

**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**

**20 April 2021**

**I N D E X**

**ITEM**

**PAGE**  
**NUMBER**

**APPLICATIONS FOR LEAVE OF ABSENCE**

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

- |           |  |          |
|-----------|--|----------|
| <b>1.</b> | <b>BENEFICIARIES: ADDITIONAL LIST (REPLACEMENTS) INTEGRATED<br/>RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP): SITE C1 (150<br/>ERVEN), SWARTDAM ROAD, ZWELIHLE</b> | <b>1</b> |
|-----------|--|----------|

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

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**1.  
BENEFICIARIES: ADDITIONAL LIST (REPLACEMENTS) INTEGRATED  
RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP): SITE C1 (150 ERVEN),  
SWARTDAM ROAD, ZWELIHLE**

17/5/4/1

FW Frans

Manager : Housing Administration

31 March 2021

(028) 313 8148

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**1. Executive Summary**

This report is to inform the Executive Mayor of an additional list of potential beneficiaries (replacements) for the Site C1 (150 erven), Zwelihle IRDP housing project and for approval of the procedure to finalise subsidy applications for potential beneficiaries.

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Directorate : Community Services  
Departement : 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**

The following reports that served before Council and the Executive Mayor refer:

- *Beneficiaries: Integrated Residential Development Programme (IRDP): Site C1, Swartdam Road, Zwelihle – February 2021.*

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- *Beneficiaries: Mount Pleasant Catchment Area: Integrated Residential Development Programme (IRDP): Site C1, Swartdam Road, Zwelihle – March 2021.*

A number of 16 potential beneficiaries for Zwelihle were not placed on the list of additional beneficiaries (replacements) for Zwelihle that served before Council in February 2021 (Refer to Annexure A). The last-mentioned potential beneficiaries follow directly after the first 134 names on the list of potential beneficiaries in order of date of application (on Housing Demand Database) reported to Council in February 2021. Potential beneficiary number 135 is a disabled person from Zwelihle and thereafter provision of 10% were made for potential beneficiaries from the Mount Pleasant catchment area. The consolidated list for additional beneficiaries (replacements) for Zwelihle is included per Annexure B.

It is therefore recommended that the replacement list of potential beneficiaries attached as Annexure A be given priority.

**Qualifying criteria for IRDP 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 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*

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- *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 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.

### **Discussion**

#### **Selection of beneficiaries**

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

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**The application of the 90/10% rule.**

The following criteria, based on the Housing Selection Policy for Beneficiaries in BNG Subsidy Project, approved by Council on 29 April 2015, will apply for the project (refer to Table1):

- housing opportunities reserved for potential beneficiaries that reside in the catchment area (Zwelihle) of the development; = 90%
  - housing opportunities reserved for potential beneficiaries from Mount Pleasant = 10%
- TOTAL = 100%**

**Quotas**

According to the Housing Selection Policy for beneficiaries in Ownership-based Subsidy Project the following quotas will apply to this project and will be spread across the 135 available housing opportunities (90% and 10% split):

Quota residents including farm workers	= 5%
Quota for households containing adults of 60 years and more in the core of the household.	= 15%
Quota for households affected by disabilities	= 5%
<b>TOTAL</b>	<b>= 25%</b>

TOWN	TOTAL (PROPOSED)	DISABLED 5%	AGED 15%	FARM WORKERS 5%
Zwelihle: 90% opportunities	135	1	20	0
Mount Pleasant: 10% opportunities	15	0	0	0
<b>TOTAL HOUSING OPPORTUNITIES</b>	<b>150</b>	<b>0</b>	<b>20</b>	<b>0</b>
<b>ADDITIONAL BENEFICIARIES (REPLACEMENTS)</b>				
✓ Zwelihle (this report)	16	0	0	0
✓ Zwelihle (Council: 24 February 2021)	75	0	0	0
✓ Mount Pleasant (Council: 31 March 2021)	35	0	0	0
□				
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>276</b>	<b>1</b>	<b>20</b>	<b>0</b>

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**Beneficiaries including the reserved quotas:**

A total percentage of 25% represents the reserved quotas, whilst the balance represents the 75% of beneficiaries and which is spread between the catchment and the surrounding areas, including farm workers resident in ward 4.

**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 Overstrand for the completion of subsidy applications of potential beneficiaries per the indicated ranking order.

**Approval by Provincial Department of Human Settlements**

After this report is noted by the Council, 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 Overstrand 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:** Additional 16 Potential Beneficiaries (replacements).

