

**AGENDA of the
Portfolio Committee : Community Services
18 August 2015
(Also the agenda for the Mayoral Committee Meeting : 26 August 2015)**

**4.
BENEFICIARIES: UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME
(UISP): 141 ERVEN: MANDELA SQUARE, ZWELIHLE.**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

20 May 2015

1. Executive Summary

This report is to inform the Executive Mayor of potential beneficiaries for the upgrading of the UISP project in Mandela Square, Zwelihle.

2. Service Delivery and Budget Implementation Plan - IGNITE

Directorate: Community Services
Department: 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 SA, Act 106 of 1996
Housing Act, 1997 (Act 107 of 1997)
Local Government Systems Act, 2000 (Act 32 of 2000)
Local Government Municipal Finance Management Act, 2003 (Act 56 of 2003).
The National Housing Code. 2009.

6. Background/Discussion/Evaluation/Conclusion

6.1 Background

6.1.1 Upgrading of Informal Settlements Programme

The key objective of the **Upgrading of Informal Settlements Programme (UISP)** is to facilitate the structured *in situ* upgrading of informal settlements as opposed to relocation to achieve the following complex and interrelated policy objectives:

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- **Tenure security** : to enhance the concept of citizenship, incorporating both rights and obligations, by recognising and formalising the tenure rights of residents within informal settlements;
- **Health and Security**: to promote the development of healthy and secure living environments by facilitating the provision of affordable and sustainable basic municipal engineering infrastructure to the residents of informal settlements. This must allow for scaling up in the future; and
- **Empowerment**: to address social and economic exclusions by focusing on community empowerment and the promotion of social and economic integration, building social capital through participative processes and addressing the broader social needs of communities.

(National Housing Code. 2009. Volume 4. Part 3. P13)

The following sites have been developed for the provision of 141 housing opportunities in Zwelihle (including serviced sites):

No	Vacant Land	Type of project	Estimated new number of sites
1	Mandela Square	Serviced sites	83
2	Garden site	Serviced sites	58
	TOTAL SITES		141

6.1.2 Qualifying criteria for the UISP

The following criteria is applicable for participation in terms of the UISP, namely:

- *Households that comply with the housing Subsidy Scheme qualification criteria*
- *Households / persons with a monthly income exceeding the maximum income limit as approved by the Minister from time to time;*
- *Households headed by minors, who are not competent to contract in collaboration with the Department of Social Development;*
- *Persons who are not first – time home owners;*
- *Persons who have previously received assistance and who previously owned and / or currently own a residential property.*

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Assistance may be considered that access to the benefits of the programme will be considered on a case basis to determine the facts

- *and the approval of access in accordance with the provisions of the implementation guidelines of the programme; and*
- *Illegal immigrants on the conditions prescribed by the Department of Home Affairs on a case basis.*
- *Persons classified as aged. Aged persons who are single without financial dependants may also apply for subsidisation. Aged persons can be classified as male and female persons who have attained the minimum age set to qualify for government's old age social grant.*

(National Housing Code. 2009. Volume 4. Part 3. P16)

6.2 Discussion

6.2.1 Potential beneficiaries

In order to upgrade and formalise the informal settlement, preference must be given to current inhabitants to become beneficiaries in the project. This will ensure that the informal settlement will be eradicated.

The administration had to do a survey in conjunction with the implementing agent to ensure that all families residing in the informal area are recorded on the municipal waiting list.

It is recommended that the composition of the list of beneficiaries be compiled in the following order of preference:

a) Families registered on the municipal waiting list	: 51
b) Families not registered on the municipal waiting list, but resident in the informal settlement.	: 69
c) Families residing in the McIntyre hostels	: 22
TOTAL	: 142

6.2.2 Process for the occupation of new development

The residents that will benefit from the project are existing residents of Mandela Square that include the historical hostel building known as McIntyre Hostel. The occupation of the hostel was not managed by the municipality. Mr Richmond Macintyre also donated the building to the municipality for the renovation as a crèche. The living conditions of the

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building is not suitable for families and the basic services provided at the building is insufficient.

