total for Stages 1 & 2		3,847.48	811,818.28
STAGE 3			
Detailed town planning	211	413.67	87,284.37
Land surveying and pegging	211	306.43	64,656.73
Contour survey	211	61.29	12,932.19
Land survey examination fee	211	94.99	20,042.89
Civil engineering fee	211	919.28	193,968.08
Site supervision fees	211	232.86	49,133.46
Permanent engineering services provision	211	18,952.44	3,998,964.84
Total for Stage 3		20,980.96	4,426,982.56
Extras			
Geotechnical variation	211	3,724.27	785,820.97
Relocation grant	211	1,177.97	248,551.67
Total for extras		4,902.24	1,034,372.64
Subtotal for Stages 1, 2 & 3 incl. extras		29,730.68	6,273,173.48

Survey, registration, participation facilitation, information flow, education, dispute resolution and housing support (3% on R 29,730.68)	891.92	188,195.12
Subtotal		6,461,368.60
Project management (8% on R30,622.60)	2,449.81	516,909.91
Total funding required for Stages 1, 2 & 3	33,072.41	6,978,278.51
Total Rounded Off		6,978,278.00

WITH FURTHER CONDITIONS:

- (a) The Developer to provide details regarding the EPWP compliance in respect of the installation of services and the project to comply with EPWP reporting and implementation requirements as determined by the policy, which will be included in the contract agreement;
- (b) The Developer to provide a construction programme and a payment milestone schedule to be agreed upon before the contract agreement is signed;
- (c) Claims by the Municipality will only be paid on achievement of the payment milestones. The Municipality must fund all claims exceeding the approved funding amounts and therefore payments to this project will only be made to the maximum amount available within the DORA allocation;
- (d) The Developer to formulate a strategy for the management of the settlement, which includes community support, to prevent re-invasions and informal settlement growth within 3 months of signing of the contract agreement and to be submitted to the Department of Human Settlement (Acting Director: Human Settlement Project Administration);
- (e) The Developer to comply with all relevant Environmental and Town Planning Legislation and to ensure that all relevant environmental authorizations are obtained prior to construction;
- (f) The Developer to ensure that the project is enrolled with the NHBRC in terms of paragraph 2.2 of the UISP policy (Incremental Interventions, Part 3 of the National Housing Code, 2009); and to submit the required documentation to the Department in this regard;
- (g) The Developer to ensure that the pre-emptive right referred to in Section 10A (1) of the Housing Amendment Act, 2001 (Act 4 of 2001) is written into the Sale Agreement and Title Deed of every Purchaser i.e.
- "... It is hereby recorded that the Purchaser, on the strength of his/her personal information as provided by him/her, will be granted a housing subsidy, as defined in the National Housing Code, for this property. As result, this sale shall be subject to the statutory condition, imposed by Section 10(A) of the Housing Act, No. 107 of 1997 in favour of the Western Cape Provincial Government, which condition inter - alia prescribes that the Owner shall not sell or otherwise alienate the property within a period of eight years from the date of sale, unless it has first been offered to the housing department of the Western Cape Provincial Government at no cost to the said Provincial Government."*
- (h) The Developer to implement and manage the project within the DORA allocation;
- (i) The Developer to take responsibility for the management, operation and maintenance of the settlement area developed;
- (j) The Developer to provide basic municipal engineering services such as water, sanitation, refuse removal and municipal services to the area.

132
RECEIVED
15 AUG 2012



Navrae:
Enquiries: S van der Merwe

Lêerverwysing:
File Reference: Eluxolweni Housing Project (2033)

Datum:
Date: 30 July 2012

GANSBAAI

ADMINISTRASIE ADMINISTRATION

Registered Mail
Urban Dynamics
PO Box 2445
BELLVILLE
7535

ATTENTION: PJ LERM

Sir

ERVEN 1951, 2007, 2009 TO 2026, 2032 TO 2041, 1896, 2046 & PORTION 4 OF THE FARM KLEYN HAGELKRAAL NO. 321, DIVISION BREDASDORP : APPLICATION FOR REZONING, SUBDIVISION, CONSOLIDATION, CLOSURE OF PUBLIC ROAD AND PUBLIC OPEN SPACE

Your application in the above regard refers.