**Annexure B:** Additional Consolidated list of potential beneficiaries for Zwelihle.

**RECOMMENDATION:**

1. that the list of additional potential beneficiaries (replacements) from the housing demand database for, Zwelihle **be noted**;

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2. that preference be given the additional potential beneficiaries in recommendation 1 as possible replacements in the housing project;
3. 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 potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days.
4. 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 MAY 2021**

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**1.  
BENEFICIARIES: ADDITIONAL LIST (REPLACEMENTS) INTEGRATED  
RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP): SITE C1 (150 ERVEN),  
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17/5/4/1

FW Frans

Manager : Housing Administration

31 March 2021

(028) 313 8148

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
20 APRIL 2021, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION:**

1. that the list of additional and consolidated list of potential beneficiaries (replacements) from the housing demand database for, Zwelihle **be noted**;
2. that preference be given to the additional potential beneficiaries older than 60 years of age in recommendation 1 as possible replacements in the housing project;
3. 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 potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days.
4. 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 MAY 2021**

Zwelihle IRDP: 150 units



31 March 2021

Additional 16 Potential Beneficiaries(Replacements)

REPLACEMENTS							
No	AppDate	RegNo	AppSurname	AppFirstName	PartSurname	PartFirstName	SuburbName
1	2002-03-01	593431	MGWEDANE	SABELANI	MGWEDANE	FUNKA	ZWELIHLE
2	2002-03-01	601481	KOYO	SIMPHIWE RICHARD	KOYO	NOSIPHO	ZWELIHLE
3	2002-03-01	601480	MALIWA	THEMBALETHU VINCENT	YAWA-MALIWA	PUMELA	ZWELIHLE
4	2002-03-04	601498	MKOSANA	NOKUZOLA ESTHER			ZWELIHLE
5	2002-03-06	601516	SIGAJI	BUKELWA DAISY			ZWELIHLE
6	2002-03-06	601518	VININDWA	MONDE PATRICK			ZWELIHLE
7	2002-03-06	601519	TYOBA	ZANELE			ZWELIHLE
8	2002-03-10	601530	MCINJANA	SIZWE MICHAEL			ZWELIHLE
9	2002-03-13	601549	MAKI	NOZAKHE PEGGY			ZWELIHLE
10	2002-03-18	601583	YAWA	NOKUTHULA MAVIS			ZWELIHLE
11	2002-03-19	601644	VITHEKA	ZWELAKHE	VITHEKA	THOZAMA	ZWELIHLE
12	2002-03-20	601748	YAKA	SIPHOKAZI CATHY			ZWELIHLE
13	2002-03-25	601827	NCEDO	NOLAKHE CYNTHIA			ZWELIHLE
14	2002-03-25	601816	NOMPONDO	SINDILE	NOMPONDO	NOZIBELE	ZWELIHLE
15	2002-03-26	601838	QINA	THANDEKILE			ZWELIHLE
16	2002-04-15	601951	KOPOLO	NOMHA BONGIWE			ZWELIHLE