The project at Mandela Square will take place in the following stages, namely:

- Building of houses on garden site,
- Relocation of approved beneficiaries in rating order in accordance with the policy into newly built houses,
- The relocation of remaining residents to the transfer camp next to the housing department,
- The development of the existing informal area of Mandela Square,
- The relocation of approved beneficiaries (including residents of the McIntyre hostels) in rating order into newly built houses and non-approved beneficiaries will move onto serviced sites.

6.2.3 Rental

In the event of the disapproval of the subsidy application by the Provincial Department of Human Settlements, a rental agreement can be concluded between the Overstrand Municipality and a potential beneficiary who do not comply with the above criteria for low cost housing for UISP.

The rental agreement to be compiled and recommended to Council by Property Administration department.

6.2.4 Processing of applications

Motlekar Cape (Pty) Ltd, the implementing agent, will administer the subsidy applications of potential beneficiaries and submit the documents to the Department of Human Settlements for approval.

Non- approved applicants will be processed for tenure of available erven.

Potential beneficiaries will be formally invited to complete subsidy application forms. It is recommended that in the event of no response within 7 days after the possible third notice a potential beneficiary will be withdrawn from the project.

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7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: Families registered on the municipal waiting list.

Annexure B: Families not registered on the municipal waiting list, but resident in the informal settlement.

Annexure C: Families residing in the McIntyre hostels.

RECOMMENDATION:

1. that the list of beneficiaries for the UISP : 141 erven, Mandela Square and Garden site, Zwelihle, **be approved** in order of preference (including disabled beneficiaries) below:
 - a. Families registered on the municipal waiting list.
 - b. Families not registered on the municipal waiting list, but resident in the informal settlement.
 - c. Families residing in the McIntyre hostels.
2. that rental agreements **be concluded** for available erven with beneficiaries not approved for housing subsidies in terms of the UISP.

RESPONSIBLE OFFICIAL:

FW FRANS

TARGET DATE FOR IMPLEMENTATION:

N/A

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20 May 2015

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
18 AUGUST 2015, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL:

FW FRANS

TARGET DATE FOR IMPLEMENTATION:

N/A

OVERSTRAND MUNICIPALITY
MANDELA SQUARE : ZWELIHLE



ANNEXURE A

On municipal database

DATE : 07 JULY 2015

NR	Applic Date	App Surname	App First name	Over 40 years	Partner Surname	Partner First name	Address
1	2001/03/19	SIMAYILE	NTOMBOZI NOXOLO	44		NOT PROVIDED	ZWELIHLE
2	2001/07/13	MLENGA	SIFUNGO LAWRENCE	54	MLENGA	NOMNCEDISI MONICA	ZWELIHLE
3	2006/03/27	PHOSO	MKHULULI ERNEST	41	ZIWELE	FUNGELWA	ZWELIHLE
4	2006/03/31	MKHOHLI	MCEBISI JOHN	39	MKHOHLI	THEMBAKAZI	ZWELIHLE
5	2006/04/13	VAROYI	SIBOKOMFU WELLINGTON	62	VAROYI	NOBEKILE	ZWELIHLE
6	2010/09/01	MAKELENI	SITHEMBILE	39			ZWELIHLE
7	2015/05/04	NGWENYA	BOOKER	74			ZWELIHLE
8	2015/05/06	NOFEMELA	ZAPULANA	42			ZWELIHLE
9	2015/05/06	NONTAMO	LINDEKA	41			ZWELIHLE
Nr	Applic Date	App Surname	App First name	Under 40 years	Partner Surname	Partner First name	Address
10	2001/03/16	MACINGWANE	KHUSELWA PRECIOUS	35			ZWELIHLE
11	2005/02/22	NGONYAMA	NOZIBELE	36			ZWELIHLE
12	2005/07/29	MQAKAZO	LUNGILE NELSON	35	WOTSETSE	FIKISWA	ZWELIHLE
13	2006/03/16	ENTILE	MFUMANEKO	35			ZWELIHLE
14	2006/03/24	SIXEKO	TYALI	38	MKHWENKWA	ZIMKHITHA	ZWELIHLE
15	2006/04/03	MPALISO	NIKELWA	37			ZWELIHLE
16	2006/04/06	MANDOYI	PHELISWA	34			ZWELIHLE
17	2007/09/26	NKONZO	SIPHO LWAZI	34	SITHOLE	LINAH SIBONGILE	ZWELIHLE
18	2010/08/30	GAQELO	NOLUTHANDO	35			ZWELIHLE
19	2010/09/07	DYOKO	NOXOLO	31			ZWELIHLE
20	2010/09/09	DONDOLO	MALIBONGWE	30	NTSUNTSU	NOSIPHO	ZWELIHLE
21	2010/09/13	MAKRWANA	VUYOKAZI	31	NGXINGWA	THANDUXOLO	ZWELIHLE
22	2010/09/17	MKHOLISO	ATHENKOSI	26			ZWELIHLE
22	2010/09/20	GOBA	MZIWABANTU	39	GOBA	VUYISWA	ZWELIHLE
23	2014/09/02	NOSASA	LITA	31	CILO	PEHELOKAZI ENDREY	ZWELIHLE
24	2014/11/25	NTOZAKHE	SITHANDILE	27			ZWELIHLE
25	2015/01/13	MSINGALI	ANTONY	34	MSINGALI	LIZEKA WITNESS	ZWELIHLE
26	2015/04/16	BADLI	ZIMELE	31			ZWELIHLE
27	2015/04/20	YEKO	YANDISA ISAAC	34			ZWELIHLE
28	2015/04/24	KHALAMFANA	SIMPHIWE	29	MATIKA	ABONGILE	ZWELIHLE
29	2015/05/04	MACINGWANE	MNCEDISI	38	MACINGWANE	LUNGISWA	ZWELIHLE
30	2015/05/04	GECWA	LUBABALO	38	MAPINI	PHATHISWA	ZWELIHLE
31	2015/05/04	NOLOYISO	MALUMA	33	KHANYO	FUNDIXOLO	ZWELIHLE
32	2015/05/04	MZANYWA	SIPHELELE	31	GAWULA	BUYISWA	ZWELIHLE
33	2015/05/04	SINDEKILE	VUMILE	31			ZWELIHLE
34	2015/05/04	NKWENKWE	MELIKHAYA	29			ZWELIHLE
35	2015/05/04	KUTUKA	ANITA	25	FAKU	SIYABONGA	ZWELIHLE
36	2015/05/05	FINCA	SINETHEMBA	36	JININDA	NOBAHLE	ZWELIHLE
37	2015/05/05	NGWADLA	FUMENE	36			ZWELIHLE
38	2015/05/05	MALINGA	ZUKISANI	34	MALINGA	THEMBISA	ZWELIHLE
39	2015/05/05	NOZINXEZU	SIMPHIWO	32	BOCO	NOCAWE	ZWELIHLE
40	2015/05/05	FELE	NKOSINATHI	29			ZWELIHLE
41	2015/05/05	FELE	FEZEKILE	26			ZWELIHLE
42	2015/05/05	SIZATHU	SIZWE	26	ZWEM	NOKHEFU	ZWELIHLE
43	2015/05/05	MAGASANA	AYABONGA	24			ZWELIHLE
44	2015/05/06	KOMNA	MLINDELI	38	KOMNA	NTOMBOXOLO	ZWELIHLE
45	2015/05/06	MBULAWA	DUMISANI	36			ZWELIHLE
46	2015/05/06	MLENGA	LINDA	30			ZWELIHLE

47	2015/05/06	MSINGALI	THEMBA	29			ZWELIHLE
48	2015/05/06	GQADUSHE	BULELANI	29	KLEINBOOI	KHAYAKAZI	ZWELIHLE
49	2015/05/06	SIMAYILE	AMANDA	27			ZWELIHLE
50	2015/05/06	NONYONDLA	LUZUKO	26			ZWELIHLE
51	2015/05/18	MACINGWANA	SONGEZO	26	MAPETSE	NOZIPHIWO	ZWELIHLE