The Mayoral Committee has in terms of delegated authority, during a meeting held on 20 July 2012, resolved as follows (quoted):-

1. *that the objections be dismissed;*
2. *that the application for the closure of Public Open Space (Portion C) and Public Road (Portion D) in terms of the provisions of Section 137 of the Municipal Ordinance, 1974 (Ordinance 20 of 1974), be approved;*
3. *that the application for the subdivision of Portion 4 of Farm 321, Division Bredasdorp in a Remainder ($\pm 14,1$ ha) and Portion A ($\pm 0,13$ ha), the subdivision of Erf 1896, Pearly Beach in a Remainder ($\pm 59,5$ ha) and Portion B ($\pm 2,11$ ha), the subdivision of Erf 2007, Pearly Beach in a Remainder ($\pm 0,4$ ha) and Portion C ($\pm 0,4$ ha) and the subdivision of Erf 1951, Pearly Beach in a Remainder and Portion D ($\pm 0,23$ ha) in terms of the provisions of Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), be approved;*
4. *that the application for the consolidation of Portions A, B and Erf 2046, Pearly Beach (Application Area B), as well as the consolidation of Portions C, D and Erven 2009 to 2026, 2032 to 2041, Pearly Beach (Application Area A), be approved;*
5. *that the application for the rezoning of the consolidated erf (Application Area A) to Subdivisional Area and the further subdivision thereof in 56 Informal Residential Zone erven and 1 Road Zone (Public Road) erf in terms of the provisions of Section 18 and 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), be approved;*
6. *that the application for the rezoning of the consolidated erf (Application Area B) to*

Tel: (028) 384-8300
Fax: (028) 384-8337
E-mail: svdmerwe@overstrand.gov.za

Posbus 26
P O Box 26
GANSBAAI, 7220

Subdivisional Area and the further subdivision thereof into 155 Informal Residential Zone erven, 1 Services Usage Zone erf, 2 Public Open Space erven and 1 Road Zone (Public Road) erf in terms of the provisions of Section 18 and 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), be approved;

7. *that the approvals in paragraphs 1-6 above be subject to the following conditions:*
- (a) that the development restrictions as per the relevant Zoning Scheme Regulations, be complied with;*
 - (b) that the erven on the layout plan attached as Annexure B adopt the zonings of the applicable zoning scheme;*
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;*
 - (d) that all conditions as set out by Heritage: Western Cape, CapeNature, Eskom and Overberg District Municipality attached as Annexures F, G, H and I be adhered to;*
 - (e) that any conditions or requirements from the Department of Housing, Education, Economic Affairs and Tourism, BOCMA, Telkom and DEA&DP, if any, be met prior to the commencement of the development hereby approved;*
 - (f) that all conditions as set out in the Engineering Services Report, attached as Annexure M, be adhered to, and*
 - (g) that the approvals in paragraphs 1. to 6. above be subject thereto that no objections be received by the closing date for public input on 20 July 2012 or the closing date for inputs for Government Departments on 13 September 2012 and that in the event that an objection is submitted the application be referred back to Council for a final decision."*

Please note that the necessary actions to close the applicable Public Open Space and Public Road (as mentioned in paragraph 2. above), must be initiated by your office and the outcome communicated to the Municipality. Further, please note the content of conditions (e), (f) and (g).

Yours faithfully



S MÜLLER
DIRECTOR : INFRASTRUCTURE & PLANNING

Copy

Briand Louw, Town Planning and Housing Project Management, Hermanus

Case No: 120523SD30M
 File No: HM/PEARLY BEACH/ ERF 2046; 1896 PTN 4 OF FARM
 321; GENERAL PLAN 4847/2001
 Enquiries: Shaun Dyers
 E-mail: Shaun.Dyers@pgwc.gov.za
 Tel (021) 483 9689
 Date: 6 June 2012



Nicolas Baumann
 43 Glen Crescent
 Higgovale
 CAPE TOWN
 8001

Dear Mr Baumann,

CASE NUMBER: 120523SD30M
NOTIFICATION OF INTENT TO DEVELOP (NID): PROPOSED DEVELOPMENT ON ERF 2046, ERF 1896, PTN 4 OF FARM 321; GENERAL PLAN 4847/2001; PEARLY BEACH IN TERMS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of your NID for the above matter, dated 21 May 2012.