OVERSTRAND MUNICIPALITY

Annexure: B 1/2

Zwelihle IRDP: 150 units



31 March 2021

Additional Consolidated list of potential beneficiaries for Zwelihle

No	AppDate	RegNo	AppSurname	AppFirstName	PartSurname	PartFirstName	SuburbName
1	2002-03-01	593431	MGWEDANE	SABELANI	MGWEDANE	FUNEKA	ZWELIHLE
2	2002-03-01	601481	KOYO	SIMPHIWE RICHARD	KOYO	NOSIPHO	ZWELIHLE
3	2002-03-01	601480	MALIWA	THEMBALETHU VINCENT	YAWA-MALIWA	PUMELA	ZWELIHLE
4	2002-03-04	601498	MKOSANA	NOKUZOLA ESTHER			ZWELIHLE
5	2002-03-06	601516	SIGAJI	BUKELWA DAISY			ZWELIHLE
6	2002-03-06	601518	VININDWA	MONDE PATRICK			ZWELIHLE
7	2002-03-06	601519	TYOBA	ZANELE			ZWELIHLE
8	2002-03-10	601530	MCINJANA	SIZWE MICHAEL			ZWELIHLE
9	2002-03-13	601549	MAKI	NOZAKHE PEGGY			ZWELIHLE
10	2002-03-18	601583	YAWA	NOKUTHULA MAVIS			ZWELIHLE
11	2002-03-19	601644	VITHEKA	ZWELAKHE	VITHEKA	THOZAMA	ZWELIHLE
12	2002-03-20	601748	YAKA	SIPHOKAZI CATHY			ZWELIHLE
13	2002-03-25	601827	NCEDO	NOLAKHE CYNTHIA			ZWELIHLE
14	2002-03-25	601816	NOMPONDO	SINDILE	NOMPONDO	NOZIBELE	ZWELIHLE
15	2002-03-26	601838	QINA	THANDEKILE			ZWELIHLE
16	2002-04-15	601951	KOPOLO	NOMHA BONGIWE			ZWELIHLE
17	2002-04-18	601959	TYHALI	LINDIWE PORTIA			ZWELIHLE
18	2002-05-12	602062	NKOFUNGA	NOMANDLA			ZWELIHLE
19	2002-05-13	602096	SISILANA	KHUTHALA VICTORIA			ZWELIHLE
20	2002-05-27	590949	MAGWAZA	SIPHIWO HOMEBOY	MAGWAZA	NOKHOLISA	ZWELIHLE
21	2002-07-05	602290	LAKAY	MAGARET			ZWELIHLE
22	2002-08-05	602327	GWEBANI	QONDANI ERNEST			ZWELIHLE
23	2002/11/26	594189	SONKWELE	NONDLALISO	SONKWELE	NGENISILE	ZWELIHLE
24	2003-02-11	590264	GWEBANI	SITEMBISO	PALAMENTE	NOMANGESI	ZWELIHLE
25	2003-03-03	593024	TYHAWANA	NOMAZIBULO MAVIS			ZWELIHLE
26	2003-03-04	590272	NDODA	NOMBULELO PATRICIA			ZWELIHLE
27	2003-03-04	590273	LIWANI	THEMBELANI EDWARD			ZWELIHLE
28	2003-03-09	590277	KISE	MELIKAYA			ZWELIHLE
29	2003-04-06	590296	MATEMBA	WONGA SPEDWELL			ZWELIHLE
30	2003-04-16	136569	SEPTEMBER	MAMVELI AMANDA MODESTY			ZWELIHLE
31	2003-08-13	590400	LOUW	MASIXOLE			ZWELIHLE
32	2003-08-27	590407	NHAMA	NOMFUMANEKO			ZWELIHLE
33	2003-09-04	590417	FATJELA	LEONARD	FATJELA	ANNA	ZWELIHLE
34	2003-09-11	590420	MORGAN	SIMON			ZWELIHLE
35	2003-09-15	185542	MTENGWANA	MINET LULAMA			ZWELIHLE
36	2003-09-25	590427	BANGO	ASANDA			ZWELIHLE
37	2003-09-26	590430	MAVATA	MZWAKHE			ZWELIHLE
38	2003-11-06	590445	PITA	MNINIMZI ERIC			ZWELIHLE
39	2003-11-13	590448	NANA	BONGANI BAIN	NANA	NOKUZOLA MONICA	ZWELIHLE
40	2003-11-19	590455	JUBA	SOLOMON	JUBA	NOMGAMTINI GLADYS	ZWELIHLE
41	2003-11-25	590456	GEORGE	MNCEDISI FARRINGTON	MDODANA	KHULULWA	ZWELIHLE
42	2003-11-27	590457	TOMSANA	THULANI			ZWELIHLE
43	2003-12-28	590466	PRINCE	WISEMAN			ZWELIHLE
44	2004-01-06	590471	MFENGU	MALIBONGWE WISEMAN			ZWELIHLE
45	2004-01-15	590476	TSUKWANA	NOMSA FLORENCE			ZWELIHLE
46	2004-01-19	590481	FUDUKILE	NOLUKHANYISO PATRICIA			ZWELIHLE
47	2004-02-28	590507	MAYILE	MKHANYISI			ZWELIHLE
48	2004-03-30	590550	KENESE	MTETUNZIMA			ZWELIHLE
49	2004-04-06	590582	NGQAZA	LUNGISWA PRINCESS			ZWELIHLE
50	2004-04-21	590601	MBIZO	AMANDA NOMAWUSHE			ZWELIHLE
51	2004-04-26	590604	PHAMKWENI	WHUNDUZANI			ZWELIHLE
52	2004-04-30	590606	MAVATA	MBULELO WELLINGTON	MAVATA	NTOMBENENE	ZWELIHLE
53	2004-04-30	590610	KHAPHE	NOZUKO CYNTHIA			ZWELIHLE
54	2004-04-30	590608	KHWELINDUKU	LINDEKA			ZWELIHLE
55	2004-05-14	590624	MATYAKALANA	NTOMBOKWENZANI TEMPERANCE			ZWELIHLE
56	2004-05-21	590647	GWIIJA	FUNGIWE IVY			ZWELIHLE
57	2004-06-02	590674	MBANJWA	NKOKELI			ZWELIHLE
58	2004-06-02	590673	DEMESHA	NTSIKELELO	DEMESHA	NTOMBENCINCI	ZWELIHLE
59	2004-06-02	590675	MBANJWA	NOMVUSELELO			ZWELIHLE
60	2004-06-09	590681	KIBIDO	SONWABILE CARDO			ZWELIHLE
61	2004-06-22	590689	MHLABA	FUNGILE			ZWELIHLE
62	2004-06-23	590699	KROXWENI	ASANDA ALETTA			ZWELIHLE