OVERSTRAND MUNICIPALITY**MANDELA SQUARE : ZWELIHLE****ANNEXURE B***Not on municipal database***DATE : 07 JULY 2015**

NR	Surname	First Name	Second Name	AGE	Area
1	GQAMANE	ENERST		51	ZWELIHLE
2	MCASA	ZIMISELE		50	ZWELIHLE
3	PONCO	BANGILIZWE	EDWARD	46	ZWELIHLE
4	MANGAMAMI	TUTUSE		44	ZWELIHLE
5	YOTWANA	CHRISTOPHER	MZIWANDILE	44	ZWELIHLE
6	MALINDA	NDAKHILE		43	ZWELIHLE
7	SLINGELA	SBONGILE		43	ZWELIHLE
8	SIGWAYI	NOMZAMO		42	ZWELIHLE
9	DYOSIBA	XOLISA		42	ZWELIHLE
10	MATILA	LUNGILE	ARNOLD	41	ZWELIHLE
11	MAQHUTSHANA	SIMBONGILE		41	ZWELIHLE
12	MANELI	VUYANI	PATRICK	41	ZWELIHLE
13	XHEGO	NKOSINATHI		40	ZWELIHLE
14	GXOKHWE	MASIXOLE		40	ZWELIHLE
15	NOFEMELA	THANDANI		40	ZWELIHLE
16	MALITI	VUYISWA		40	ZWELIHLE
17	MDIBANISO	SIBONGILE		39	ZWELIHLE
18	ZWINYE	SINTHEMBELE		39	ZWELIHLE
19	WELLIE	ZAKHELE		38	ZWELIHLE
20	CXGOBOKA	SBONGILE		38	ZWELIHLE
21	MKHOHLI	THANDIKHAYA		38	ZWELIHLE
22	NQOLWANA	MONICA	NTOMBOXOLO	38	ZWELIHLE
23	NDLOBONGELA	THANDISWA		38	ZWELIHLE
24	BHETELE	NOMAZWE		37	ZWELIHLE
25	MZIMELI	SAMKELO		36	ZWELIHLE
26	THONGILE	NODODA		36	ZWELIHLE
27	MCHOLO	PETROS		35	ZWELIHLE
28	XAKALEGISHA	MTSHUTSHISI		35	ZWELIHLE
29	LITE	SANDILE		34	ZWELIHLE
30	NTSHONTSHO	VELILE		34	ZWELIHLE
31	NKONZO	SIYABULELA		34	ZWELIHLE
32	RORWANA	SIVIWE		34	ZWELIHLE
33	NTSINGELWANA	SITHEMBELE		34	ZWELIHLE
34	POIYA	MFUSI		34	ZWELIHLE
35	SINOKO	NTOMBEKHAYA		33	ZWELIHLE
36	PHOSO	MCEBESI		33	ZWELIHLE
37	MPONDO	SAWELISIWE		33	ZWELIHLE
38	MENGANE	BULELANI		33	ZWELIHLE
39	BUBU	SIBONGISENI		32	ZWELIHLE
40	NOMBONA	SASI	BUYISWA	32	ZWELIHLE
41	BLAYI	SIBONILE	ANTHORN	32	ZWELIHLE
42	MAXONGO	BONGINKOSI		31	ZWELIHLE
43	NGXINGWA	STHANDILE		31	ZWELIHLE
44	GAYI	FUNISWA		31	ZWELIHLE
45	MDIBANISO	LIZO		31	ZWELIHLE
46	SITOLOTOLO	NKOLISEKO		31	ZWELIHLE