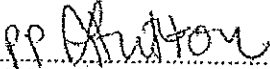
You are hereby notified that, since there is no reason to believe that the proposed development will impact on heritage resources, further processes under Section 38 of the National Heritage Resources Act (Act 25 of 1999) do not apply.

However, should any evidence of human burials be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully


 AB Hall
 (CEO: Heritage Western Cape)



SCIENTIFIC SERVICES

postal Private Bag X5014 Stellenbosch 7599
 physical Assegaaibosch Nature Reserve Jonkershoek
 website www.capenature.co.za
 enquiries Samantha Ralston
 telephone +27 21 866 8000 fax +27 21 866 1523
 email landuse@capenature.co.za
 reference SSD 14/2/6/1/7/2/R&S_Eluxolweni
 date 29 June 2012

Attention: Mr S van der Merwe
 Overstrand Municipality: Gaansbaai Administration
 PO Box 26
 Gansbaai
 7220

Email: svdmerwe@overstrand.gov.za

Dear Sir

Re: Erven 1951, 2007, 2009 to 2026, 2032 to 3041, 1896, 2046 Pearly Beach and the Remainder of Portion 4 of the Farm Kleyn Hagenkraal no 321: Application for Rezoning, Subdivision, Consolidation and Closure of Public Road and Public Open Space
 Municipality ref: Eluxolweni Behuising/ Housing (2033)

CapeNature would like to thank you for the opportunity to comment on the above application. Please note that our comments relate only to the potential impacts on biodiversity and not the overall desirability of the proposed development.

The habitat in the area in question has been degraded, among other things by informal housing and invasive alien plants. It has not been identified as a conservation priority (i.e. it is not a Critical Biodiversity Area). We therefore have no objection to the application as it is unlikely to have significant negative impacts on biodiversity, but urge that steps are taken to limit further encroachment into the natural veld.

We would also like to suggest that applicant confirms that the activity does not trigger the need for environmental authorisation.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that might be received.

Yours sincerely

Samantha Ralston
 For: Manager (Scientific Services)



(S veldmanse)
Ilelong

OVERSTRAND MUNICIPALITY
P.O.Box 26
GANSBAAI
7220

Date:
28.06.2012



Enquiries:
Mr Esack Daware
Tel: 021 980 3404
Fax: 021 980 3053

Attention: S. Muller

ERVEN 1951, 2007, 2009 TO 2026, 2032 TO 2041, 186, 2046 PEARLY BEACH AND THE
REMAINDER OF PORTION 4 OF THE FARM KLEYN HAGENKRAAL NO. 321: APPLICATION
FOR REZONING, SUBDIVISION, CONSOLIDATION AND CLOSURE OF PUBLIC ROAD AND
PUBLIC OPEN SPACE.

YOUR REF: Eluxolweni Behuising / Housing (2033)
OUR REF: 00976/12

Your letter dated 25 June 2012 refers.

1. Eskom has no objection to the proposal and would like to comment as follows:
 - (i) The proposal, is not affected by Eskom services.
2. Note: Not in Eskom area of supply.
3. Should you require any further information please do not hesitate to contact Esack Daware –
Land Development Brackenfell, Tel: 021 980 3404

Yours faithfully

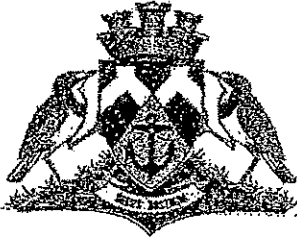
ESACK DAWARE
LAND DEVELOPMENT - BRACKENFELL

FILE NO:	ptm 4/321
SCAN NO:	
COLLABORATOR NO:	366482



OVERBERG

DISTRIKSMUNISIPALITEIT
DISTRICT MUNICIPALITY
UMASIPALA WESITHILI



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.:

Navrae/Enquiries:

Bylyn/Ext.:

Privaatsak: X22

Private Bag:
BREDASDORP

7280

Tel: (028) 4251157

Faks/Fax: (028) 4251014

Sub-District Office
C/O Royal & Lord Roberts roads
Office f3
Hermanus
7200

19/06/2012

COMMENTS ON THE PROPOSAL: ERVEN 1951, 2007, 2009, TO 2026,
2023 TO 2041, 1896, 2046 PEARLY BEACH AND THE REMAINDER OF
PORTION 4 OF THE FARM KLEYN HAGENKRAAL NO. 321

Water

The municipality must give a written undertaking that the water source is sufficient to supply the development.

Water must be purified and it must comply with SABS standard 241.

Sewerage

The municipality must give a written undertaking that the sewerage plant will be able to handle the extra load.

Written agreement must be entered into with municipality for removal of sewerage water if conservancy tanks are used.

Alle korrespondensie moet aan die Direkteur: Tegniese en Beplanningsdienste gerig word.
All correspondence must be addressed to the Director: Technical and Planning Services.

Waste

A written agreement must be entered into with local municipality for the removal of the refuse.

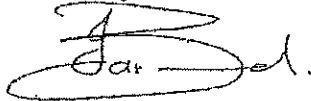
Refuse areas and refuse bins must comply with municipal solid waste management by-law.

Certificate of acceptability

All food premises will have to apply for a certificate of acceptability at the Overberg District Municipality.

For any further enquiries regarding this letter you can contact the Environmental Health Officer Ms E Barnard.

Regards

A handwritten signature in black ink, appearing to be 'J. Barnard', written over a horizontal line.

CONFIRMED/CONFIRMED AS AMENDED/
REFERRED BACK/WITHDRAWN/
DEFERRED/NOTED

HEAD OF DEPARTMENT: HUMAN SETTLEMENTS

MR T MGULI

DATE:

28/07/2014

14/102. THE HEAD OF DEPARTMENT: HUMAN SETTLEMENTS CONFIRMS THE APPROVAL FOR OVERBERG: OVERSTRAND MUNICIPALITY: PEARLY BEACH: ELUXOLWENI: 183 HOUSES: APPLICATION TO (I) REDUCE THE HOUSES FROM 211 TO 183 (II) AND REVISE THE FINANCIAL DETAILS IN TERMS OF THE UPGRADING OF INFORMAL SETTLEMENT PROGRAMME (UISP) STAGE 4. REF.NO. 16/1/1/2106/3089.01

Resolved that approval be granted for the :

- (a) Reduction the number of houses from 211 to 183 and the revised financial details in terms of the Upgrading of Informal Settlement Programme (UISP) in the amount of R 17 409 762.00 [i.e. R 20 066 012.00 previously approved decreased by R 2 656 250.00] (based on the 2013/2014 subsidy quantum), as set out hereunder:

CATEGORY	HOUSES	AMOUNT	SUBSIDY QUANTUM/S
Houses	183	R 17 229 816.00	2013/2014
Disability Variance	9	R 179 946.00	2013/2014
Total Cost	183	R 17 409 762.00	

- (b) revised financial details of the houses

CATEGORY	HOUSES	AMOUNT	TOTAL
Houses	183	R 64 666.00	R 11 833 878.00
SCCCA	183	R 12 894.00	R 2 359 602.00
Geotechnical Variance	183	R 16 592.00	R 3 036 336.00
Sub total	183	R 94 152.00	R 17 229 816.00
Less cost of Transfer to be retained and released as a separate tranche	183	R 1 000.00	R 183 000.00
Total Subsidy	183	R 93 152.00	R 17 046 816.00

A **DECREASED** amount of R 17 229 816.00 [i.e. R 19 866 072.00 previously approved decreased by R 2 636 256.00]

NOTE:

The top structure subsidy quantum makes provision for an amount of R 1000.00 for "Transfer Costs". The administration of transferring the property into the name of the beneficiary remains the responsibility of the Local Authority. An amount of R 1000.00 per beneficiary will therefore be made available to the Local Authority, from the total amount of the top structure subsidy, in order to affect transfer of the properties into the beneficiary's name.