No	AppDate	RegNo	AppSurname	AppFirstName	PartSurname	PartFirstName	SuburbName
63	2004-06-28	590707	LUCAS MTHELO	MXOLISI	MTHELO	ROSLINE	ZWELIHLE
64	2004-07-02	590717	MANKANKELA	NTOMBIKAYISE			ZWELIHLE
65	2004-07-07	590724	MJIKWA	THEMBINKOSI TERENCE	COOKSON	MOIRA DIANA	ZWELIHLE
66	2004-07-08	401593	KHANZI	PHAKAMA			ZWELIHLE
67	2004-07-12	590729	MAFIYANA	THULANI			ZWELIHLE
68	2004-08-05	590742	ALAM	GRIZENDA PHUMEZA			ZWELIHLE
69	2004-08-20	590753	KWANI	SIMPHIWE	KWANI	NOBESUTHU	ZWELIHLE
70	2004-09-06	590761	MJONGILE	LINDA NOBUNTU			ZWELIHLE
71	2004-09-18	590767	SIJWELE	MTETELELI	MPIKWA	NOMAPHELO	ZWELIHLE
72	2004-09-27	590770	DYANTYI	NOMATHAMSANQA CYNTHIA			ZWELIHLE
73	2004-12-11	590809	LUDZIYA	MAVIS NOBONGINKOSI			ZWELIHLE
74	2005-01-10	590839	NTONINJI	MOSES			ZWELIHLE
75	2005-01-16	590848	MADLIWA	HLUMISA OLIVIA			ZWELIHLE
76	2005-01-18	590858	DIOP	PHUMZA	DIOP	LAMINE	ZWELIHLE
77	2005/01/20	654595	MKHUBELWENI	MXOLELENI	MATHOLA	NOKUTHULA	ZWELIHLE
78	2005-01-25	590886	GANDASHE	MZAMO	GANDASHE	VUYOKAZI	ZWELIHLE
79	2005-01-25	590887	MAPUKATA	SIVUYILE	KOLI-MAPUKATA	ANDISWA	ZWELIHLE
80	2005-01-26	590897	HOBANA	ZOLANI	HOBANA	PHUMEZA	ZWELIHLE
81	2005-01-26	590900	MAPONOPONO	MOELETISI			ZWELIHLE
82	2005-01-26	590899	PETER	FEZEKILE			ZWELIHLE
83	2005-01-27	590901	MOHAKALI	SILVER	BLEKIWE	NOSIPHO LECILIA	ZWELIHLE
84	2005-01-27	590903	GWAZELA	SIZWE	GWAZELA	SIPHOKAZI LUCIA	ZWELIHLE
85	2005-01-27	590908	GXWALILEYO	LUNGISWA			ZWELIHLE
86	2005-01-27	590904	KWATSHA	THULISWA			ZWELIHLE
87	2005-01-27	590905	HASHE	PHATHEKA			ZWELIHLE
88	2005-01-28	590913	GWALA	FANA JUSTICE			ZWELIHLE
89	2005-01-28	590910	NKOMPELA	LINDELA MICHAEL	NKOMPELA	NTOMBIVELILE	ZWELIHLE
90	2005-01-30	590916	SIPHENDU	MARGARET ZANELE			ZWELIHLE
91	2005-02-01	590926	GOLOTILE	SHEPARD GCINUMZI			ZWELIHLE