47	MALTSILI	PHUWLANI		31	ZWELIHLE
48	ZINTINI	NTOMBIZONDWA		31	ZWELIHLE
49	MPONDO	LUYANDA		30	ZWELIHLE
50	MADIKANE	STHEMBISO		30	ZWELIHLE
51	MBANDEZELO	BONELISWA		30	ZWELIHLE
52	GOLA	THEMBINKOSI		30	ZWELIHLE
53	TIMLA	SIXOLILE		30	ZWELIHLE
54	MXABANGELI	BONGIWE		30	ZWELIHLE
55	TEWU	THEMBISA		30	ZWELIHLE
56	MAKHEKHE	MANDLA		30	ZWELIHLE
57	WOTSETSE	LWAZI		30	ZWELIHLE
58	TEWU	SINAZO		29	ZWELIHLE
59	MBOLI	LUYO		29	ZWELIHLE
60	MOLUNYELWA	ASANDA		29	ZWELIHLE
61	SONDO	LINDILE		28	ZWELIHLE
62	MAXHAKAMBA	MZWANDILE		27	ZWELIHLE
63	MVULANKULU	UNATHI		27	ZWELIHLE
64	XHOMIYEZA	AKHONA		26	ZWELIHLE
65	DELA	NKOSINATHI		26	ZWELIHLE
66	NGENO	MZULUNGILE		25	ZWELIHLE
67	GELA	BUSISIWE		25	ZWELIHLE
68	SOTOMELA	BONGINKOSI		16	ZWELIHLE
69	PAPANE	BUZWELWA		16	ZWELIHLE

OVERSTRAND MUNICIPALITY

BENEFICIARIES : MCINTYRE HOSTEL : ZWELIHLE

ANNEXURE C

NR	REG NR	APPL DATE	SURNAME	NAME	ID NRS	AGE	PARTNER SURNAME	PARTNER NAME	ADDRESS
1		2015/05/20	Zamikhulu	Lonwabo	8 212 055 577 087	33			ZWELIHLE
2		2015/05/20	Fikizolo	Sandiswa	8 806 101 070 087	27			ZWELIHLE
3		2015/05/20	Mangaliso	Monwabisi	7 202 028 387 087	43			ZWELIHLE
4		2015/05/20	Lolwana	Babalwa	8 402 101 413 086	31			ZWELIHLE
5		2015/05/20	Jebe-Jebe	Veile	8 705 175 822 085	28			ZWELIHLE
6		2015/05/20	Dimayi	Landile	8 204 135 953 081	33			ZWELIHLE
7		2015/05/20	Lukhanzi	Makabongwe	9 409 106 615 085	21			ZWELIHLE
8		2015/05/20	Mbese	Zodwa	8 306 051 275 082	32			ZWELIHLE
9		2015/05/20	Mpunga	Lockington	6 707 215 601 083	48			ZWELIHLE
10		2015/05/20	Siduli	Sizwe Jayson	8 305 056 798 080	32			ZWELIHLE
11		2015/05/20	Somantetshe	Sonwabile	8 210 156 139 088	33			ZWELIHLE
12		2015/05/20	Kgotsofalang	Kebe	8 705 035 983 085	28			ZWELIHLE
13		2015/05/20	Mlimi	David	6 607 235 725 088	49			ZWELIHLE
14		2015/05/20	Mkhaphi	Masitole	8 201 045 729 080	33			ZWELIHLE
15		2015/05/20	Mqini	Tabisa	7 806 280 850 085	37	Mangaliso	Tembelani	ZWELIHLE
16		2015/05/20	Damesi	Mzikayise Patrick	7 504 025 890 082	40			ZWELIHLE
17		2015/05/20	Damesi	Thando	9 201 105 800 085	23			ZWELIHLE
18		2015/05/20	Bhelwana	Lubabalo	8 308 095 408 083	32			ZWELIHLE
19		2015/05/20	Xaphe	Lindile	5 702 045 966 088	58			ZWELIHLE
20		2015/05/20	Sibali	Jongekile	9 310 126 092 083	22			ZWELIHLE
21		2015/05/20	Bosman	Bulelwa	8 411 201 293 082	31			ZWELIHLE
22		2015/05/20	Moyakhe	Xolani	7 402 235 617 082	41			ZWELIHLE