Note:

A Geo-technical Variance of R 16 592.00 per erf on the top structure based on the 2013/2014 subsidy quantum are recommended, as indicated below:

Services:	R 0.00
Top structures:	<u>R 16 592.00</u>
Total variance:	<u>R 16 592.00</u>

- (c) revised financial details for the allocation of a Disability Variance in the amount R 179 946.00 (based on the 2013/2014 subsidy quantum); calculated as follows:

Description	Amount
Access to house – 12 square meters of paving and ramp at door	R 1 246.89
Kick plates at door	R 720.94
Grab rails	R 972.88
Visual door bells indicator	R 4 492.63
Slip resistant flooring	R 185.30
1m Vinyl folding door in bathroom	R 9 094.87
Increase size of bathroom(reduce other rooms)	R 620.26
Color contrast on doorway, stairs, corners of building and skirting on walls	R 241.86
Lever action taps	R 600.69
10% Professional fees	R 1 817.63
Total	R 19 993.95
Total Rounded R19 994 x 9	R 179 946.00

WITH THE FOLLOWING CONDITIONS:-

- (d) All other previously approved conditions to remain unchanged and in effect; and
- (e) The existing Contract Agreement to be amended accordingly.

THE HEAD OF DEPARTMENT: HUMAN SETTLEMENTS CONFIRMS THE APPROVAL FOR OVERBERG: OVERSTRAND MUNICIPALITY: PEARLY BEACH: ELUXOLWENI: 183 HOUSES: APPLICATION TO REDUCE THE HOUSES FROM 211 TO 183 IN THE REVISED FINANCIAL DETAILS IN TERMS OF THE UPGRADING OF INFORMAL SETTLEMENT PROGRAMME (UISP) STAGE 4. REF.NO. 16/1/1/2106/1117



CONFIRMED/CONFIRMED AS AMENDED/
REFERRED BACK/WITHDRAWN/
DEFERRED/NOTED

HEAD OF DEPARTMENT: HUMAN SETTLEMENTS
MRT MGULI
DATE: 02/09/2014

14/119. THE HEAD OF DEPARTMENT: HUMAN SETTLEMENTS CONFIRMS THE APPROVAL FOR OVERBERG: OVERSTRAND MUNICIPALITY: PEARLY BEACH: ELUXOLWENI: 28 ENHANCED SITES: APPLICATION FOR THE REVISED FINANCIAL DETAILS TO INSTALL 28 TOILETS AND WASH-TROUGHS (WET CORE) IN TERMS OF THE UPGRADING OF INFORMAL SETTLEMENT PROGRAMME (UISP). REF.NO. 16/1/1/2106/1117

Resolved that approval be granted for the:

- (a) **Revised financial details** in terms of the Upgrading of Informal Settlement Programme (UISP) subsidy amount of R 10 641 420.00 [i.e. R 10 417 420.00 previously approved **increased by R 224 000.00**] (based on the 2011/2012 and 2014/2015 subsidy quanta), as set out hereunder:

CATEGORY	UNITS	AMOUNT	SUBSIDY QUANTUM/S
Services approved	211	R 10 417 420.00	2011/2012
Toilet Structure with wash-trough	28	R 224 000.00	2014/2015
Total Cost	211	R 10 641 420.00	

- (b) funding allowance for 28 enhanced serviced sites

CATEGORY	SITES	AMOUNT	TOTAL
Toilet Structure with wash-trough	28	R 8 000.00	R 224 000.00

NOTE:

The sites will either be rented or purchased by non-qualifiers thus transfer duties and beneficiary administration will not be applicable.

WITH THE FOLLOWING CONDITIONS:-

- (c) The Developer to comply with circular no. C4 of 2011, policy guidelines on implementing an incremental housing development programme in the Western Cape (Annexure: Minimum standards for toilet structure and sanitary fittings);
- (d) The Developer to ensure that agreements i.e. rental or purchasing of the sites, be entered into with the non-qualifiers of the project;
- (e) All other previously approved conditions to remain unchanged and in effect; and
- (f) The existing Contract Agreement to be amended accordingly.